

## NOTICE OF APPLICATION AND PUBLIC MEETING

Date: August 12, 2024  
Time: 5 p.m.

Civic Centre, Council Chambers  
99 Foster Drive

**TAKE NOTICE THAT** the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on **Monday, August 12, 2024** at 5 p.m. to consider a proposed amendment to Zoning By-Law No. 2005-150 and a community improvement plan under Section 28 and 36 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.

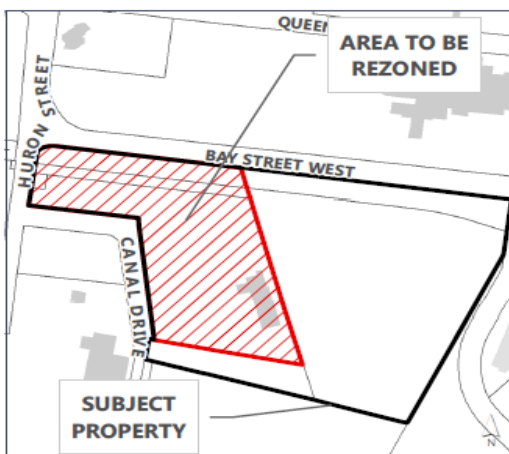
**ADDRESS: 10 HURON ST., 0 HURON ST. & 29 BAY ST.**

Application Number : **A-8-24-HP**

Applicant: 1188004 Ontario Inc. (c/o Tony Porco)

### PURPOSE

The applicant, 1188004 Ontario Inc. (C/O Tony Porco) wishes to rezone the western portion of the subject property by removing a holding provision, to facilitate the construction of over 3,252m<sup>2</sup> of commercial space, consisting of tourist and community attractions, including community activities, building and makers markets, flea markets, restaurants and associated parking.



### PROPOSED CHANGE

To rezone the western half (approximate) of the subject property, as shown on the map attached, from Waterfront Commercial Zone, with special exception 153 (C3.S153.H) and subject to a holding provision, to Waterfront Commercial Zone with special exception 153 (C3.S153). The overall effect of this application is to remove the holding provision from the western portion of the subject property.

Application Number : **A-10-24-CIP**

Applicant: City of Sault Ste. Marie (c/o Planning Department)

### PURPOSE

The applicant, the City of Sault Ste. Marie (c/o Planning Division), proposes to designate a Community Improvement Project Area (CIPA) and adopt a Community Improvement Plan (CIP) to facilitate broad investment in the City's housing stock to meet current and future housing demand. The proposed Housing CIP will directly implement Action 3 of Sault Ste. Marie's Housing Action Plan 2023-2028, which calls for the City to "provide financial incentives for housing".

### PROPOSED CHANGE

The Housing CIP proposes three financial incentive programs that are intended to increase the supply of housing throughout the CIPA, which includes all lands within the Urban Settlement Area. These incentive programs will prioritize the development of affordable housing and will focus development within the Strategic Development Areas of the City. The proposed Housing CIP is intended to replace the now expired Rental CIP that was in place between 2013 and 2024.

The full draft Housing CIP and the proposed CIPA map are posted on the City's Public Input website: <https://publicinput.ca/v5123>.

In addition to the public Council meeting on August 12, 2024, a come and go information session will take place on Monday, July 22, 2024 between 4pm and 7pm in the Russ Ramsay Room of the Civic Centre. This will provide an informal setting to review the CIP and interact with staff.

### HAVE YOUR SAY

Input on the proposed applications are welcome and encouraged. You can provide input by speaking at the public meeting or by making a written submission.

### 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, August 07, 2024 and in person on Friday, August 08, 2024, during regular office hours in the Planning Division. Digital and physical copies of the report are available upon request. Inquiries should be directed to the Planning Division, at 705-759-5368 or [planning@cityssm.on.ca](mailto:planning@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 the Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mailed to [planning@cityssm.on.ca](mailto:planning@cityssm.on.ca) with your name, address and application file number on or before **Monday, August 12, 2024**

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****Pursuant to Section 28 and 36 of the Planning Act, 1990**

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-Laws are 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-Laws are 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.