

NOTICE OF APPROVAL OF DRAFT PLAN OF SUBDIVISION OR
CONDOMINIUM BY
THE CORPORATION OF THE CITY OF SAULT STE. MARIE
SECTION 51(37) OF THE PLANNING ACT

TAKE NOTICE that Council of The Corporation of the City of Sault Ste. Marie on the 13th day of May, 2024 approved an application for a Draft Plan of Condominium under Section 51 of the *Planning Act*, R.S.O., 1990, c.P 13, as amended, regarding the following application:

The Draft Plan of Condominium part of Application number 57T-24-501 concerning lands located at 551 Korah Road and 0 Prentice Avenue and submitted by 1000285353 Ontario Inc. Attention Steve Ficociello, President and concerning lands legally described as;

PIN 31594-0106(LT) PT LTS 13, 16, 33, 34 RCP H625 KORAH PT 1 1R12096; PT LT 23 RCP H625 KORAH PT 3 1R1182; CITY OF SAULT STE. MARIE being civic no. 551 Korah Road; and

PIN 31594-0089(LT) PT LT 31-32 RCP H625 KORAH PT 9, 10 1R2704; SAULT STE. MARIE being civic no. 0 Prentice Avenue.

All submissions were considered as part of the decision making process. Public, Staff and Agency submissions were considered and where applicable, are reflected in the Conditions of Approval and/or draft plan.

AND TAKE NOTICE that under the provisions of Section 51(39) and 52 (43) of the Planning Act, the applicant, any person or public body who, before the draft plan was approved made oral submissions at a public meeting or written submissions to Council, the Minister, or an institution listed under section 51(48.3), may appeal to the Ontario Land Tribunal (OLT) in respect of the draft plan 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 10th day of June, 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. 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. 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>.

The conditions of an approval of a Draft Plan may be changed at any time before the final approval is given. You will be entitled to receive notice of any changes to the conditions of approval of the proposed Draft Plan if you have made a written request to be notified of changes to the conditions of approval of the Proposed Plans.

An explanation of the purpose and effect of the Draft Plan, a key map showing the location of the lands affected by the Plan and the conditions of approval of the Draft Plan are also attached. Additional information about the application is available by contacting Peter Tonazzo at 705.759.2780 or p.tonazzo@cityssm.on.ca to request a digital copy. Please refer to the application file number.

DATED at Sault Ste. Marie, Ontario, this 21st day of May, 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

CONDITIONS

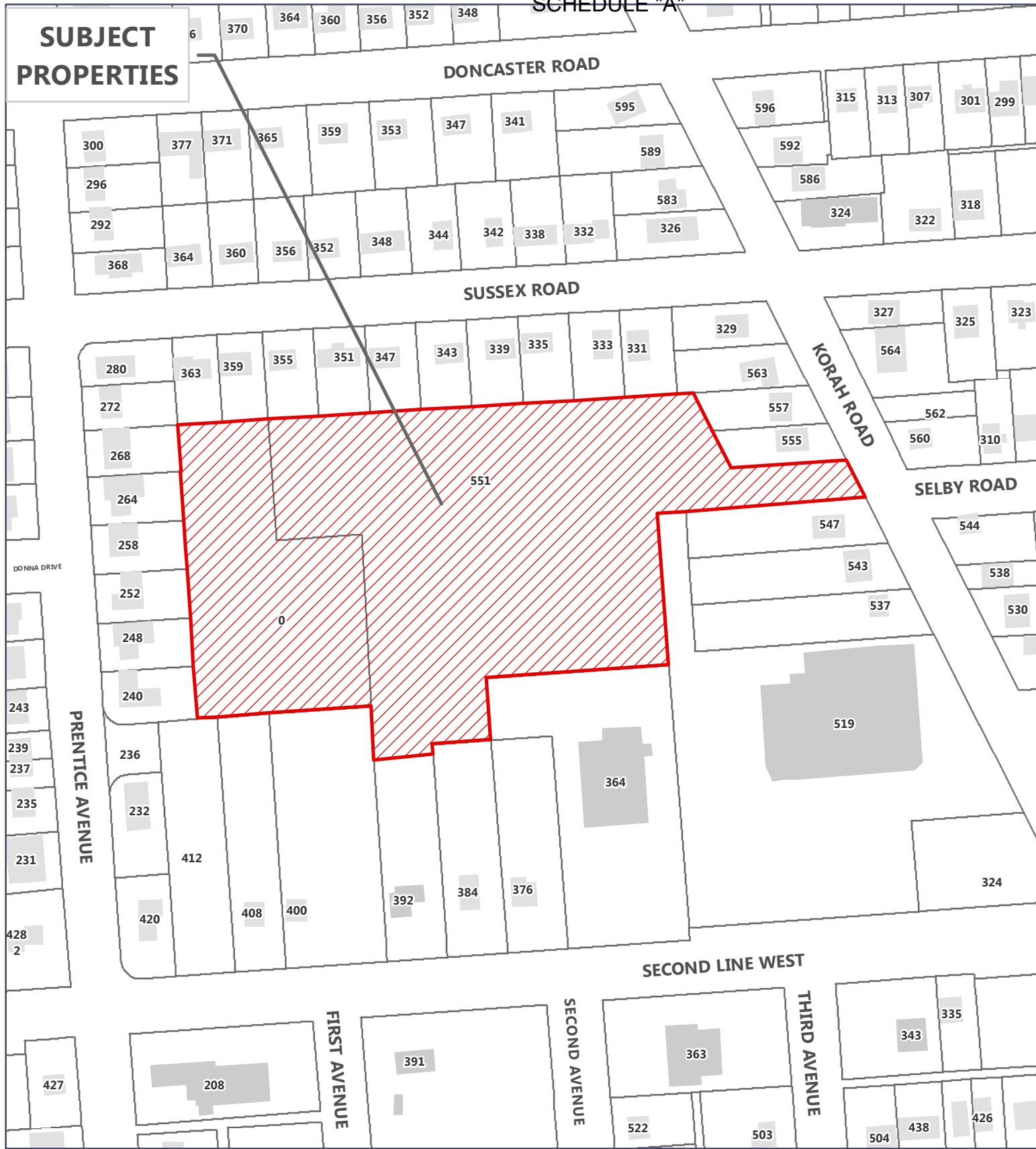
Draft Plan part of Application number 57T-24-501 concerning lands located at 551 Korah Road and 0 Prentice Avenue, as further described in Schedule "A" hereto is approved subject to the conditions of Draft Approval:

APPENDIX A

Condition of Draft Plan Approval:

1. That prior to registration, the developer enter into Development Agreement(s) with respect to, but not limited to the following:
 - a. That the private roadway, access points to public streets, corner roundings, in-ground services, stormwater management works and other matters be designed and constructed to the satisfaction of the Director of Engineering or his designate.
 - b. That telecommunication, natural gas and any other private infrastructure be constructed to the satisfaction of the agency having jurisdiction over that infrastructure.
2. That prior to the finalization of the Development Agreement(s), the developer provides financial guarantees to the City, equal to the cost of constructing all common elements associated with the registration. The amount shall be to the satisfaction of the Director of Engineering and the Director of Planning or their designates. Furthermore, the form of financial guarantee shall be to the satisfaction of the City Solicitor and Treasurer.
3. That prior to the finalization of the Development Agreement(s), the applicant address the items and submit the required information prescribed by Engineering Services in their letter dated 2024 04 29 and attached to this report, and that no work commence without the approval of the Director of Engineering and the Director of Planning, or their designates. Any site work which requires approvals from the City or other agencies shall not commence until such approvals and agreements are endorsed.
4. That prior to the finalization of the Development Agreement(s), the applicant address the items and submit the required information prescribed by PUC Services Inc. and PUC Distribution Inc. in their letter dated 2024 04 29 and attached to this report.
5. That prior to the finalization of the Development Agreement(s), the developer be required to enter into Servicing Agreements with PUC Services Inc. and PUC Distribution Inc. with respect to water and electrical services.
6. That as part of the finalization of the Development Agreement(s), the developer be required to pay 5% cash in-lieu of parkland.
7. That as part of the finalization of the Development Agreement(s), the developer shall relocated the proposed mail box location to the satisfaction of Canada Post.

SUBJECT PROPERTIES



Application 57T-24-501: Subject Property

Property Information





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

Legal Department Reference

Schedule "A"

-  Subject Properties: 551 Korah Road & 0 Prentice Avenue
-  Parcel Fabric

Civic Address: 551 Korah Rd & 0 Prentice Ave
Roll No.: 060011076000000 & 060011094000000
Map No.: 80/1-90
Date Created: April 16, 2024

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This map is for general reference only.

