



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

0 Chippewa Street
Application No.: A-2-25-Z 57T
Applicant: Nilamraj (Raj) Patel

Date: April 7, 2025
Time: 5:00 PM

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

PURPOSE

The applicant is seeking approval for a plan of subdivision, two plans of condominium, a site-specific official plan amendment, and a rezoning to facilitate the development of a mixed-use community located at 0 Chippewa Street. The proposal includes single-detached homes, semi-detached homes, townhouses, and apartments, along with neighborhood retail and park space. Expanding the Urban Service Area as per the Municipal Act will also be required.

PROPOSED CHANGE

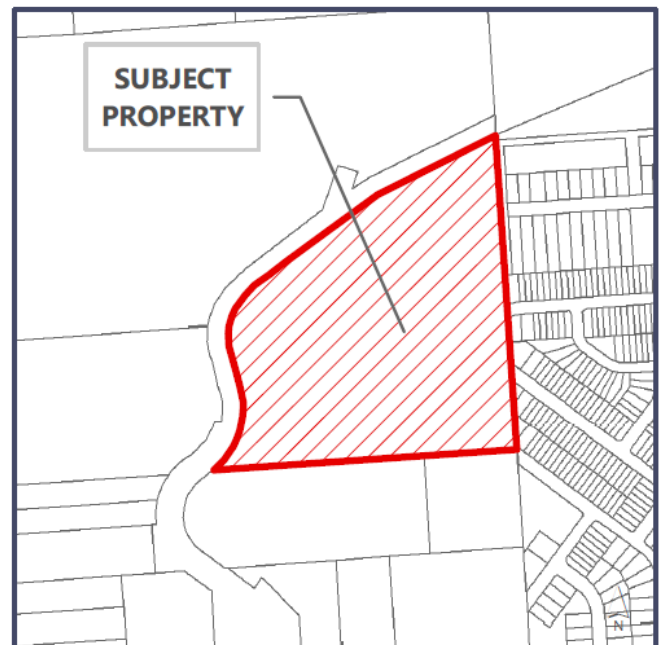
The following approvals have been requested:

Draft Plan of Subdivision:

Approve a Draft Plan of Subdivision to create 74 lots for single-detached homes and semi-detached homes (Block C), a neighbourhood commercial lot (Block D), a public park (Block E) and open space strip (Block A) to be deeded to the city to satisfy parkland dedication requirements.

Draft Plans of Condominium:

Approve two Draft Plans of Condominiums (Block B) and (Block G) to create one lot for two, 5-storey apartment buildings containing 180 dwelling units, and 104 lots for townhouse units.



Rezone the subject property in the following manner:

Block A and E (public park space)

Rezone from Rural Area Zone (RA) to Parks and Recreation Zone (PR) for park space to facilitate the development of a linear park system along the northwest perimeter of the property, abutting Bennett Creek, and a park square of approximately 0.282 hectares in size.

Block B (apartment buildings)

Rezone from Rural Area Zone (RA) to Medium Density Residential Zone (R4.S) with a special exception to include the following provisions:

- Reduce the front yard setback (north facing) from 7.5 metres to 3.5 metres.
- Reduce the interior side yard setback (west facing) from 7.5 metres to 5 metres.
- Permit parking in a required front yard.
- Permit loading spaces to be located in a parking aisle.
- Waive the requirement that loading spaces be visually screened.

Block C and G (single, semis, and townhouses)

Rezone from Rural Area Zone (RA) to Low Density Residential Zone (R3.S) with a special exception to include the following provisions:

- Reduce the 'other side yard setback' from 3 metres to 1.8 metres for a two-storey building, and 1.2 metres for a one-storey building.
- Reduce the rear yard setback from 10 metres to 1.2 metres for one-storey residential structures.
- Increase the maximum lot coverage from 40% to 47% for one-storey residential structures.

Block D (neighbourhood commercial building)

Amend the Official Plan by way of a site-specific textual amendment to Residential Policy R.7 to increase the gross floor area of commercial space from 200 square meters to 400 square meters.

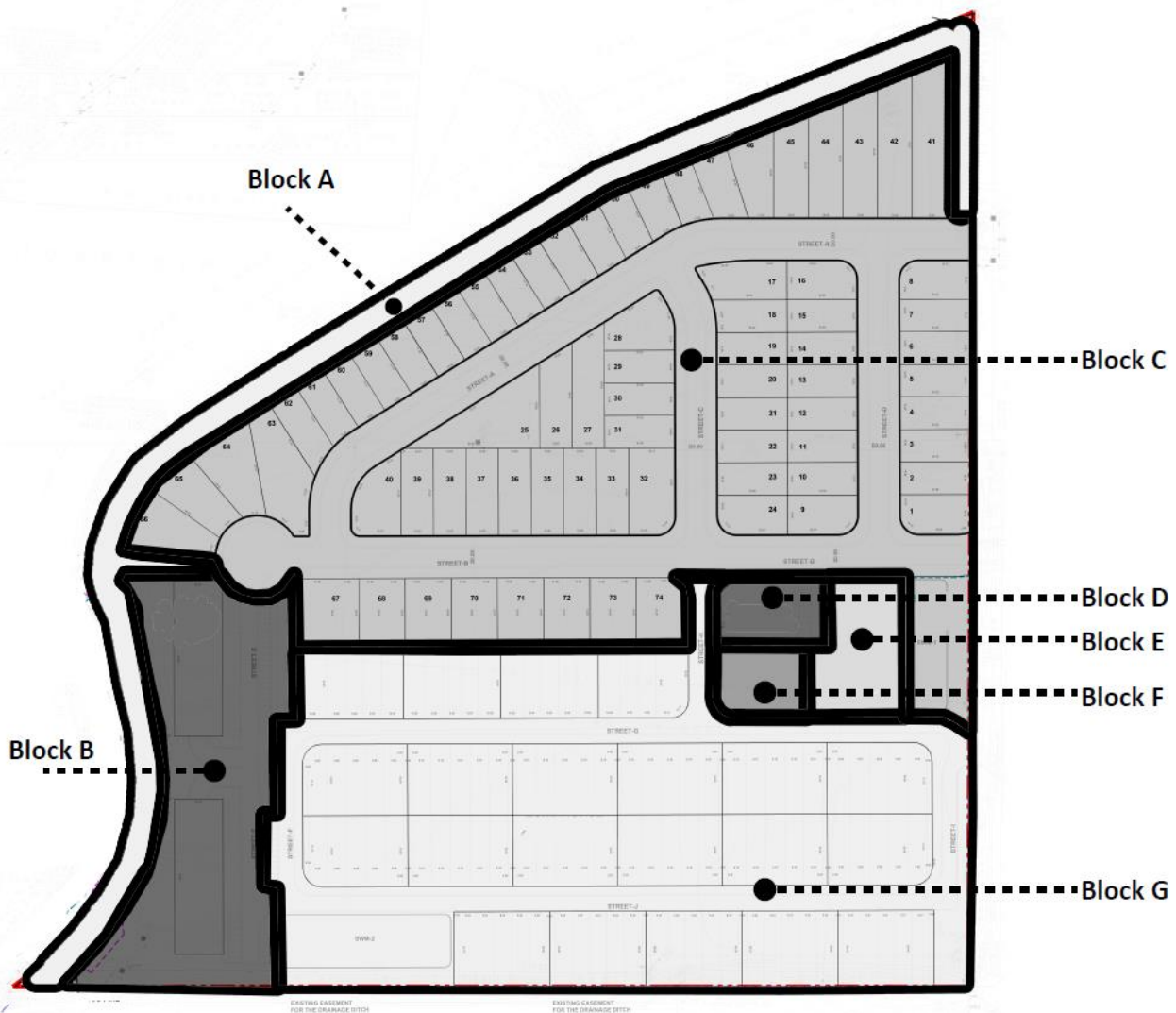
Rezone from Rural Area Zone (RA) to Commercial Transitional Zone (CT2.S) with a special exception to:

- Prohibit the following uses: residential structures, bed and breakfasts, group homes and residences, nursing and residential care facilities, rooming houses, and short-term rentals.
- Reduce the required parking from 4.5 spaces/100 square metres to 3.5 spaces/100 square metres.

Block F (private amenity building)

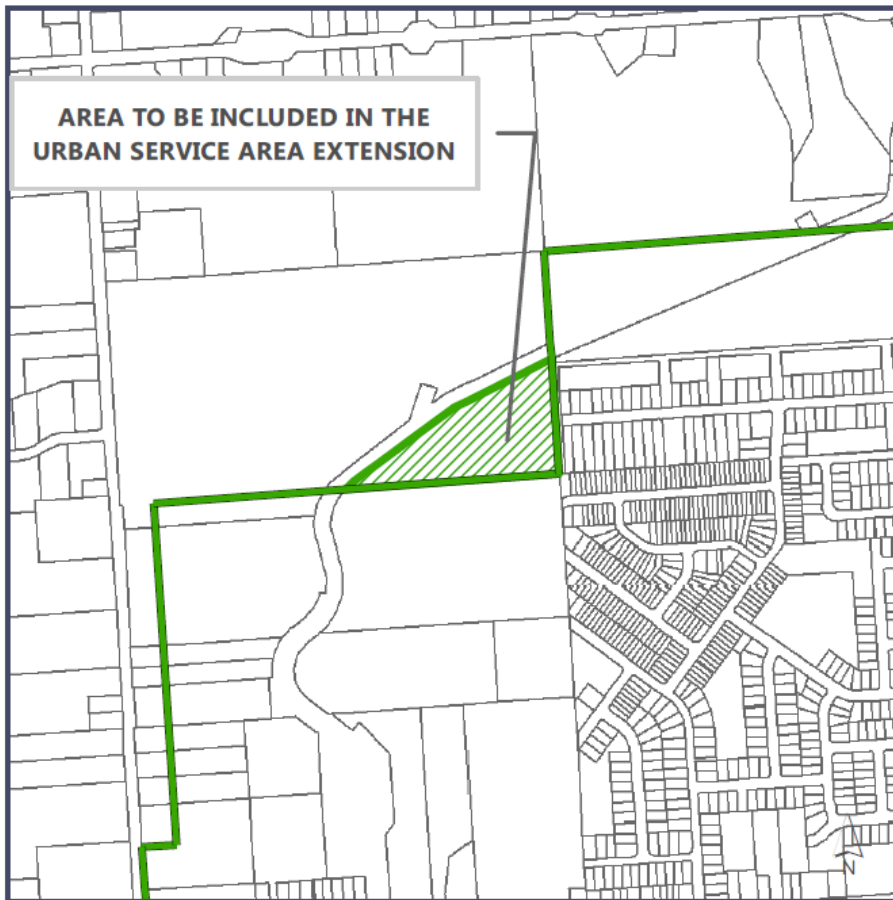
Rezone from Rural Area Zone (RA) to Low Density Residential Zone (R3.S) with a special exception to include the following provisions:

- Amusement and fitness facilities, arts and cultural heritage uses, day care facilities, recreational facilities, in addition to the uses permitted in an R3 zone.
- Reduce the parking requirement to 0.



Block	Description
A	Public park space strip to accommodate a linear park system and active transportation infrastructure along the entire northwest perimeter of the property, abutting Bennett Creek.
B	Two apartment buildings with a total of 180 dwellings.
C	Mix of single-detached homes and semi-detached homes, totaling 82 dwellings.
D	1,790 square-meter parcel for a 390 square-meter neighborhood commercial building.
E	Public park square approximately 0.282 hectares in size.
F	1,500 square meter parcel for a 390 square meter private amenity building.
G	Townhouses, totally 104 dwellings.

Urban Service Area Extension



HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcomed 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, April 7, 2025 at 5:00 p.m. to consider a Draft Plan of Subdivision, Draft Plan of Condominium, Zoning By-law Amendment and Official Plan Amendment (under sections 51, 34, 17 & 22 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, April 3, 2025 and in person on Friday, April 4, 2025, 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, Planning Division, 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, April 7, 2025**.

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

As per the Planning Act, appeal rights are only provided to specified persons, public bodies, applicants, registered owners of any land to which the by-law and/or plan would apply to, the Minister, and the appropriate approval authority.

If a specific person, public body, registered owner of a subject property 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 specified person, public body or registered owner of a subject property 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.