

NOTICE OF THE PASSING OF BY-LAWS  
AMENDING ZONING BY-LAWS 2005-150 AND 2005-151 AND THE OFFICIAL  
PLAN FOR THE CORPORATION OF THE CITY OF SAULT STE. MARIE

TAKE NOTICE that the Council of The Corporation of the City of Sault Ste. Marie on the 13th day of June, 2022 passed Zoning By-law 2022-117 under section 34 of the Planning Act, R.S.O. 1990, c. P.13 and on the 13<sup>th</sup> day of June, 2022 City Council passed By-law 2022-116 amending the Official Plan amendment under Section 17 of the said Act. Council received written and oral submissions regarding the said By-law for which the effect was both duly considered and formed part of the deliberations of Council.

AND TAKE NOTICE that under the provisions of Section 17 and Section 34(19) of the Planning Act, the applicant, any person or public body who, before the by-law was passed made oral submissions at a public meeting or written submissions to Council or the Minister may appeal to the Ontario Land Tribunal (OLT) in respect of the zoning by-law or an Official Plan Amendment by filing a notice of appeal with the Clerk of The Corporation of the City of Sault Ste. Marie at the address set out below not later than the 7<sup>th</sup> day of July, 2022. A notice of appeal must set out the reasons for the appeal along with the land use planning ground or grounds upon which the appeal is based and be accompanied by the fee required by the OLT. An objection filed with the City Clerk before the day of the passing of the Zoning by-law or a by-law adopting an Official Plan Amendment is **not** considered a notice of appeal under the Planning Act. A notice of appeal to the OLT must be filed with the City Clerk after the date of the passing of the by-law and not later than the date set out in this paragraph. The decision of the City Council is final, if the notice of appeal is not received.

An explanation of the purpose and effect of the by-laws, describing the lands to which they apply and a key map showing the location of the lands to which the by-laws apply is attached. The complete by-laws are available for inspection in my office during regular office hours, (8:30 a.m. to 4:30 p.m.).

Only individuals, corporations and public bodies may appeal a decision of Council to the OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. Each appeal must be accompanied by a certified cheque or money order payable to the Minister of Finance in the amount of \$1,100.00.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

If you wish to appeal to the OLT, you must use the OLT appeal form. A copy of the appeal form is available from the OLT website at <https://olt.gov.on.ca>.

DATED at Sault Ste. Marie, Ontario, this 17<sup>th</sup> day of June, 2022

RACHEL TYCZINSKI, CITY CLERK  
The Corporation of the  
City of Sault Ste. Marie  
Civic Centre, 99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6

## **EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2022-117**

### **SUBJECT PROPERTY: NORTHERN 95 METRES OF 865 SECOND LINE EAST**

The purpose of Zoning By-law 2022-117 is to rezone the property from RA (Rural Area) zone to C4.S (General Commercial) zone with a “Special Exception” to reduce the required landscaped open space from 50% to 30% for the required exterior side yard only.

The location of the subject property is shown on the map attached hereto.

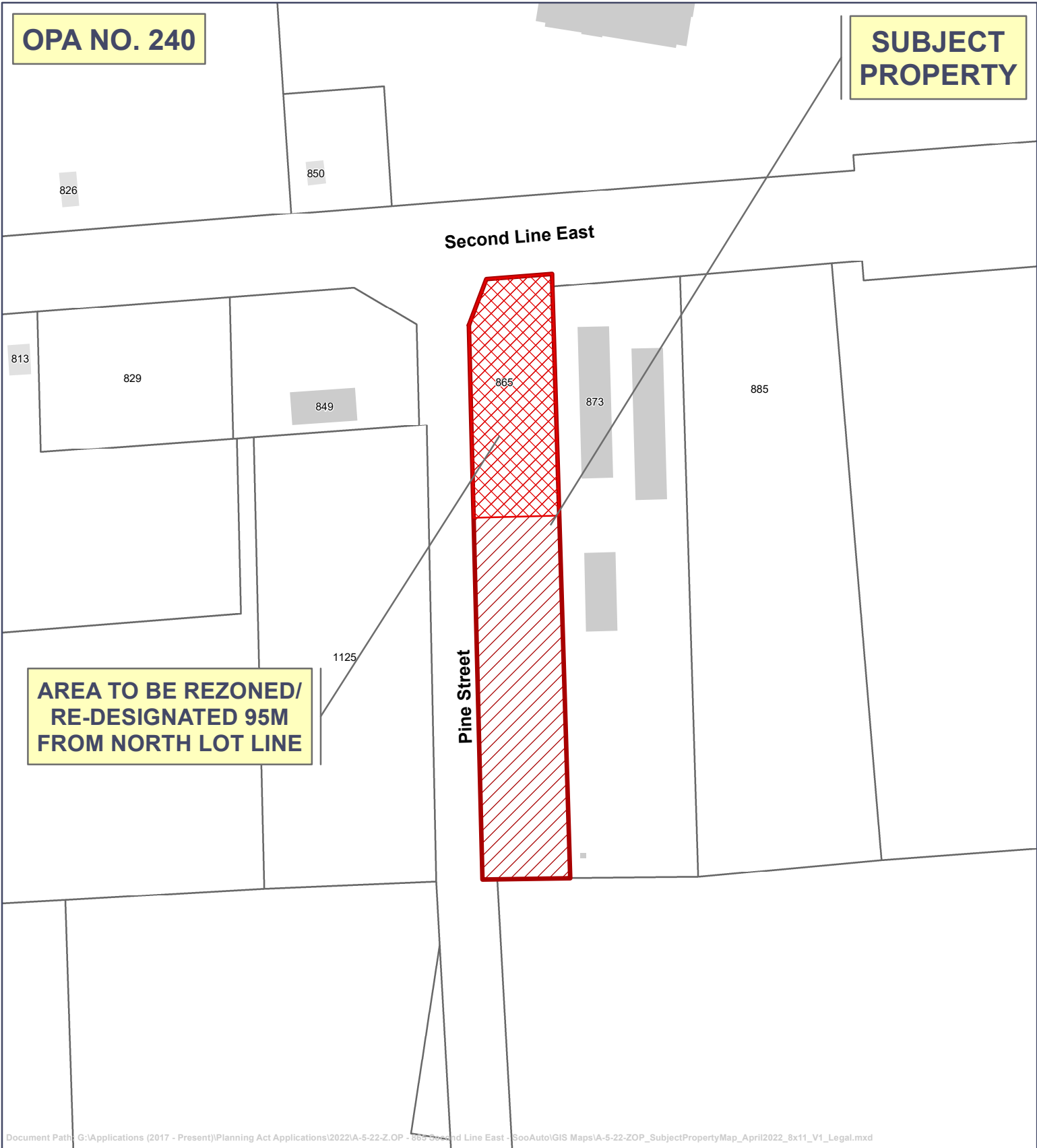
This by-law shall not come into force until Official Plan Amendment No. 240 is approved by Council and the final date for appeal has expired without an appeal being filed.

An Explanatory Note in respect of Official Plan Amendment By-law 2022-116 concerning Amendment No. 240 to the Official Plan is attached.

The subject property has been designated an area of site plan control.

OPA NO. 240

SUBJECT PROPERTY



AREA TO BE REZONED/  
RE-DESIGNATED 95M  
FROM NORTH LOT LINE

Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2022\A-5-22-Z.OP - 865 Second Line East - SoAuto\GIS Maps\A-5-22-ZOP\_SubjectPropertyMap\_April2022\_8x11\_V1\_Legal.mxd

- Application Map Series**
- Subject Property
  - Official Plan Landuse
  - Existing Zoning
  - Aerial Image
  - Official Plan Amendment

**Legal Department Reference**  
Schedule "A"



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

*This map is for general reference only*  
Orthophoto: None  
Projection Details:  
NAD 1983 UTM Zone 16N  
GCS North American 1983




0 10 20 40 Meters  
1:2,000



**Property Information**

Civic Address: 865 Second Line E  
Roll No.: 030080085000000  
Map No.: 72/1-77  
Application No.: A-5-22-ZOP  
Date Created: April 21, 2022

**Legend**

-  Subject Parcel
-  Area To Be Rezoned/Re-Designated
-  Parcel Fabric

**AMENDMENT NO. 240  
TO THE  
SAULT STE. MARIE OFFICIAL PLAN**

**PURPOSE**

This Amendment is an amendment to Land Use Schedule C of the Official Plan.

**LOCATION**

Pin: 31514-0120 (LT); PT SEC 32 TARENTORUS AS IN T208223 AMENDED BY T324747 EXCEPT PT 3 1R12031; CITY OF SAULT STE. MARIE, having Civic Number 865 Second Line East, located at the south east corner of the Pine Street and Second Line East intersection.

**BASIS**

This Amendment is necessary in view of a request to permit commercial uses on the subject property.

The proposal does not conform to the existing Land Use Schedule C map of the Official Plan.

Council now considers it desirable to amend the Official Plan.

**DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO**

Land Use Schedule C of the Sault Ste. Marie Official Plan is hereby amended by re-designating the northerly 95 metres of the subject property from Residential to Commercial.

**INTERPRETATION**

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.

OPA NO. 240

SUBJECT PROPERTY

Second Line East

COM

RA

IND

RES

AREA TO BE REZONED/  
RE-DESIGNATED 95M  
FROM NORTH LOT LINE

Pine Street

Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2022\A-5-22-Z-OP - 865 Second Line East - GeoAuto\GIS Maps\A-5-22-ZOP\_LanduseMap\_April2022\_8x11\_V1.mxd

### Application Map Series

- Subject Property  Official Plan Landuse
- Existing Zoning  Aerial Image
- Official Plan Amendment

### Property Information

Civic Address: 865 Second Line E  
 Roll No.: 030080085000000  
 Map No.: 72/1-77  
 Application No.: A-5-22-ZOP  
 Date Created: April 21, 2022

### Legend

- Subject Parcel
- Area To Be Rezoned/Re-Designated
- Residential
- Commercial
- Institutional
- Parks Recreation
- Industrial
- Rural Area
- Airport Lands
- Parcel Fabric



**SAULT  
STE.MARIE**

### Planning and Enterprise Services

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

*This map is for general reference only*

Orthophoto: None

Projection Details:

NAD 1983 UTM Zone 16N

GCS North American 1983

0 12.5 25 50 Meters  
 1:2,000

