

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 3<sup>rd</sup> day of June, 2024 passed Zoning By-law 2024-95 under section 34 of the Planning Act, R.S.O. 1990, c. P.13 and on the 3<sup>rd</sup> day of June, 2024 City Council passed By-law 2024-94 amending the Official Plan amendment under Section 17 of the said Act. 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 25<sup>th</sup> 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. 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 5<sup>th</sup> day of June, 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 2024-95

## SUBJECT PROPERTY: 267 CATHCART STREET

The purpose of Zoning By-law 2024-95 is to rezone the property from R3.S365 (Low Density Residential) zone to CT2.S365 (Commercial Transitional) zone with an amended “Special Exception” as follows:

Section 2 of By-law 2005-151 is amended by amending section 2(365) and adding the following to subsection 2(365) as follows:

### “2(365) – 267 CATHCART STREET

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the south side of Cathcart Street, approximately 62m west of the Cathcart Street and John Street intersection and having civic no. 267 Cathcart Street and outlined and marked “Subject Property” on the map attached as Schedule 365 hereto is changed from R3.S365 (Low Density Residential) zone to CT2.S365 (Commercial Transitional) zone with a “Special Exception”.

And further by: Deleting paragraph 1 and 2; and

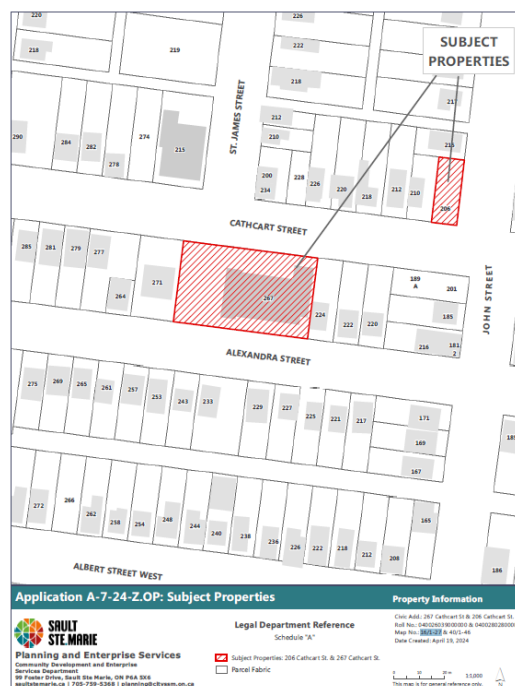
Deleting paragraph 4 and replacing it with the following paragraph 4:

4. That the required parking spaces be 22 spaces.”

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

This by-law shall not come into force until Official Plan Amendment No. 253 is approved by Council and the final date for appeal has expired without an appeal being filed.

An Explanatory Note in respect of Official Plan Amendment By-law 2024-94 concerning Amendment No. 253 to the Official Plan is attached.



**AMENDMENT NO. 253 (T-167)  
TO THE  
SAULT STE. MARIE OFFICIAL PLAN**

**PURPOSE**

This Amendment is an amendment to the Map (Schedule C) and Text of the Official Plan as it relates to the Commercial Policies of the Plan.

**LOCATION**

PLAN 12983 LOTS 77 TO 81 AND PT LOT 82 RP 1R13095 PART 2, having Civic Address 267 Cathcart Street, Sault Ste. Marie, ON, located on the south side of Cathcart Street, approximately 62 meters west of John Street.

**BASIS**

This Amendment is necessary in view of a request to re-designate the subject property from Residential to Commercial on Land Use Schedule 'C' and to an additional 650m<sup>2</sup> of office space on the subject property.

The proposal does not conform to the existing policy C.4 of the official plan.

Council now considers it desirable to amend the Official Plan.

**DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO**

Land Use Schedule C of the Sault Ste. Marie Official Plan hereby amended by re-designating the subject property from Residential to Commercial and;

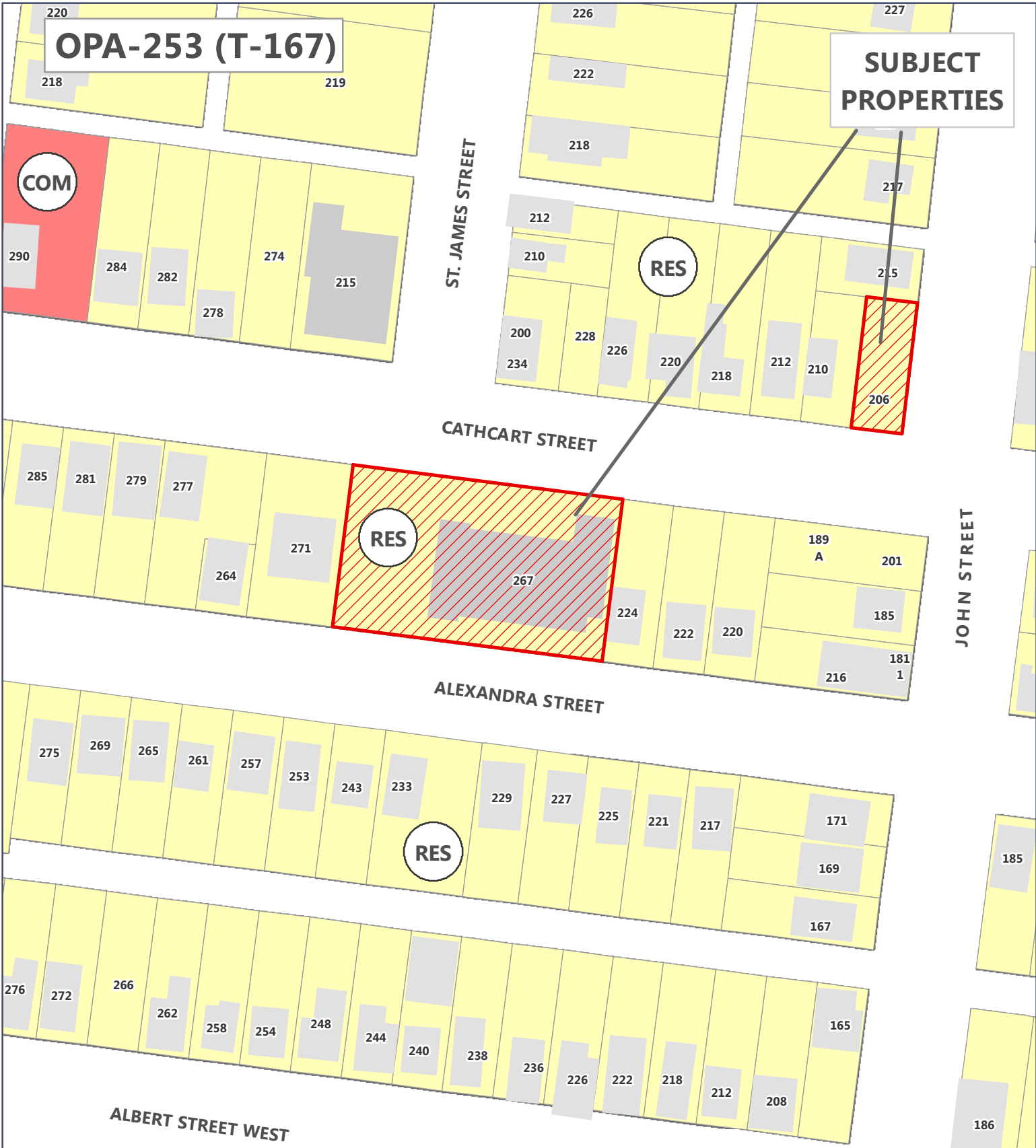
The Official Plan for the City of Sault Ste. Marie is hereby amended by adding the following paragraph to the Special Exceptions Section:

“Special Exceptions”

167. Notwithstanding the Commercial policies of the Official Plan, the property described as PLAN 12983 LOTS 77 TO 81 AND PT LOT 82 RP 1R13095 PART 2, having Civic Address 267 Cathcart Street may be occupied by an additional 650m<sup>2</sup> of office space.

**INTERPRETATION**

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.



**OPA-253 (T-167)**

**SUBJECT PROPERTIES**

**COM**

**RES**

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**Application A-7-24-Z.OP: Official Plan Land Use**

**Property Information**



**Planning and Enterprise Services**  
 Community Development and Enterprise Services Department  
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
 saultstmarie.ca | 705-759-5368 | planning@cityssm.on.ca

- Subject Properties: 206 Cathcart St. & 267 Cathcart St.
- Parcel Fabric
- Residential
- Commercial
- Institutional
- Parks Recreation
- Industrial
- Rural Area
- Airport Lands

Civic Add.: 267 Cathcart St & 206 Cathcart St.  
 Roll No.: 040026039000000 & 040028028000000  
 Map No.: 16/1-27 & 40/1-46  
 Date Created: April 19, 2024



1:1,000



This map is for general reference only.