



The Corporation of the City of Sault Ste. Marie
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NOTICE OF APPLICATION & PUBLIC MEETING

Housing Community Improvement Plan Amendments

Application No.: A-4-25-CIP

Applicant: The Corporation of the City of Sault Ste. Marie

Date: Monday, May 12, 2025
Time: 5:00 PM

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

PURPOSE

The applicant, the City of Sault Ste. Marie (c/o Planning Division) proposes to amend the Housing Community Improvement Plan (CIP) by expanding the Per-Door Grant eligibility and increasing the maximum incentive values for new units. Additionally, a new financial incentive grant will be introduced. These amendments are designed to better align the Housing CIP with the City's Housing Action Plan 2023-2028.

PROPOSED CHANGE

Significant proposed amendments to the Housing CIP are as follows:

1. Expansion of Per-Door Grant Eligibility:

The expansion of per-door grants to include market-rate units in Precinct 2 of the Community Improvement Project Area (CIPA), which correspond to the areas designated as "Strategic Development Areas–Other" in the City's Official Plan.

2. Increase in Per-Door Grant Incentive Values:

The maximum Per-Door Grant incentive values are proposed to increase by \$10,000 to \$15,000 per unit for each housing category and unit type.

3. Addition of a Municipal Fees Rebate Program

A new grant is recommended for inclusion in the Housing CIP. This program would offer a rebate equal to a portion of municipal fees for applications under the Planning Act, the Ontario Building Code, and other selected municipal services. Eligibility for this grant is proposed to be similar to the amended Per-Door Grant.

These incentive programs will prioritize the development of affordable housing and will focus development within the Strategic Development Areas of the City.

No changes are proposed to the boundaries of the existing CIPA. The full draft amended Housing CIP and the existing CIPA map are posted on the City's Public Input website: <https://publicinput.ca/v5123>.

HAVE YOUR SAY

Input on the proposed Housing Community Improvement Plan amendments 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, May 12, 2025** at 5:00 p.m. to consider a proposed amendment to the Housing Community Improvement Plan (under section 28 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, May 8, 2025** and in person on **Friday, May 9, 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 Steve Zuppa, Planning Division, at 705.759.5279 or s.zuppa@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 Steve Zuppa, Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to s.zuppa@cityssm.on.ca with your name, address and application file number on or before **Monday, May 12, 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 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.