

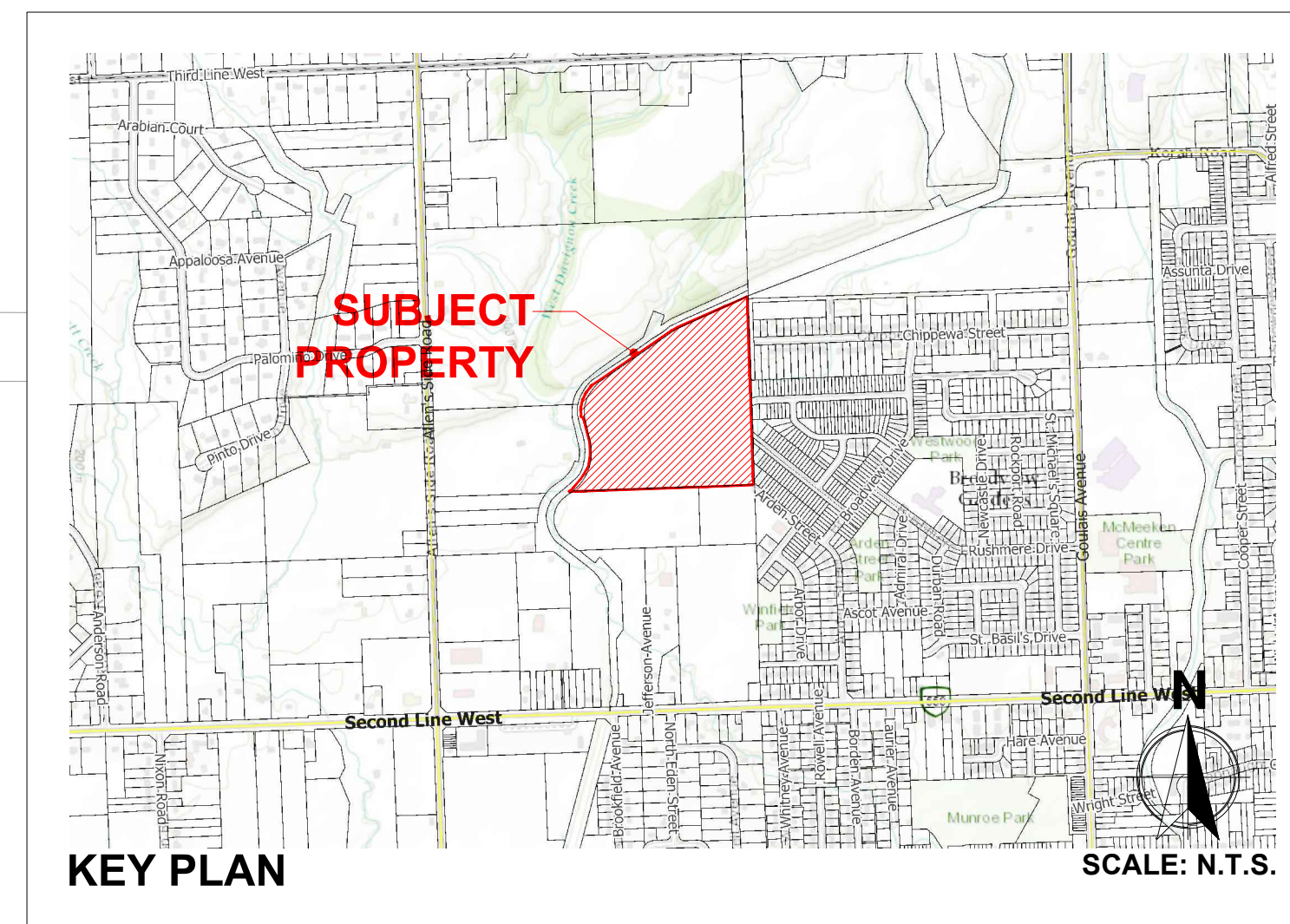
DEVELOPED BY:



CONSULTING PLANNER :



CONSULTING ENGINEER :



LOT / BLOCK TYPE	LOTS / BLOCK No.	No. OF UNITS	AREA (HA.)
RESIDENTIAL LOTS			
SINGLE DETACHED	1 TO 66	66	4.189
SEMI DETACHED	67 TO 74	16	0.614
TOWNHOMES (INC. SWM-2, STREET-F,G,H,I,J & AMENITY BLDG.)	BLOCK 78	104	5.103
APARTMENT (INC. STREET-E)	BLOCK 79	180	1.292
TOTAL RESIDENTIAL		366	11.198

DESCRIPTION	BLOCK No.	%	AREA
TOTAL RESIDENTIAL AREA		74.17	11.198
SWM-1	BLOCK 77	1.37	0.207
PARK	BLOCK 76	1.87	0.282
COMMERCIAL PLAZA	BLOCK 75	1.19	0.179
OPEN SPACE	BLOCK 80	8.06	1.217
STREET A		4.86	0.734
STREET B		5.03	0.760
STREET C		1.67	0.252
STREET D		1.78	0.269
TOTAL SITE AREA		100.00%	15.098

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

INFORMATION REQUIRED BY CLAUSES A, B, C, D, E, F, C, AND J ARE SHOWN ON THE PLAN OF SUBDIVISION AND KEY PLAN

- I. CLAY, SILT
- K. ALL MUNICIPAL SERVICES REQUIRED
- L. EASEMENT RELATED TO DRAINAGE DITCH

SURVEYOR'S CERTIFICATE

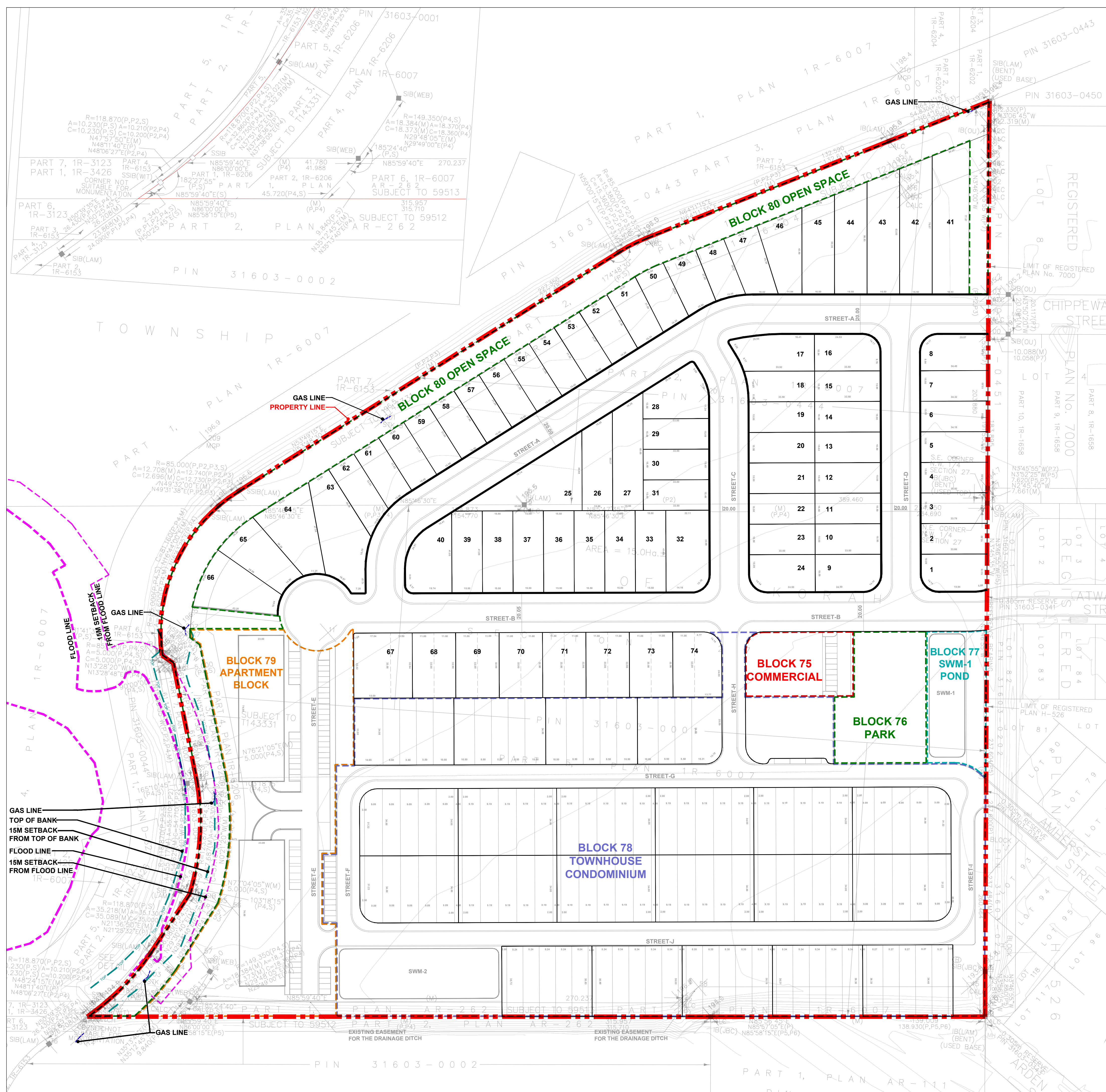
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNATURE DATE

OWNER'S AUTHORIZATION

WE, 1000571972 ONTARIO INC.
BEING THE REGISTERED OWNER(S) OF THE
SUBJECT LANDS HEREBY AUTHORIZE
KRESIN ENGINEERING CORPORATION
TO PREPARE AND SUBMIT THIS DRAFT PLAN
OF SUBDIVISION FOR APPROVAL.

SIGNATURE DATE



01	Issued For ZBA	2024/11/11
No.	Revision	Date

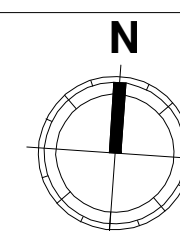
Drawing Title:

DRAFT PLAN OF SUBDIVISION

Project:

0 CHIPPEWA STREET

PART OF SECTION 27
TOWNSHIP OF KORAH NOW
IN THE CITY OF SAULT STE.
MARIE DISTRICT OF ALGOMA



Scale:
1"=80'-0"
Drawn by:
HL
Checked by:
RP
Project No.:

Date:
2024/11/11
Drawing No.:

DP



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

Received By: _____

Date: _____

Application # _____

Note: All applications must be completed in its entirety, signed and submitted to the Planning and Enterprise Services Division. **Incomplete Applications will be returned.**

**OFFICIAL PLAN AMENDMENT / REZONING / HOLDING / INTERIM CONTROL
APPLICATION FORM**

CIVIC NUMBER: _____

SECTION 1: CONTACT INFORMATION

1. APPLICANT

Name: NILAMRAJ (RAJ) PATEL
Address: 7895, TRANMERE DRIVE, UNIT 203, MISSISSAUGA, ON, L5S 1V9
Telephone: 647 556 2596
Email: project@rpdstudio.ca

2. REGISTERED OWNER

Name: 1000571972 ONTARIO INC.
Address: 54 HOWELL ST., CITY OF BRAMPTON, ON, L6Y 3H7
Telephone: 416 788 2142
Email: harjinder@ojalabankers.com

Registered owner's signature indicating concurrence with application: _____

3. AGENT / SOLICITOR

Name: NILAMRAJ (RAJ) PATEL
Address: 7895, TRANMERE DRIVE, UNIT 203, MISSISSAUGA, ON, L5S 1V9
Telephone: 647 556 2596
Email: project@rpdstudio.ca

4. ALL MAIL TO BE DIRECTED TO:

- ☒ Owner
☒ Applicant
☒ Agent/Solicitor

SECTION 2: SUBJECT PROPERTY

1. WHEN LAND WAS ACQUIRED BY CURRENT OWNER (IF KNOWN)

29 SEPTEMBER 2023

2. INFORMATION RE: HOLDER(S) OF MORTGAGES, CHARGES, OR OTHER ENCUMBRANCES IN RESPECT TO THE SUBJECT PROPERTY (IF KNOWN)

Name: N/A
Address: N/A
Telephone: N/A

3. LEGAL DESCRIPTION OF SUBJECT PROPERTY

PCL 1073 SEC ALG PT SEC 27 KORAH PT 5 & 6 1R6007;
SIT LT 14 331, LT 59 513 SAULT STE. MARIE (AND)
PT SEC 27 KORAH PT 2 1R6007 SIT DEBTS IN T251129 SIT T270394 SIT EXECUTION
98-000765 IF ENFORCEABLE; SAULT STE. MARIE

4. LOT WIDTH, DEPTH, AREA

AREA: - 1639664.88 SQ. FT (37.64 ACRES)
FRONT: (FROM CHIPPEWA, AT WATER, AMHERST STREET) = 1523' - 11" (EAST SIDE)
① DEPTH: - 1493.85' (SOUTH SIDE) ② DEPTH: - 1279.86' (MID OF THE SITE)

5. CIVIC ADDRESS OF SUBJECT PROPERTY

0 CHIPPEWA STREET, SAULT STE. MARIE, ON.

6. PREVIOUS & OTHER ONGOING APPLICATION INFORMATION

(See additional information requirements for Official Plan Amendments)

Was the land subject to a previous Application for Subdivision (Section 51 of the Planning Act), Consent (Section 53 of the Planning Act), or Rezoning (Section 34 of the Planning Act)?

	Yes	No	Application File #	Status of Application
Official Plan	☐	☒		
Zoning By-law	☐	☒		
Minor Variance	☐	☒		
Consent to Sever	☐	☒		
Subdivision	☐	☒		

7. EXISTING USES

VACANT LAND

If there are any existing structures on the subject property, please attach a site plan illustrating the type of each building or structure and their setback from the lot lines, building height, size and floor area. If known, list the date the existing buildings or structures were constructed. The site plan is to be drawn to scale and submitted on a legal size sheet of paper.

8. LENGTH OF TIME THE EXISTING USE(S) HAVE CONTINUED ON THE SUBJECT PROPERTY

N/A

9. ARE THERE RENTAL UNITS THAT WILL BE REMOVED OR THEIR CHARACTER ALTERED AS A RESULT OF APPLICATION?

☐	Yes
☒	No
Number of units:	

10. PROPOSED USES

- 1) RESIDENTIAL USE
- 2) SMALL COMMERCIAL USE FOR THE RESIDENTS
- 3) SOME COMMUNITY PARK AREA.

11. DESIGNATIONS & ZONING

OFFICIAL PLAN	Impacted by
Schedule A - Natural Resources/Soils	N/A.
Schedule B - Natural Constraints	LACUSTRINE CLAY AND SSMRCA REGULATED AREA FALLEN IN THE SITE, FLAT LAND 70% SURROUNDED BY TOWN DITCH LEASEMENT ONLY.
Schedule E - Archaeological Potential	NO ARCHAEOLOGICAL POTENTIAL FARM LAND.

SCHEDULE C - LAND USE

Existing	RESIDENTIAL
Proposed	URBAN DEVELOPMENT WITH DETACHED, SEMI- DETACHED, TOWN HOMES, CONDO APARTMENTS COMMERCIAL SPACE, PARK ETC ON TOWN SERVICES, i.e. water, sewer, sanitary, gas, hydro. and cable etc.

ZONING BY-LAW

Existing	RA (RURAL AREA) WARD NO. 5
Proposed	SITE SPECIFIC AS REQUIRED

12. ACCESS

Access to the subject property provided by:

	Open Year Round	Seasonal Maintenance
Provincial Highway	☐	☐
Municipal Road	☒	☐
Private Road	☐	☐
Other	☒ CONDO ROAD	☐

13. SERVICES

Services to be supplied via:

	Water	Sewer
Municipal	☒	☒
Private	☐	☐

If private systems are proposed, will they be:

	Well	Sewer
Individual	☐	☐
Commercial	☐	☐

14. DRAINAGE

Storm water Drainage will be provided by:

- Sewers ☐
Ditches ☐
Swales ☒
Other ☐

FOR PARCEL B & C IT WILL
BE PRIVATELY OWNED
CONDOMINIUM CORPORATION.

15. REASON FOR REQUESTING AMENDMENT

TO ALLOW THE SITE TO BE DEVELOPED FOR
RESIDENTIAL DEVELOPMENT, WHICH INCLUDES THE
TYPOLOGIES: DETACHED, SEMI-DETACHED, TOWNHOUSES
AND APARTMENT BUILDINGS.
ALSO, A SMALL COMMERCIAL USE FOR THE RESIDENTS
AND A SMALL PARK AND AMENITY SPACE

SECTION 3: APPLICATION INFORMATION

1. SITE PLAN (REQUIRED INFORMATION)

In addition to information requested under the headings Existing and Proposed Uses (Information on existing and proposed use should be shown on separate site plans)

- i) The boundaries and dimensions of the subject property
- ii) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas,
- iii) The location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road or right of way.
- iv) If access is by water, the location of the parking and docking facilities to be used.
- v) The location and nature of any easement affecting the subject land.

2. ACCESS TO INFORMATION

"It is the policy of the City of Sault Ste. Marie Planning Division to provide public access to all zoning and development applications as well as supporting documentation. In submitting this zoning and development application as well as supporting documentation, I hereby acknowledge that information contained in this file may be released to any person or public body regardless of whether that information is personal information as defined in the Municipal Freedom of Information and Protection of Privacy Act."

3. SITE INSPECTIONS

As part of processing this application, I acknowledge that City Staff may conduct an on site inspection of the subject property. By signing this application, I grant permission for the on site inspection. This inspection will be of the exterior of your property. If an inspection of the interior of any buildings is required, your specific approval will be sought.

4. STATEMENT OF THE APPLICANT

I, NILAMRAJ (RAJ) PATEL hereby declare that the statements made herein are to the best of my knowledge a true and complete representation of the purpose and intent of this application. I acknowledge that the information contained in this application will be on file in the Planning Division offices, it will be circulated for various departments and agencies for comments and available to the public upon request.

Signed on the 17 day of JULY, 20 24.

N Patel
Applicant Signature

SECTION 4: APPLICANT CHECKLIST

HAVE YOU REMEMBERED TO INCLUDE:

- ☒ a site plan (showing building footprints, setbacks, parking, access, landscaping, and any other information deemed necessary)?
- ☐ building elevation renderings (where applicable)?
- ☒ preliminary servicing report (where applicable)?
- ☒ the required application fee (cheque payable to the Corporation of the City of Sault Ste. Marie)?
- ☐ the additional information sheet for an Official Plan Amendment?
- ☒ The subject property's Parcel Register with the Property Identification Number (PIN)? A Parcel Register may be obtained through a lawyer or through the Ontario Land Registry website at: <https://www.onland.ca/ui/57/property/address>
- ☒ a Corporate Search (if the applicant and owner of the parcel(s) is a corporation)? Alternatively, other forms of confirmation of the corporation's existence and directorship may be accepted, but only wherein accompanied by proof of an unreturnable search (via Corporation Search). This documentation may include the corresponding minutes from the corporate minute book.



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

Received By: _____

Date: _____

Application # _____

Note: All applications must be completed in its entirety, signed and submitted to the Planning and Enterprise Services Division. **Incomplete Applications will be returned.**

**SUBDIVISION/CONDOMINIUM
APPLICATION FORM**

CIVIC NUMBER: _____

SECTION 1: CONTACT INFORMATION

1. APPLICANT

Name: NILAMRAJ (RAJ) PATEL
Address: 7895, TRANMERE DRIVE, UNIT 203, MISSISSAUGA, ON, L5S 1W9
Telephone: 647 556 2596
Email: project@rpdstudio.ca

2. REGISTERED OWNER

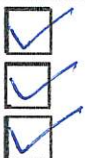
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Telephone: 416 788 2142
Email: harjinder@qjalahbankers.com

Registered owner's signature indicating concurrence with application: _____

3. AGENT / SOLICITOR

Name: NILAMRAJ (RAJ) PATEL
Address: 7895, TRANMERE DRIVE, UNIT 203, MISSISSAUGA, ON, L5S 1W9
Telephone: 647 556 2596
Email: project@rpdstudio.ca

4. ALL MAIL TO BE DIRECTED TO:



Owner
Applicant
Agent/Solicitor

5. PLANNING CONSULTANT

Name:	ROB RUSSELL
Address:	162 GUELPH STREET, #209.
Telephone:	647 250 2099.
Email:	rob.russell@russellplanning.com.

6. ENGINEERING CONSULTANT

Name:	MICHAEL KRESIN.
Address:	536 FOURTH LINE EAST, SAULT STE. MARIE, ON, P6A 6J8
Telephone:	705 949 4900
Email:	mike@kresinengineering.ca.

SECTION 2: SUBJECT PROPERTY

1. LEGAL DESCRIPTION OF SUBJECT PROPERTY

PCL 1073 SEC 401; PT SEC 27 KORAH PT 5 & 6 1R6007, SIT LT 14 331, LT 59513 SAULT STE-MARIE AND PT SEC 27 KORAH PT 2 1R6007, SIT DEBTS IN T251129; SIT T270394; SIT EXECUTION 98-000765, IF ENFORCEABLE, SAULT STE-MARIE.

2. CIVIC ADDRESS OF SUBJECT PROPERTY

0 CHIPPEWA STREET, SAULT STE-MARIE, ON.

3. DESCRIPTION OF ANY EASEMENTS OR RESTRICTIVE COVENANTS AFFECTING THE SUBJECT PROPERTY

- ① THE CITY EASEMENT ON THE SOUTH SIDE OF THE LOT LINE FOR DRAINAGE
- ② PUC TRANSMISSION LINE (12M) EASEMENT ON THE NORTH-WEST SIDE OF THE PROPERTY LINE

4. PREVIOUS APPLICATION FOR SUBDIVISIONS- Was the land subject to a previous application for Subdivision (Section 51 of the Planning Act) or Consent (Section 53 of the Planning Act). If so, list the file numbers and the decision on the application.

	No	Yes	Application/file Number	Status of Application
Official Plan	✓			
Zoning Bylaw	✓			
Minor Variance	✓			
Consent to Sever	✓			

5. PROPOSED USES- COMPLETE THE FOLLOWING TABLE:

RESIDENTIAL UNITS	NUMBER OF BLOCKS/LOTS	NUMBER OF UNITS	AREA (HA)	UNITS/HA	PARKING
Detached	66	66			66
Semi Detached	8	16			16
Multiple Attached	21	104			104
Apartment	2	180			184
Seasonal					
Other					25 (VISITOR+ PLAZA)
TOTAL		366			395
COMMERCIAL					
INDUSTRIAL					
INSTITUTIONAL					
Other					
TOTAL	97	366	15.2	24.07	395

5. (continued) DETAILED DESCRIPTION OF "OTHER" USES LISTED ABOVE:

— AMENITY AREA (PARK)
AND A COMMERCIAL AREA

6. CURRENT DESIGNATIONS

Official Plan	
Schedule A	
Schedule B	
Schedule C	
Zoning By-law	RA (RURAL AREA) ✓

7. IS THE SUBJECT PROPERTY SUBJECT TO AN APPLICATION TO AMEND?

	Yes				No	Application File #	Status of Application
Official Plan	☐	☐	☐	☐	☒		
Zoning By-law	☒	☐	☐	☐	☐		
Minor Variance	☐	☐	☐	☐	☒		
Consent to Sever	☐	☐	☐	☐	☒		

8. ACCESS TO SUBJECT PROPERTY IS PROVIDED BY:

	Open Year Round	Seasonal Maintenance
Provincial Highway	☐	☐
Municipal Road	☒	☐
Private Road	☒	☐
Other	☐	☐

9. SERVICES WILL BE SUPPLIED VIA:

	WATER	SEWER
Municipal	☒	☒
Private	☐	☐

FOR PARCEL B & C, WILL BE PRIVATELY OWNED CONDOMINIUM CORPORATION

10. IF PRIVATE SYSTEMS ARE PROPOSED THEY WILL BE:

	WELL	SEWAGE DISPOSAL
Individual	☐	☐
Communal	☐	☐
Other	☐	☐

11. DRAINAGE:

Storm water drainage will be provided by:

- Sewers ☐
Ditches ☐
Swales ☒
Other ☒ S.W.M POND.

SECTION 3: APPLICATION INFORMATION

1. CONDOMINIUM APPLICATIONS to also complete the following:

a) Has the site plan for the proposed condominium been approved by the municipality?

Yes ☐ No ☒

b) Has a site plan agreement been entered into with the municipality?

Yes ☐ No ☒

If yes, list the application number : _____

c) Has a building permit for the proposed condominium been issued?

Yes ☐ No ☒

d) Is the Condominium under construction?

Yes ☐ No ☒

If yes, estimate date of completion _____, 20____

e) Is this a conversion of an existing building containing rental units?

Yes ☐ No ☒

If yes, list the number of units to be converted _____

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As part of processing this application, I acknowledge that City Staff may conduct an on site inspection of the subject property. By signing this application, I grant permission for the on site inspection. This inspection will be of the exterior of your property. If an inspection of the interior of any buildings is required, your specific approval will be sought.

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I, NILAMRAJ(RAJ) PATEL hereby declare that the statements made herein are to the best of my knowledge a true and complete representation of the purpose and intent of this application. I acknowledge that the information contained in this application will be on file in the Planning Division offices, it will be circulated for various departments and agencies for comments and available to the public upon request.

Signed on the 17 day of JULY, 20 24.

N Patel

Applicant Signature

SECTION 4: APPLICANT CHECKLIST

REMEMBER TO INCLUDE:

- ☐ Appendix A (pre application consultation)
- ☐ 10 copies of the completed application form
- ☐ 25 copies of the Draft Plan
- ☐ 10 copies of the Draft Plan on 8.5" X 11' paper
- ☐ 5 copies of any report or information that has been requested on Appendix A
- ☐ The required application fee (cheque payable to the Corp. of the City of Sault Ste. Marie)