



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

### 550 Second Line East

Application No.: A-14-24-Z.OP

Applicant: Second Line Properties Ltd. (c/o Orlando M. Rosa)

Date: January 13, 2025  
Time: 5:00 PM

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

#### PURPOSE

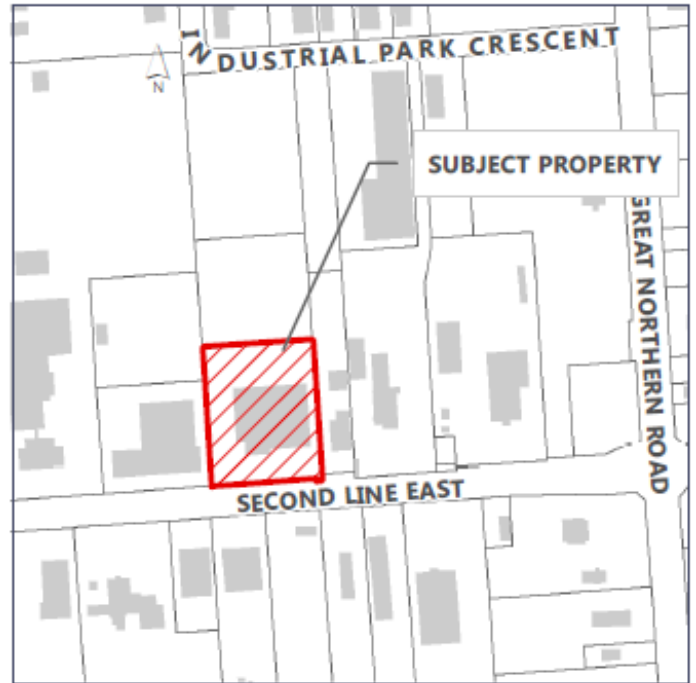
The applicant, Second Line Properties Ltd.(c/o Orlando M. Rosa), has submitted an application to amend the Official Plan and rezone the subject property 550 Second Line East to permit office uses of up to 250m<sup>2</sup> within the existing building, to facilitate the relocation of the Municipal Property Assessment Corporation (MPAC) offices to the subject property.

#### PROPOSED CHANGE

Amend the Official Plan by way of a notwithstanding clause to Industrial-Commercial Area Policy I.10 to permit office uses on the subject property.

Rezone the subject property from Medium Industrial (M2) Zone to Medium Industrial Zone with a Special Exception (M2.S) to include, in addition to those uses permitted in an M2 Zone:

1. Office uses up to 250m<sup>2</sup> gross floor area in size.



#### HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcomed 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, January 13, 2025 at 5:00 PM to consider a proposed amendment to the Official Plan and Zoning By-Law No. 2005-150 (under section 17, 22, and 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 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, January 09, 2025 and in person on Friday, January 10, 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 Salvatore Marchese, Planning Division, at 705.759.5445 or [s.marchese@cityssm.on.ca](mailto:s.marchese@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 Salvatore Marchese, Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to [s.marchese@cityssm.on.ca](mailto:s.marchese@cityssm.on.ca) with your name, address and application file number on or before **Monday, January 13, 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 specific person, public body, registered owner of a subject property 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 specified person, public body or registered owner of a subject property 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.