



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

### 551 Korah Road and 0 Prentice Avenue

Application No.: A-10-23-Z

Applicant: Steve Ficociello (c/o Mark Lepore)

Date: Monday, November 20, 2023  
Time: 5:00 PM

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

#### PURPOSE

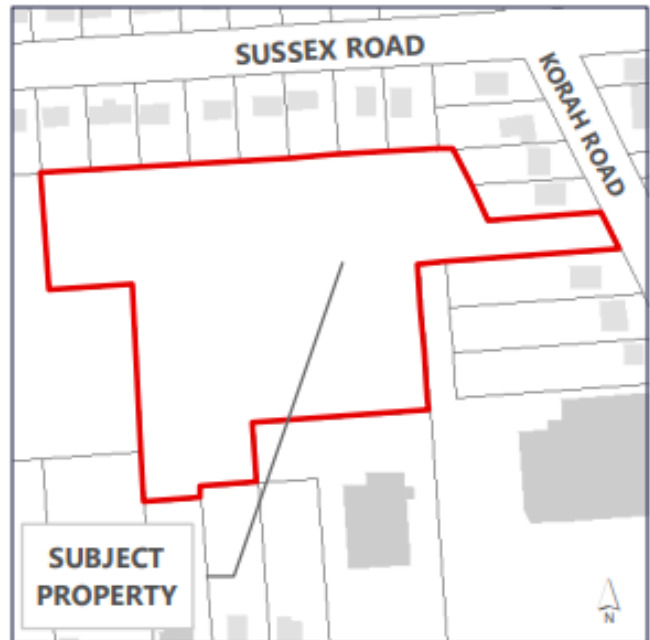
The Applicant, Steve Ficociello (c/o Mark Lepore), has submitted an application to remove the Holding Provision from the subject properties.

The Holding Provision addressed concerns related to height and privacy impacts of the initial development proposal in 2015. Since then, the development plans have been revised.

Removal of the Holding Provision will permit the proposed development of thirty (30) 1-storey Multiple attached dwelling units (townhouses).

#### PROPOSED CHANGE

Rezone the subject property from Medium Density Residential Zone with a Special Exception and a Holding Provision (R4.S.351.H) to Medium Density Residential Zone with a Special Exception (R4.S.351), to remove the Holding Provision.



#### HAVE YOUR SAY

Input on the proposed Zoning By-Law and Official Plan 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, November 20, 2023 at 5:00 p.m. to consider an Zoning By-law Amendment (under section 36 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 upon request. The report of the Planning Division will be available on Friday, November 17, 2023 as part of City Council's Agenda. Please contact Nicholas Cicchini 705.759.5375 or [n.cicchini@cityssm.on.ca](mailto:n.cicchini@cityssm.on.ca) to request a digital copy. Please refer to the application file number.

#### WRITTEN SUBMISSION

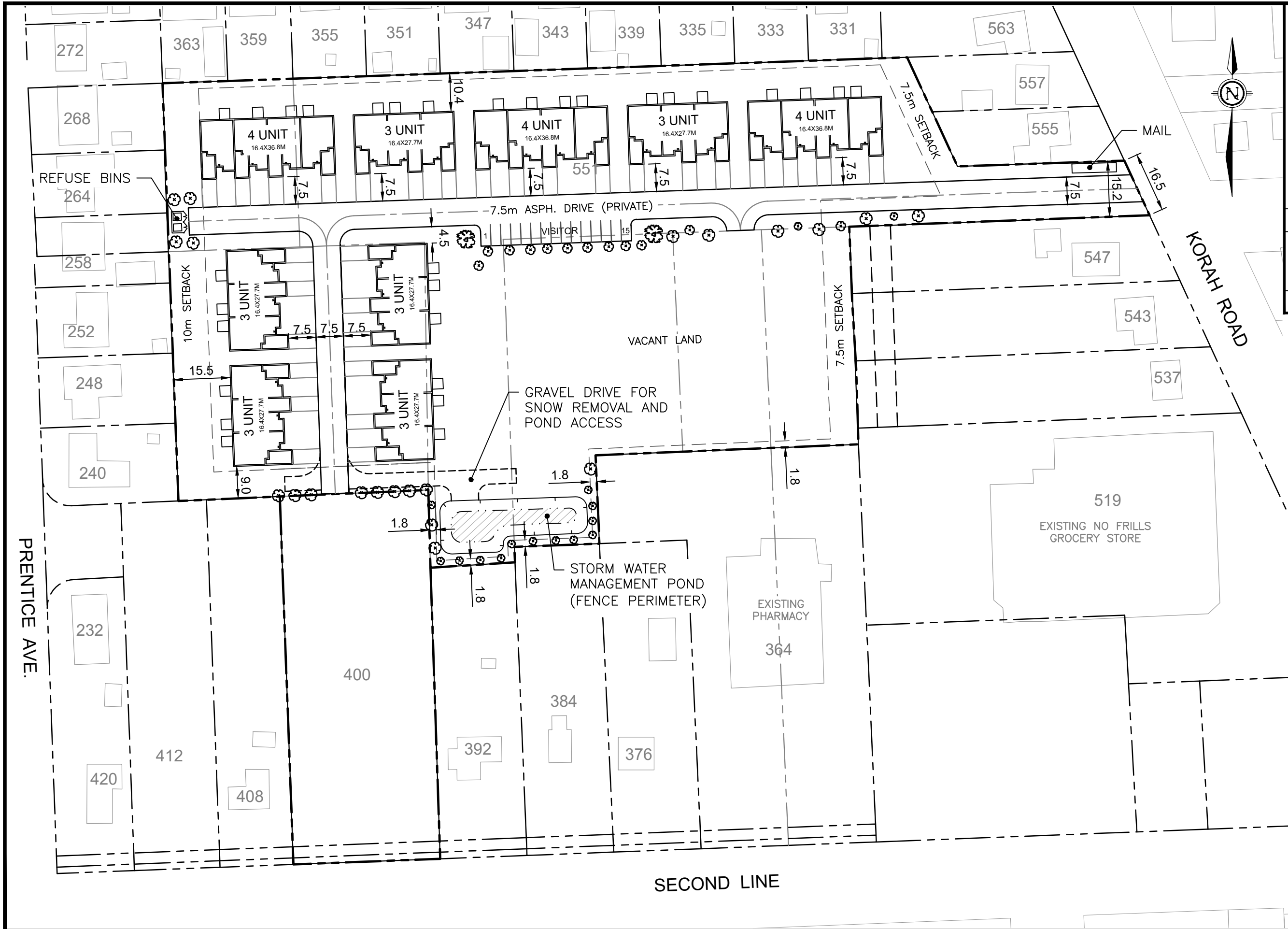
To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Nicholas Cicchini, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to [n.cicchini@cityssm.on.ca](mailto:n.cicchini@cityssm.on.ca) with your name, address and application file number on or before **Monday, November 20, 2023**.

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 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.



ISSUED TO CLIENT	ISSUED FOR CLIENT APPROVAL	ISSUES / REVISIONS
KTN	KTN	BY
2023-10-06	2023-08-29	DATE
B	A	No.
DRAWN BY: KTN		CHECKED BY: KTN
DESIGNED BY: KTN		APPROVED BY: JVM
SCALE: 1:1000		DATE: 2023-08-29
PROJECT No.: 220693		DRAWING No. C1C B
REVISION No.		REVISION No.

**PRELIMINARY**

ENGINEER'S SEAL

**PROJECT:**  
**RESIDENTIAL DEVELOPMENT**  
**KORAH ROAD**  
**SAULT STE. MARIE, ON**

DRAWING:  
**CONCEPTUAL SITE PLAN**  
**OPTION C**



SECOND LINE