

The Corporation of the City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6  
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## NOTICE OF APPLICATION & PUBLIC MEETING

### Strategic Development Areas

Application No.: A-5-24-OP

Applicant: The Corporation of the City of Sault Ste. Marie

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

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

#### PURPOSE

The applicant, the City of Sault Ste. Marie (c/o Planning Division) is proposing a series of Official Plan amendments aimed towards encouraging residential intensification and infill development within areas of the City that have access to services and amenities within a safe-walkable distance. The amendments define the Strategic Development Areas (SDAs) as the focus areas for accommodating intensification and higher-density mixed-use development, through various means. Intensification opportunities include the development of vacant or underutilized lots, infill, redevelopment, and the expansion or conversion of existing buildings.

#### PROPOSED CHANGE

The applicant, the City of Sault Ste. Marie, is seeking the following amendments to the Official Plan:

##### Amendment #1: Map Change to Schedule 'C' – Land Use

A map change to *Official Plan Schedule 'C' – Land Use* to define the boundaries of the Strategic Development Areas, as shown in Appendix A.

##### Amendment #2: Update Part VI - Physical Development – Built Environment Goals

Under Part VI – Physical Development – Built Environment, Introduction add a new goal stating:

“To encourage residential intensification, high density, and mixed-use development in the Strategic Development Areas of the City where transportation, community facilities, services, and amenities are readily available.”

##### Amendment #3: Repeal and Replace Section 2.3 Land Use – Urban Growth & Settlement

Repeal section 2.3 Land Use - Urban Growth & Settlement and replace with the following:

#### Urban Growth & Settlement

The community settlement area is delineated by the urban land use designations on Schedule "C", excluding the Rural designation.

The City is expected to experience slow to moderate growth between 2018 and 2036 primarily as a result of immigration. Migrants will be required to replace the last of the retiring baby boomers in the workforce and many baby boomers will remain in the city and will require local services.

Although, housing construction is not anticipated to experience the levels of growth seen in the decades prior to 1990; future residential growth within the City can be accommodated within the existing settlement area, through development, redevelopment, and intensification.

#### Strategic Development Areas

Strategic Development Areas (SDAs) are areas within the Urban Settlement Area that will accommodate a significant portion of the City's growth through intensification. Intensification is the development of a property, site, or area at a higher density than currently exists through redevelopment, the development of vacant or underutilized lots, infill, and the expansion or conversion of existing buildings. Intensification is essential to completing our communities, making the most efficient use of land, resources, infrastructure and public service facilities, minimizing negative impacts on air quality and climate change, promoting energy efficiency and supporting public transit, active transportation, and the efficient movement of people and goods.

The City's SDAs comprise the first settlement area of the City (including Downtown) and areas within a safe-walkable distance to an array of services and amenities such as retail clusters, grocery stores, community centres, schools, and parks. SDAs are delineated on Schedule "C" and include the "Strategic Development Areas - First Neighbourhoods" and "Strategic Development Areas – Other":

#### Strategic Development Areas - First Neighbourhoods

The First Neighbourhoods are the initial major settlement areas within the City, including the Downtown. This area contains a large employment concentration and is the location of the highest density of office developments. The First Neighbourhoods should be the primary focus of intensification and revitalization activities, thereby helping the area continue to become a vibrant, resilient and diverse mixed-use community that provides a range

of housing options for all residents. Residential development in the First Neighbourhoods also stimulates increased investment and business activity as well as downtown revitalization.

### Strategic Development Areas - Other

The other identified SDAs are those that have significant development potential to become mixed-use neighbourhoods with pedestrian-friendly access to a variety of services, amenities, and housing within a safe walkable distance. Other SDAs are typically centred around arterial roads and have good access to public transportation. They are located strategically across the Urban Settlement Area to provide a major mixed-use destination to larger residential or business catchment areas. They may also be centered around Large-Scale Activity Hubs that generate significant activity and employment.

### Policies

With respect to Strategic Development Areas, it shall be a policy of the City to:

- SD.1 Encourage a complete mix of land uses with an emphasis on filling land use gaps and creating complete neighbourhoods that can meet a variety of needs, such as living, working, education, shopping, and recreational opportunities.
- SD.2 Promote transit and pedestrian supportive development and a range of housing options through intensification, redevelopment and infill development, subject to compatibility with the existing and planned character of the area and the suitability of existing and planned infrastructure and services.
- SD.3 Encourage additional residential growth and development through various means including, but not limited to, financial incentives and reduced development standards.
- SD.4 Encourage the expansion of Strategic Development Areas by:
- a) Improving connectivity and active transportation networks within the Strategic Development Areas and adjacent neighbourhoods. (e.g., footpaths, sidewalks, bicycle networks, and pedestrian crossings).
  - b) Promoting the establishment of Neighbourhood Commercial in areas that contain medium to high density residential but few local convenience and neighbourhood commercial uses within a safe-walkable distance. These include, but are not limited to:
    - Dacey Road from Trunk Road to Hardwood Street
    - The Goulais Avenue / Second Line West Area
    - Second Line West between Farwell Terrace and Peoples Road
    - Algoma University Area

### **HAVE YOUR SAY**

Input on the proposed 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, May 13, 2024 at 5:00 p.m. to consider an Official Plan Amendment (under sections 17 and 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 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, 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 Steve Zuppa at 705.759.5279 or [s.zuppa@cityssm.on.ca](mailto:s.zuppa@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 Steve Zuppa, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to [s.zuppa@cityssm.on.ca](mailto:s.zuppa@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.

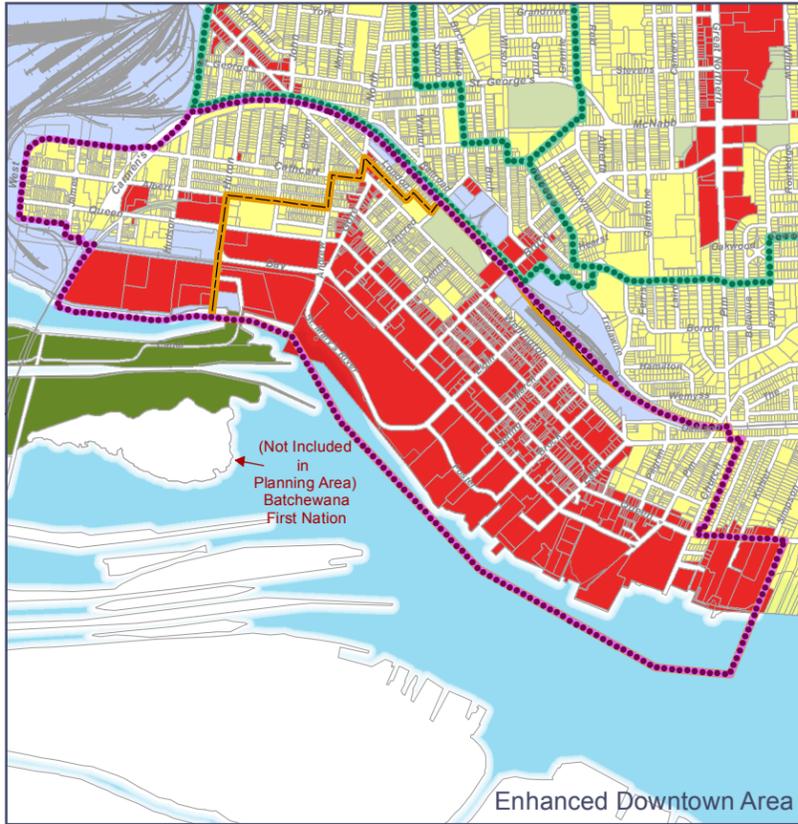
**LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL**

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.



**Appendix A:  
A-5-24.OP - Strategic Development Areas**



**PRINCE TOWNSHIP**  
(Not Included in Planning Area)



**City of Sault Ste. Marie**

**OFFICIAL PLAN SCHEDULE 'C'  
Land Use**

- Residential
- Institutional
- Industrial
- Airport Lands
- Existing Urban Settlement Area
- Strategic Development Area - First Neighbourhoods (OPA 252)
- Commercial
- Parks Recreation
- Rural Area
- Shield Line
- Downtown (OPA 121)
- Strategic Development Area - Other (OPA 252)

The Corporation of the City of Sault Ste. Marie  
Planning Division - March 13, 2024

This map is for general reference only.  
For official mapping, see the  
Engineering and Planning Department.

Numeric reference in parenthesis after symbol  
in legend corresponds to section in  
Official Plan document

Vector Data:  
Ontario Ministry of Natural Resources,  
Sault Ste. Marie Region Conservation Authority  
The City of Sault Ste. Marie

Projection Details:  
NAD 1983 UTM Zone 16N  
GCS North American 1983

