



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 AMENDED APPLICATION & PUBLIC MEETING

**1035 Wellington Street East, 189 Upton Road & 185 Upton Road**  
**Application No.: A-3-22-Z.OP (amended)**  
**Applicant: Zion Evangelical Lutheran Church**

**Date: Tuesday, May 24, 2022**  
**Time: 5:30 PM**

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

### PURPOSE

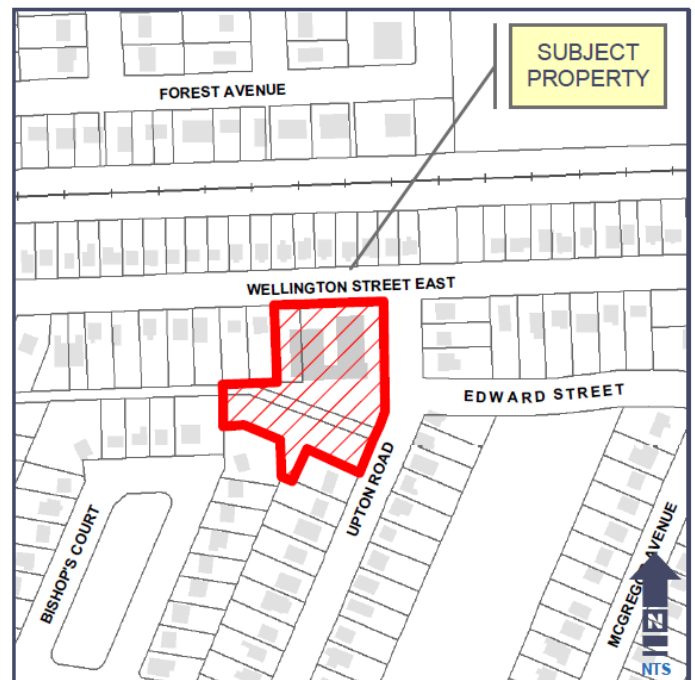
The applicant, Zion Evangelical Lutheran Church, has submitted an application to re-designate and rezone the subject property consisting of 1035 Wellington Street East, 189 Upton Road and 185 Upton Road to permit office uses in the church's assembly hall addition (also known as the Fellowship Centre).

### PROPOSED CHANGE

Amend the Official Plan from Residential to Residential with a notwithstanding clause to permit office space on the subject property (1035 Wellington Street East, 189 and 185 Upton Road).

Rezone the subject property (1035 Wellington Street East, 189 and 185 Upton Road) from Single-Detached Residential Zone (R2) to Single-Detached Residential Zone (R2.S) with a Special Exception to permit, in addition to the uses already permitted in an R2 zone, up to 350 square metres of office space in the existing assembly hall, subject to the following special provisions:

- Permit parking spaces to be located in an exterior side yard.
- Reduce the landscaped open space requirement from 30% to 25%.
- Waive the parking space and surface treatment requirement for the proposed office use.



### 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, May 24, 2022, at 5:30 p.m. to consider an Official Plan Amendment and Zoning By-law Amendment (under sections 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, 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](mailto: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, May 20, 2022** as part of City Council's Agenda. Please contact the Planning Division at 705-759-5368 or [planning@cityssm.on.ca](mailto:planning@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 the Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to [planning@cityssm.on.ca](mailto:planning@cityssm.on.ca) with your name, address and application file number on or before **Tuesday, May 24, 2022**.

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.



