



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

163 Foxborough Trail & 907 Third Line East
Application No.: A-5-21-Z.OP and 57T-21-502
Applicant: Fox Run Development (Sault) Inc. c/o Sam Biasucci

Date: March 29, 2021
Time: 5:30 PM

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

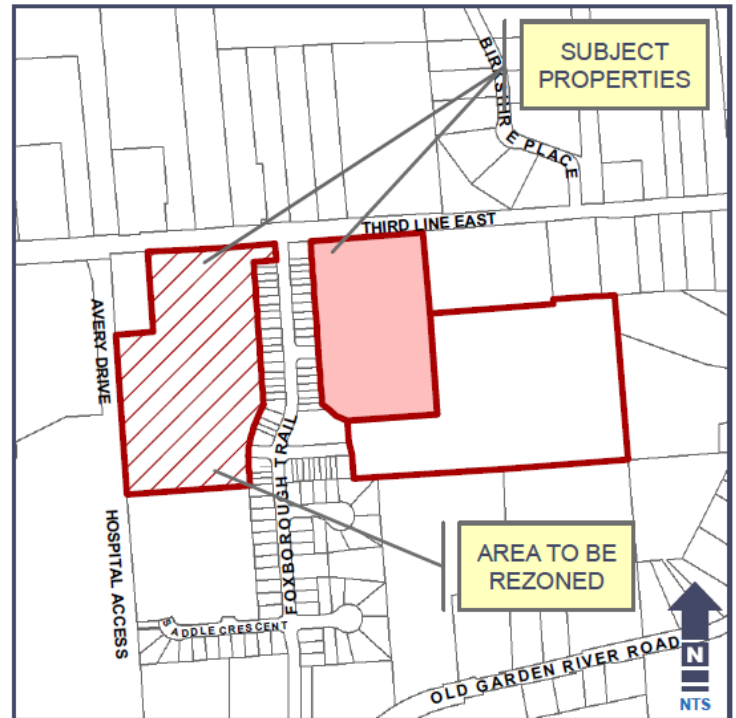
PURPOSE

The applicant, Fox Run Developments (Sault) Inc. (C/O Sam Biasucci) is seeking Council's approval to amend the existing draft plan of subdivision, a rezoning, and an official plan amendment to facilitate the creation of 26 semi-detached dwelling lots (52 dwelling units) upon a portion of 907 Third Line East and 57 single detached dwelling lots on 163 Foxborough Trail.

PROPOSED CHANGE

The applicant is seeking Council's approval to:

1. 907 Third Line East (East of Foxborough Trail)
 - a. To amend the existing draft plan of subdivision approvals to facilitate the creation of 26 semi-detached lots to accommodate a total of 52 dwelling units.
 - b. To amend the Official Plan by way of a notwithstanding clause to Housing Policy HO.6 to waive the requirement that at least 30% of the units be affordable.
2. 163 Foxborough Trail (West of Foxborough Trail)
 - a. To amend the existing draft plan of subdivision approvals to facilitate the creation of 57 single detached lots
 - b. To amend the Official Plan by way of a notwithstanding clause to Housing Policy HO.6 to waive the requirement that at least 30% of the units be affordable.
 - c. To rezone the subject property from Low Density Residential Zone with special exception 306 (R3.S306) and Medium Density Residential Zone with special exception 306 (R4.S306) by amending special exception 306 to add single detached dwellings as an additional permitted use, and to remove the requirement that buildings and lots be oriented in a manner such that the rear yards are adjacent to the abutting property at 817 Third Line East.



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 Monday, March 29, 2021 at 5:30 p.m. to consider amendments to existing Draft Plan of Subdivision approvals, Zoning By-law Amendment and Official Plan Amendment (under sections 51, 34, 17 & 22 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 must contact the City Clerk at cityclerk@cityssm.on.ca or 705-759-5388 to register as a presenter. Any written submissions received in advance of the meeting will be included with Council's Agenda. Registered presenters will be provided with instructions as to how to join the meeting in advance. Only those individuals who wish to make a presentation need to register with the City Clerk.

MORE INFORMATION

The application may be reviewed upon request. The report of the Planning Division will be available on Friday, March 26, 2021 as part of City Council's Agenda. Please contact Peter Tonazzo at 705.759.2780 or p.tonazzo@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 Peter Tonazzo, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to p.tonazzo@cityssm.on.ca with your name, address and application file number on or before **Monday, March 29, 2021**.

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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

