



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

**537 Black Road**  
**Application No.: A-14-23-Z**  
**Applicant: Albert Giommi (c/o Richard Levesque)**

**Date: Tuesday, February 20, 2024**  
**Time: 5:00 PM**

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

### PURPOSE

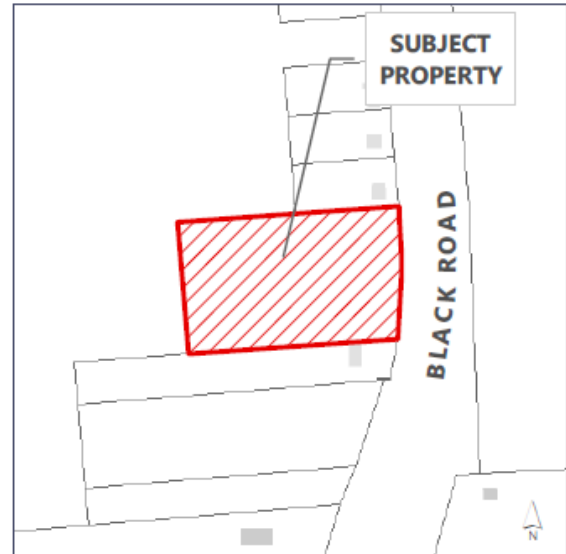
The applicant, Albert Giommi (c/o Richard Levesque) has submitted an application to rezone 537 Black Road to permit Heavy Equipment Sale, Leasing, Repair, and Maintenance Services.

### PROPOSED CHANGE

To rezone the subject property from Light Industrial (M1) to Light Industrial (M1.S) Zone with a Special Exception to permit Heavy Equipment Sale, Repair, and Maintenance.

### 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 Tuesday, February 20, 2024 at 5:00 p.m. to consider a Zoning By-law Amendment (under section 34 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](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, Friday February 16, 2024 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 **Tuesday, February 20, 2024**.

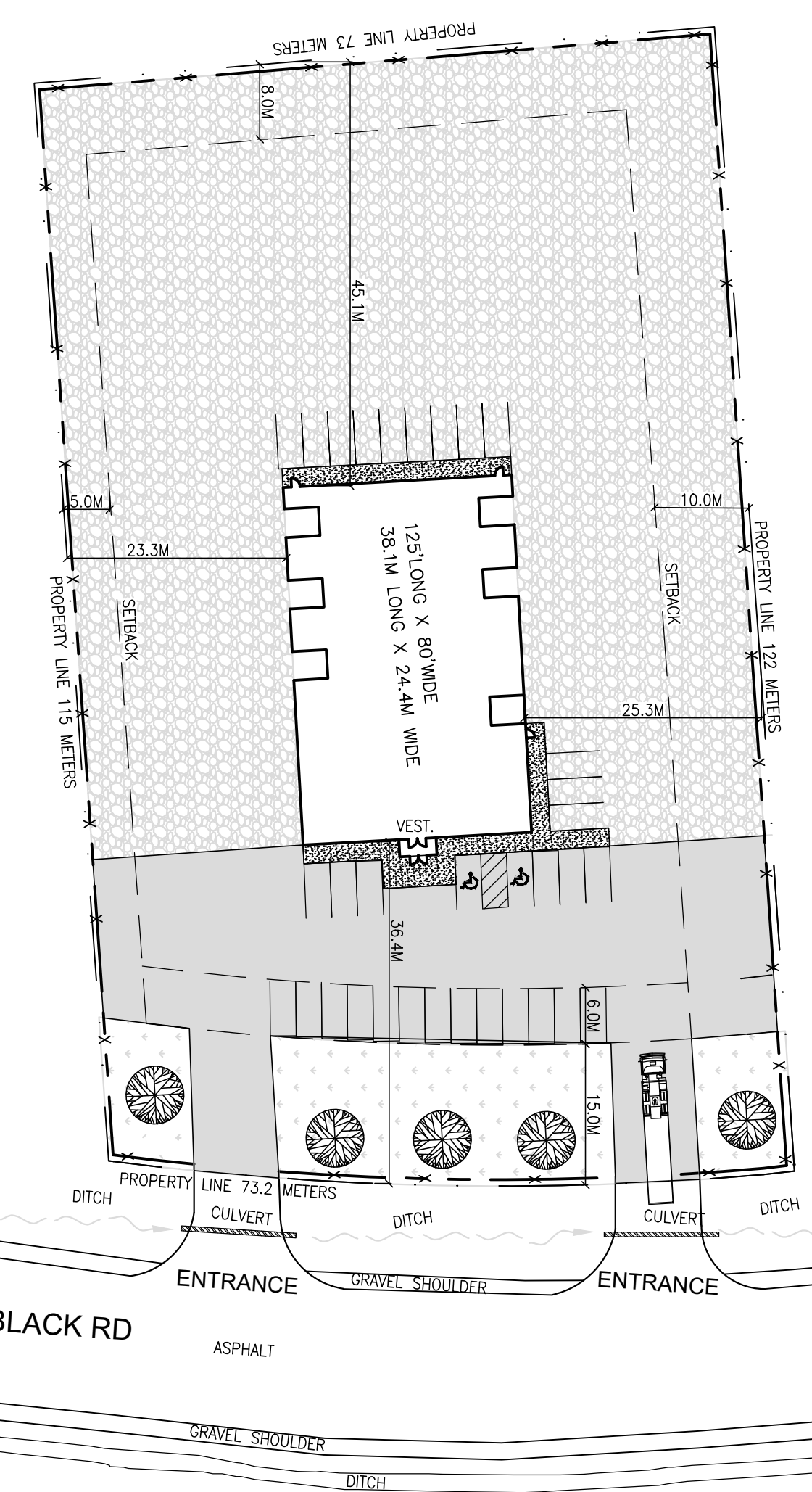
If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

### LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

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.

**SITE PLAN - CIVIC 537 BLACK RD.**  
SCALE: NOT TO SCALE



<b>M2 ZONING</b>	ZONING: M2
15M FRONT SETBACK	LOT AREA: 8729 M <sup>2</sup>
6M ADDITIONAL FOR BLACK RD.	GREEN SPACE FRONT: 75%
8M REAR SETBACK	GREEN SPACE SIDE: N/A
10M INTERIOR SIDE SETBACK	PARKING REQ: 33
5M OTHER INTERIOR SIDE SETBACK	PARKING PROP: 33
	B.F. PARKING REQ: 2
	B.F. PARKING PROP: 2

	BUILDING
	PROPERTY LINE
	BUILDING SETBACK
	FENCE LINE
	GRAVEL
	ASPHALT
	LANDSCAPING / GRASS
	SIDEWALK / CONCRETE
	NATIVE NORWAY MAPLE
	ACER PLATANOIDES

**NOTE:**  
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.



<b>TITLE</b> PROPOSED SITE PLAN	<b>ENGINEER</b> Tom Spriet	<b>PROJECT</b> PROPOSED NEW BUILDING 537 BLACK RD. SAULT STE. MARIE, ONTARIO	COPYRIGHT OF THESE DRAWINGS IS VESTED IN CS ENGINEERS DIMENSIONS MEASURED ON SITE.		
	<b>DRAFTSPERSON</b> Tom Spriet		<b>DATE</b> NOV. 17, 2023	<b>PROJECT No.</b> CSE-2023-070	1 11/17/23 ISSUED FOR REVIEW A
<b>DRAWING No.</b> C-01	<b>SCALE</b> N.T.S.				

