

AMENDED
NOTICE OF THE PASSING OF BY-LAWS
AMENDING ZONING BY-LAWS 2005-150 AND 2005-151 AND THE OFFICIAL
PLAN FOR THE CORPORATION OF THE CITY OF SAULT STE. MARIE

TAKE NOTICE that the Council of The Corporation of the City of Sault Ste. Marie on the 25th day of January, 2021 passed Zoning By-law 2021-21 under section 34 of the Planning Act, R.S.O. 1990, c. P.13 and on the 25th day of January, 2021 City Council passed By-law 2021-20 amending the Official Plan amendment under Section 17 of the said Act. Council received written and oral submissions regarding the said By-law for which the effect was both duly considered and formed part of the deliberations of Council.

AND TAKE NOTICE that under the provisions of Section 17 and Section 34(19) of the Planning Act, the applicant, any person or public body who, before the by-law was passed made oral submissions at a public meeting or written submissions to Council or the Minister may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the zoning by-law or an Official Plan Amendment by filing a notice of appeal with the Clerk of The Corporation of the City of Sault Ste. Marie at the address set out below not later than the 18th day of February, 2021. A notice of appeal must set out the reasons for the appeal along with the land use planning ground or grounds upon which the appeal is based and be accompanied by the fee required by the LPAT. An objection filed with the City Clerk before the day of the passing of the Zoning by-law or a by-law adopting an Official Plan Amendment is **not** considered a notice of appeal under the Planning Act. A notice of appeal to the LPAT must be filed with the City Clerk after the date of the passing of the by-law and not later than the date set out in this paragraph. The decision of the City Council is final, if the notice of appeal is not received.

An explanation of the purpose and effect of the by-laws, describing the lands to which they apply and a key map showing the location of the lands to which the by-laws apply is attached. The complete by-laws are available for inspection in my office during regular office hours, (8:30 a.m. to 4:30 p.m.).

Only individuals, corporations and public bodies may appeal a decision of Council to the LPAT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. Each appeal must be accompanied by a certified cheque or money order payable to the Minister of Finance in the amount of \$1,100.00.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

If you wish to appeal to the LPAT, you must use the LPAT appeal form. A copy of the appeal form is available from the LPAT website at <https://olt.gov.on.ca>

DATED at Sault Ste. Marie, Ontario, this 29th day of January, 2021.

RACHEL TYCZINSKI, CITY CLERK
The Corporation of the
City of Sault Ste. Marie
Civic Centre, 99 Foster Drive
Sault Ste. Marie, ON P6A 5X6

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2021-21

SUBJECT PROPERTY: 719 Airport Road

The purpose of Zoning By-law 2021-21 is to rezone the property from RA (Rural Area) zone to RA.S (Rural Area) zone with a "Special Exception" to permit, in addition to those uses permitted in an RA zone:

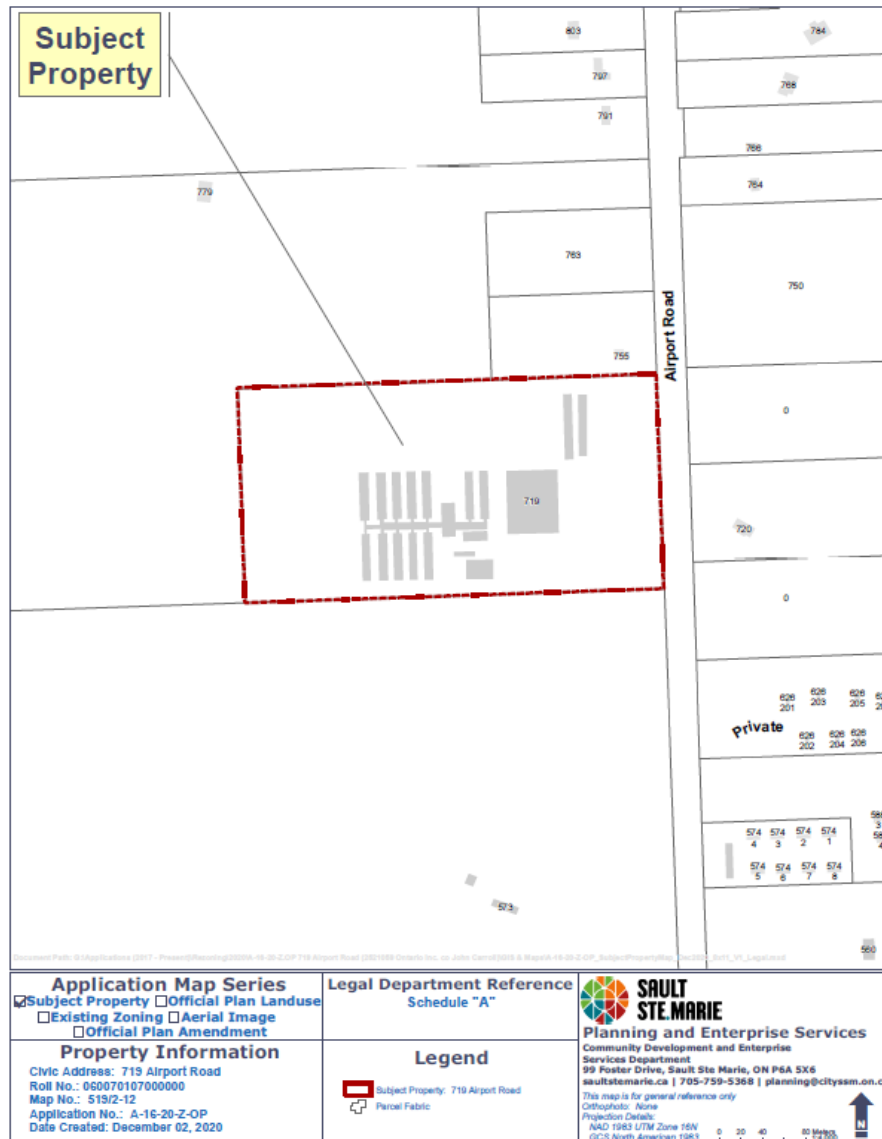
1. Permit retail trade and food services;
2. Retail trade to occupy no more than 500m², excluding any space dedicated to accessory use retail.
3. Increase the maximum lot coverage percentage from 10% to 16%.

The location of the subject property is shown on the map attached hereto.

This by-law shall not come into force until Official Plan Amendment No. 229 is approved by Council and the final date for appeal has expired without an appeal being filed.

An Explanatory Note in respect of Official Plan Amendment By-law 2021-20 concerning Amendment No. 229 to the Official Plan is attached.

The subject property has been designated an area of site plan control.



**AMENDMENT NO. 229
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

This Amendment is an amendment to the Text of the Official Plan as it relates to the Rural Area Policies of the Plan.

LOCATION

SEC 11 NE1/4PT PCL 74 AWS FORM 2; located on Airport Road, approximately 810 metres north of Dr. Roberta Bondar Parkway, civic no. 719 Airport Road.

BASIS

This Amendment is necessary in view of a request to permit retail trade and food services.

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

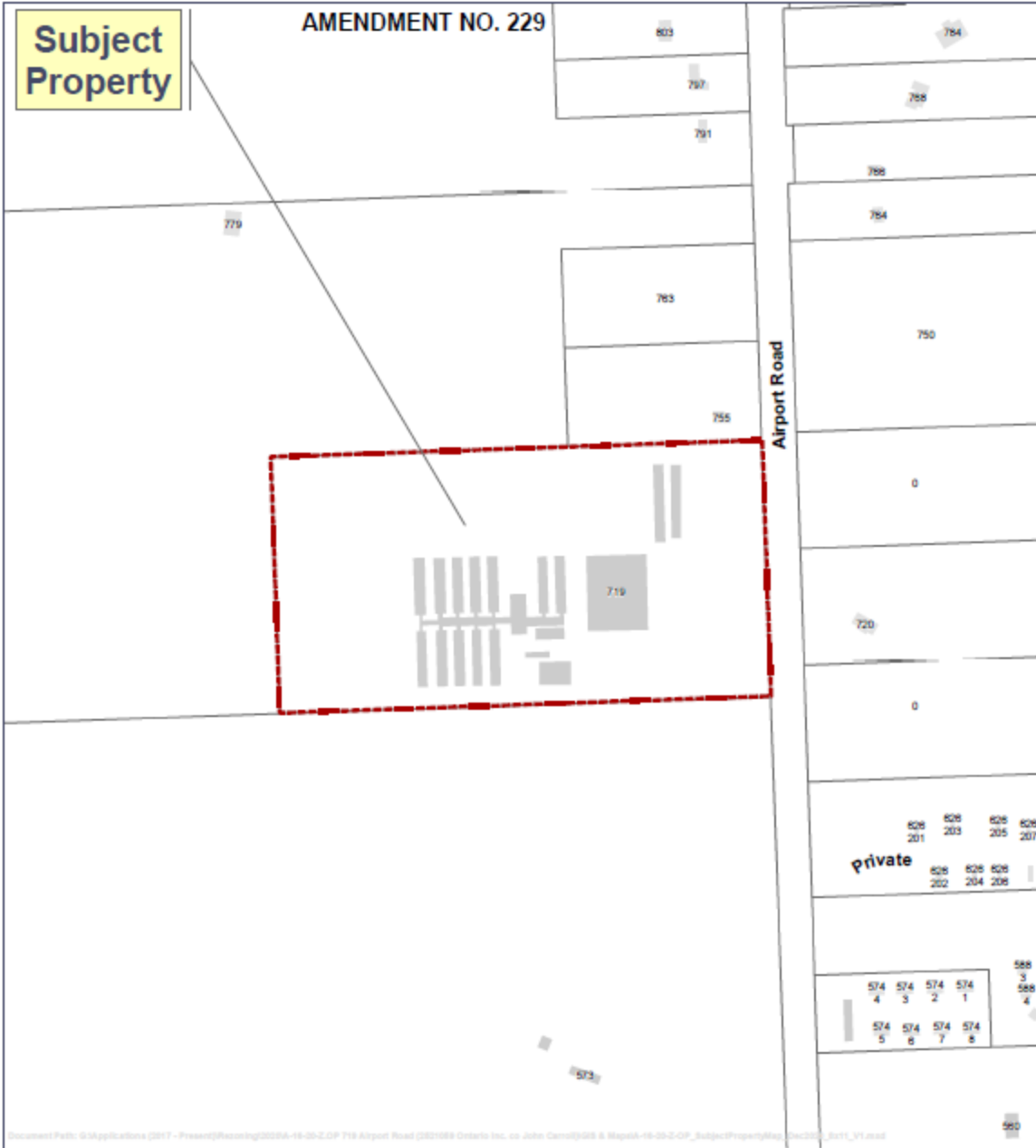
The Official Plan for the City of Sault Ste. Marie is hereby amended by adding the following paragraph to the Special Exceptions Section:

“Special Exceptions”

152. Notwithstanding Rural Area policies of the Official Plan, the property described as SEC 11 NE1/4PT PCL 74 AWS FORM 2 located on Airport Road, approximately 810 metres north of Dr. Roberta Bondar Parkway, civic no. 719 Airport Road, be permitted to have retail trade and food services.

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.



Document Path: G:\Applications\2017 - Present\Recording\2020A-19-04-Z-OP 719 Airport Road (202108) Ontario Inc. vs John David\2020 & Map\A-19-04-Z-OP_SubjectProperty\Map Dec2020_2021_01.aprx

Application Map Series
 Subject Property Official Plan Landuse
 Existing Zoning Aerial Image
 Official Plan Amendment

Property Information
 Civic Address: 719 Airport Road
 Roll No.: 060070107000000
 Map No.: 519/2-12
 Application No.: A-16-20-Z-OP
 Date Created: December 02, 2020

Legal Department Reference

Legend
 Subject Property: 719 Airport Road
 Parcel Fabric

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

This map is for general reference only
 Orthophoto: None
 Projection Details:
 NAD 1983 UTM Zone 18N
 GCS North American 1983

0 20 40 80 Meters
 1"=14,000'