



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-6-23-Z  
Applicant: CS Engineers

Date: Monday, July 31, 2023  
Time: 5:00 PM

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

#### PURPOSE

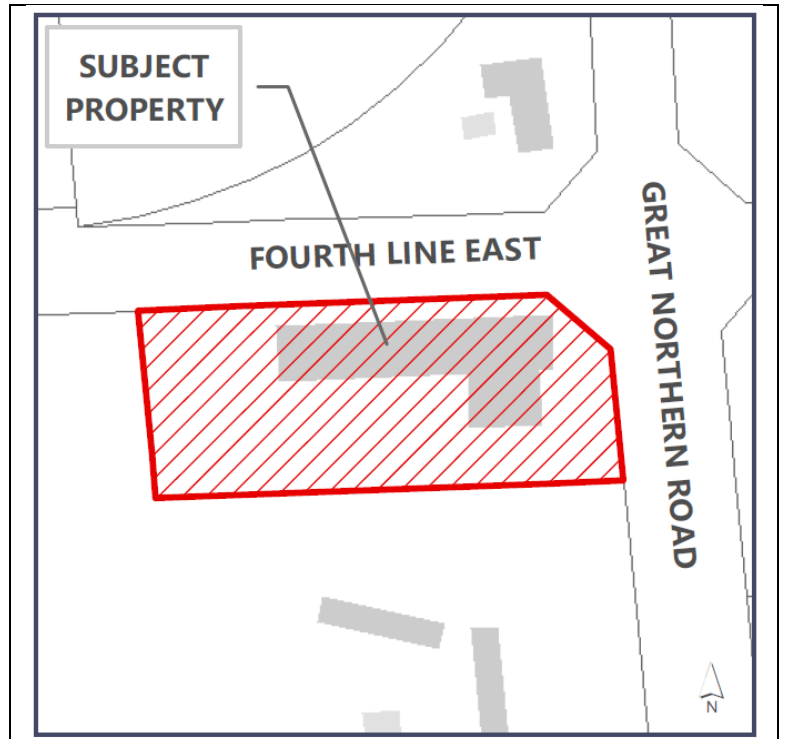
The applicant, CS Engineers, has submitted an application to re-designate and rezone 1281 Great Northern Road to permit Professional Scientific and Technical Services in addition to the uses currently permitted in a Highway Zone.

#### PROPOSED CHANGE

Rezone the subject property from Highway Zone with special exception 160 (HZ.S) to Highway Zone with an amended special exception 160 (HZ.S Amended) to permit Professional Scientific and Technical Services in addition to the uses currently permitted in a Highway Zone.

#### HAVE YOUR SAY

Input on the proposed Zoning By-Law 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, July 31, 2023 at 5:00 p.m. to consider a proposed amendment to Zoning By-Law No. 2005-150 under Section 34 of The Planning Act, Chap. P.13, R.S.O.1990, 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](mailto: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, July 28, 2023 as part of City Council's Agenda. Please contact Nicholas Cicchini at 705.759.5375 or [n.cicchini@cityssm.on.ca](mailto: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](mailto:n.cicchini@cityssm.on.ca) with your name, address and application file number on or before **Monday, July 31, 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.

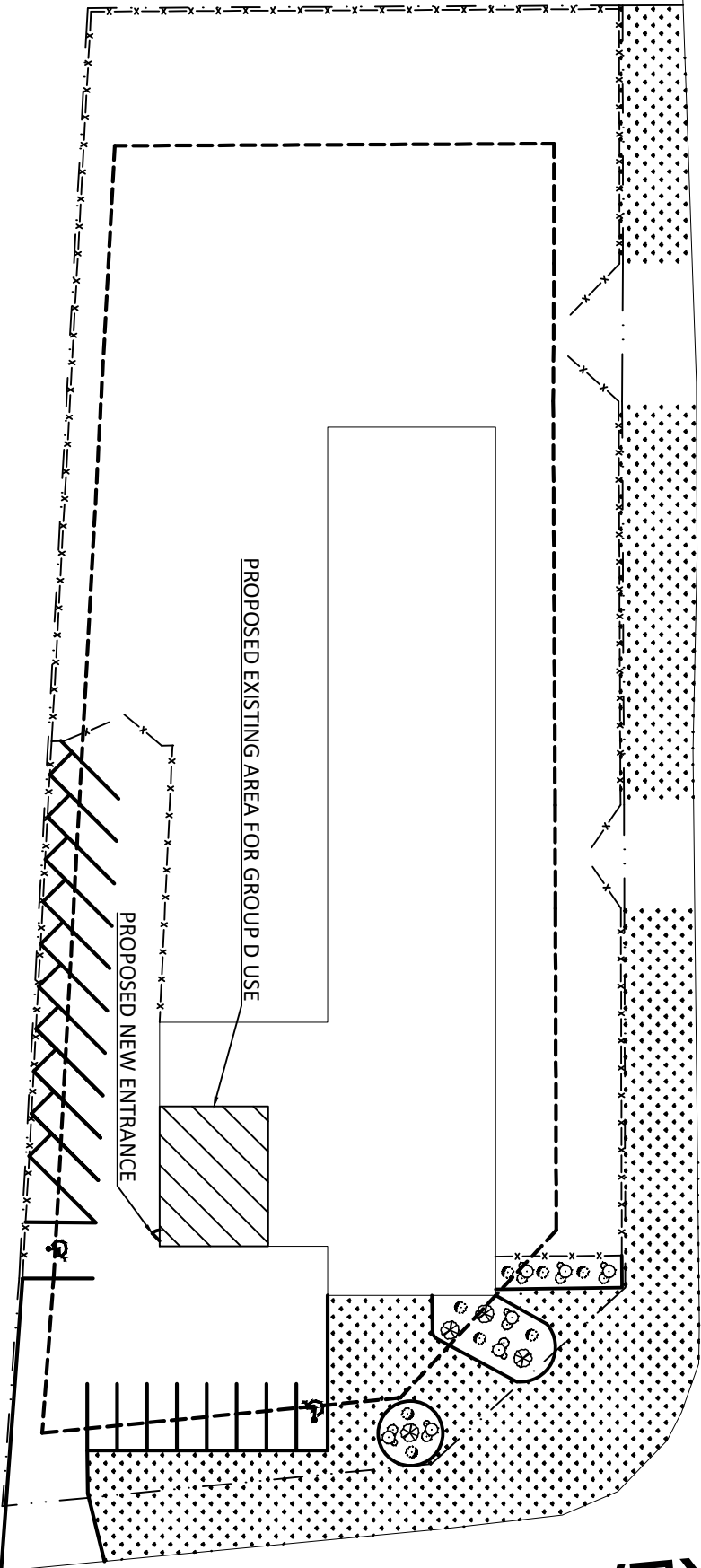
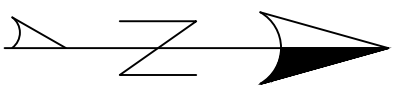
#### LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

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 NEW ENTRANCE DOOR.

LEGEND	
	GRASS
	LANDSCAPING/PLANTS
	CHAIN LINKED FENCE
	SETBACK LINES
	PROPERTY LINES

EXISTING BUILDING AREA	1410m <sup>2</sup>
EXISTING FLOOR AREA	1838m <sup>2</sup>
FRONT/SIDE SETBACK	6m
INTERIOR SIDE SETBACK	3m
REAR SETBACK	12m
ZONING	HZ
OCCUPANCY USE	GROUP E & F3
PROPOSED GROUP D AREA	121m <sup>2</sup>

<b>TITLE</b> BUILDING LOCATION LAYOUT DRAWING No. <b>C-01</b>	<b>ENGINEER</b> Trevor Sawchyn <b>DRAFTSPERSON</b> Tom Spriet <b>DATE</b> June 7, 2023 <b>SCALE</b> 1:15	<b>PROJECT</b> New CS Engineers Office 1281 Great Northern Road SAULT STE. MARIE, ONTARIO	COPYRIGHT OF THESE DRAWINGS IS VESTED IN CS ENGINEERS DIMENSIONS MEASURED ON SITE. <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REASON</th> <th>NAME.</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>JUN.12,2023</td> <td>ISSUED FOR REVIEW</td> <td>TS</td> </tr> <tr> <td>1</td> <td>JUN.07,2023</td> <td>ISSUED FOR REVIEW</td> <td>TS</td> </tr> </tbody> </table>	NO.	DATE	REASON	NAME.	2	JUN.12,2023	ISSUED FOR REVIEW	TS	1	JUN.07,2023	ISSUED FOR REVIEW	TS		
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