



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

267 Cathcart Street & 159 John Street

Application No.: A-7-24-Z.OP

Applicant: West Village Developments Ltd.

Date: May 13, 2024
Time: 5:00 PM

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

PURPOSE

The applicant, West Village Developments Ltd. (c/o Claudia Daniels), proposes to amend the Official Plan and rezone the subject property, to facilitate converting the basement of the existing building for an additional 650m² of office space. In addition, the applicant is seeking Council's approval to reduce required on-site parking, in lieu of additional parking spaces being located upon the vacant lot at 159 John Street, which is also owned by the applicant.

PROPOSED CHANGE

267 Cathcart Street

To amend the Official Plan by way of a notwithstanding clause to Commercial Policy 4 to permit major office space (650m²) outside of the downtown area, and re-designate the subject property on Land Use Schedule C of the Official Plan from Residential to Commercial. Furthermore, rezone the subject property from Low Density Residential (R3.S365) with Special Exception No. 365 to Commercial Transitional (CT2.S365) with Special Exception No. 365 amended, to include the following additional provision:

1. Reduce the required number of parking spaces from 40 to 30 spaces, 8 of which will be located off-site at 159 John Street.

159 John Street

To rezone the subject property from Low Density Residential Zone (R3) to Low Density Residential Zone (R3.S) with a special exception, to permit the subject property to be occupied with required parking spaces to benefit the uses at 267 Cathcart Street only, subject to the following special provisions:

1. That the Surface treatment requirements of Section 5.2.2 of Zoning By-law 2005-150 be waived, to allow the parking lot to have a gravel surface.
2. For the purposes of parking space setbacks, the subject property is deemed to be located within the defined downtown.

HAVE YOUR SAY

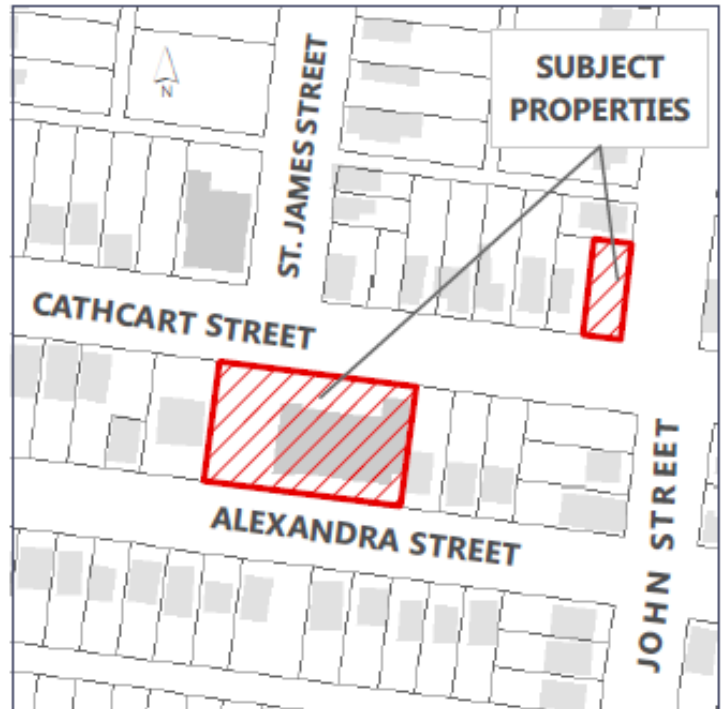
Input on the proposed Official Plan Amendment and Zoning By-Law Amendment is welcome and encouraged. You can provide input by making a written submission or by making a public presentation.

TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, May 13, 2024 at 5:00 PM to consider a proposed 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, 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 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, May 9, 2024 and in person on Friday, May 10, 2024, during regular office hours in the Planning Division. Digital and physical copies of the report are available upon request. Inquiries should be directed to Nicholas Cicchini, Planning Division, at 705.759.5375 or n.cicchini@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 Nicholas Cicchini, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to n.cicchini@cityssm.on.ca with your name, address and application file number on or before **Monday, May 13, 2024**.

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.



Application A-7-24-Z.OP: Aerial Image


Property Information



**SAULT
STE. MARIE**

Planning and Enterprise Services

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

-  Subject Properties: 206 Cathcart St. & 267 Cathcart St.
-  Parcel Fabric

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

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This map is for general reference only
Orthophoto: 2022

