

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 8<sup>th</sup> day of April, 2024 passed Zoning By-law 2024-40 under section 34 of the Planning Act, R.S.O. 1990, c. P.13. 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 1<sup>st</sup> day of May, 2024. 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 11<sup>th</sup> day of April, 2024

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 2024-40

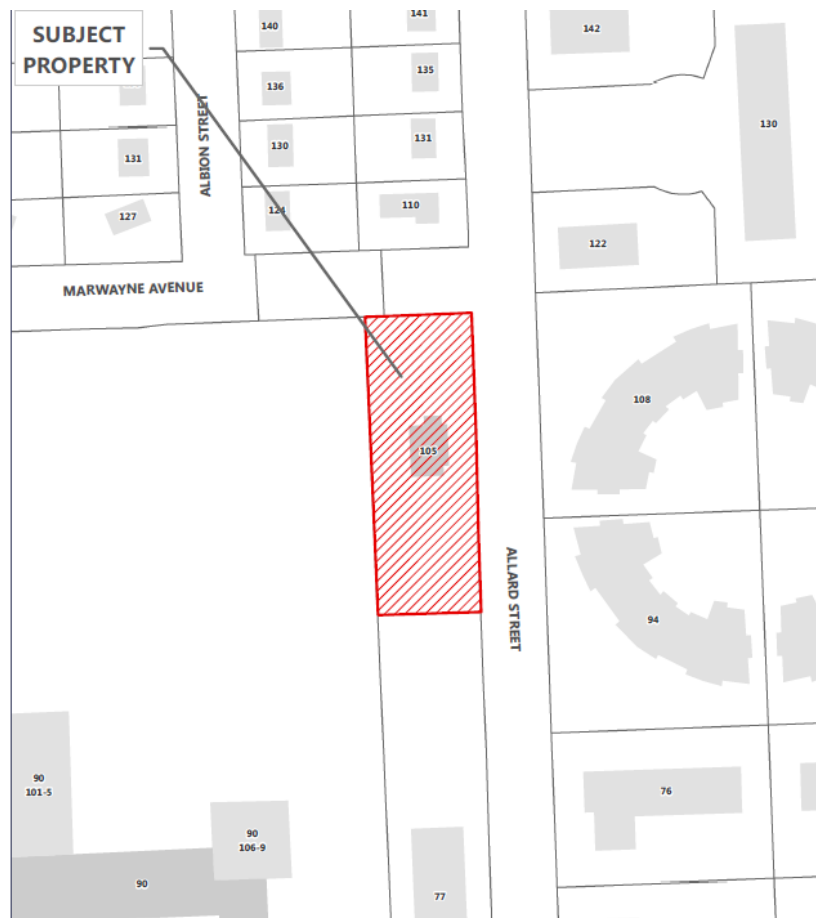
## SUBJECT PROPERTY: 105 ALLARD STREET

The purpose of Zoning By-law 2024-40 is to rezone the property from R4.S373 (Medium Density Residential) zone with a “Special Exception” to R4.S373 (Medium Density Residential) zone with an amended “Special Exception” 373 to repeal existing provisions and replace with the following new provisions:

1. Permit parking in the required Front Yard;
2. Permit parking in the required Exterior Side Yard;
3. Reduce the westerly Interior Side Yard Setback from 7.5 metres to 7.0 metres;
4. Reduce the southerly Rear Yard Setback from 10 metres to 7.5 metres;
5. Reduce the number of required parking spaces from 59 to 37 spaces (1.25 to .79 ratio) for the proposed 47-unit apartment building; and
6. Waive the requirement that a loading zone be 100% visually screened.

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

This by-law is in conformity with the Official Plan Amendment for the City of Sault Ste. Marie.



Application A-3-24-Z: Subject Property

Property Information



**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

- Subject Property: 105 Allard Street
- Parcel Fabric

Civic Address: 105 Allard Street  
Roll No.: 030035059000000  
Map No.: 43/1-50  
Date Created: February 5, 2024

0 10 20 m 1:1,250  
This map is for general reference only.