

**AMENDMENT NO. 247
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 Housing and Commercial Policies, and to the Land Use Map (Schedule C).

LOCATION

PT SEC 32 TARENTORUS; PT LT 18 RCP H732 TARENTOROUS PTS 2, 3, 4, 6 & 7, 1R-13874; S/T T232886; SAULT STE. MARIE; PT SEC 32 TARENTOUS; PT LT 18 RCP H732 TARENTOROUS PT 1, 1R-13874; S/T T342880; SAULT STE. MARIE, having Civic Number 352/360 Northern Avenue and 31 Old Garden River Road, located at the northeast corner of the Northern Avenue East and Great Northern Rd.

BASIS

The Text Amendments are necessary in view of an application to permit:

- a. New commercial development up 750m² on residential lands
- b. Permit major office space outside of the Downtown Area

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:

162. Notwithstanding Residential Policy R.7 and Commercial Policy C.4 of the Official Plan, the property described PT SEC 32 TARENTORUS; PT LT 18 RCP H732 TARENTOROUS PTS 2, 3, 4, 6 & 7, 1R-13874; S/T T232886; SAULT STE. MARIE; PT SEC 32 TARENTOUS; PT LT 18 RCP H732 TARENTOROUS PT 1, 1R-13874; S/T T342880; SAULT STE. MARIE, having Civic Number 352/360 Northern Avenue and 31 Old Garden River Road, located at the northeast corner of the Northern Avenue East and Great Northern Rd., may allow commercial including major office space upon the subject area development up to 750m² and be located outside the Downtown Area.

INTERPRETATION

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

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2023-105

SUBJECT PROPERTY: 352/360 Northern Avenue and 31 Old Garden River Road

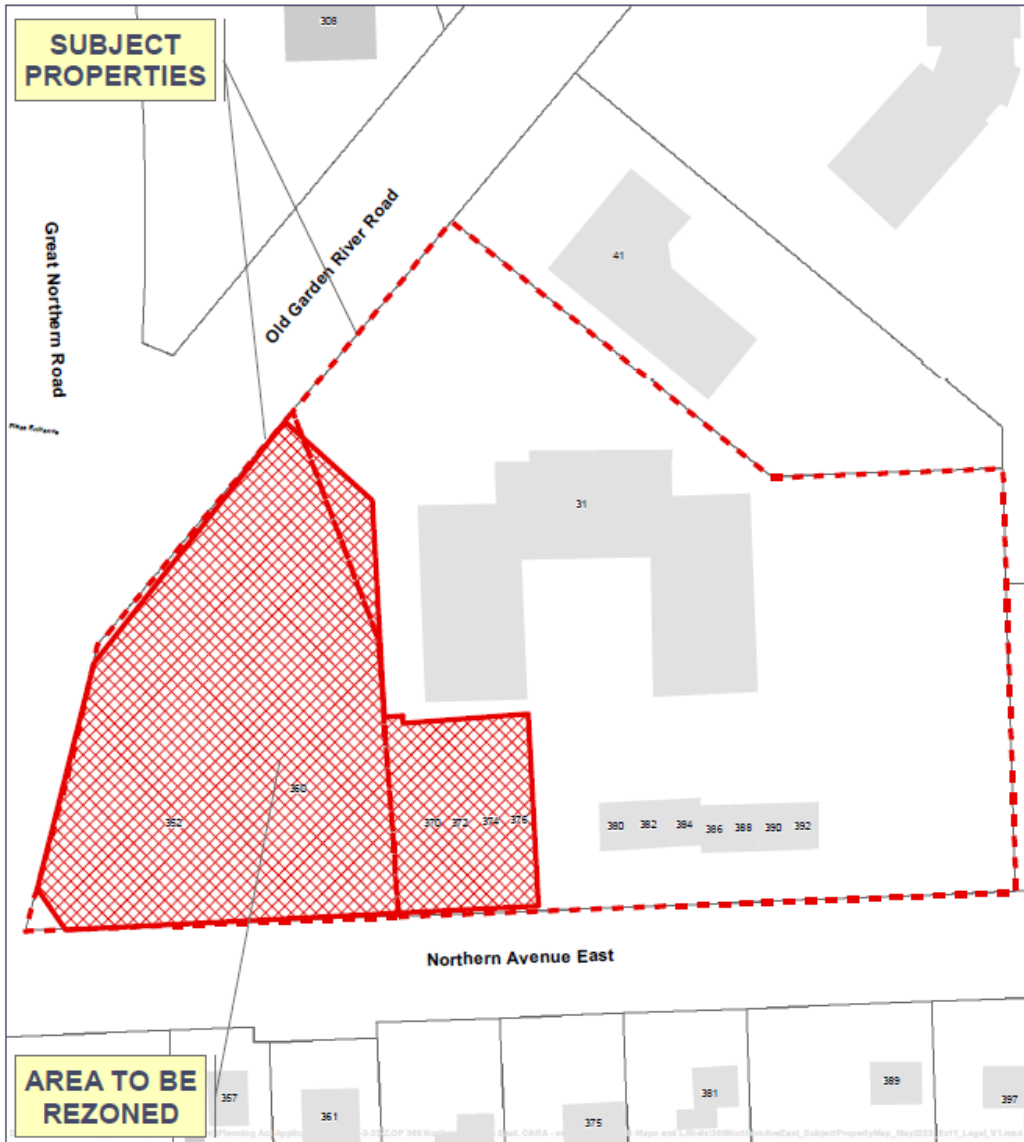
The purpose of Zoning By-law 2023-105 is to rezone the property from R5.S-405 (High Density Residential) zone to R5.S (High Density Residential) zone with a new "Special Exception", to permit, in addition to those uses permitted in an R5 zone up to 750m² of commercial space, subject to the following provisions:

- a) Permitted commercial uses include office uses, food services, personal services, retail trade, amusement and fitness facilities, arts culture and heritage uses, bingo halls, accessory uses and similar. The foregoing uses are subject to the same regulations as the proposed apartment building;
- b) Reduce the required east interior side yard setback to from 13.5m to 0m to accommodate an enclosed corridor between the proposed building and the existing building on the abutting property;
- c) Reduce the combined number of required parking spaces from 185 to 101 spaces for the proposed 108-unit apartment building, the existing 4-unit multiple attached dwellings, the place of worship, and the commercial use of the property;
- d) Provide a minimum of nine barrier-free parking spaces;
- e) Reduce the west exterior side yard setback from 13.5m to 4m;
- f) Permit parking within the required front (south) and exterior (west) side yards;
- g) Waive the need to provide a dedicated loading space as required by Section 6 of the Zoning By-Law; and
- h) Reduce the required landscaped open space from 33% to 29%.

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. 247 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 2023-104 concerning Amendment No. 247 to the Official Plan is attached.



AREA TO BE REZONED

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

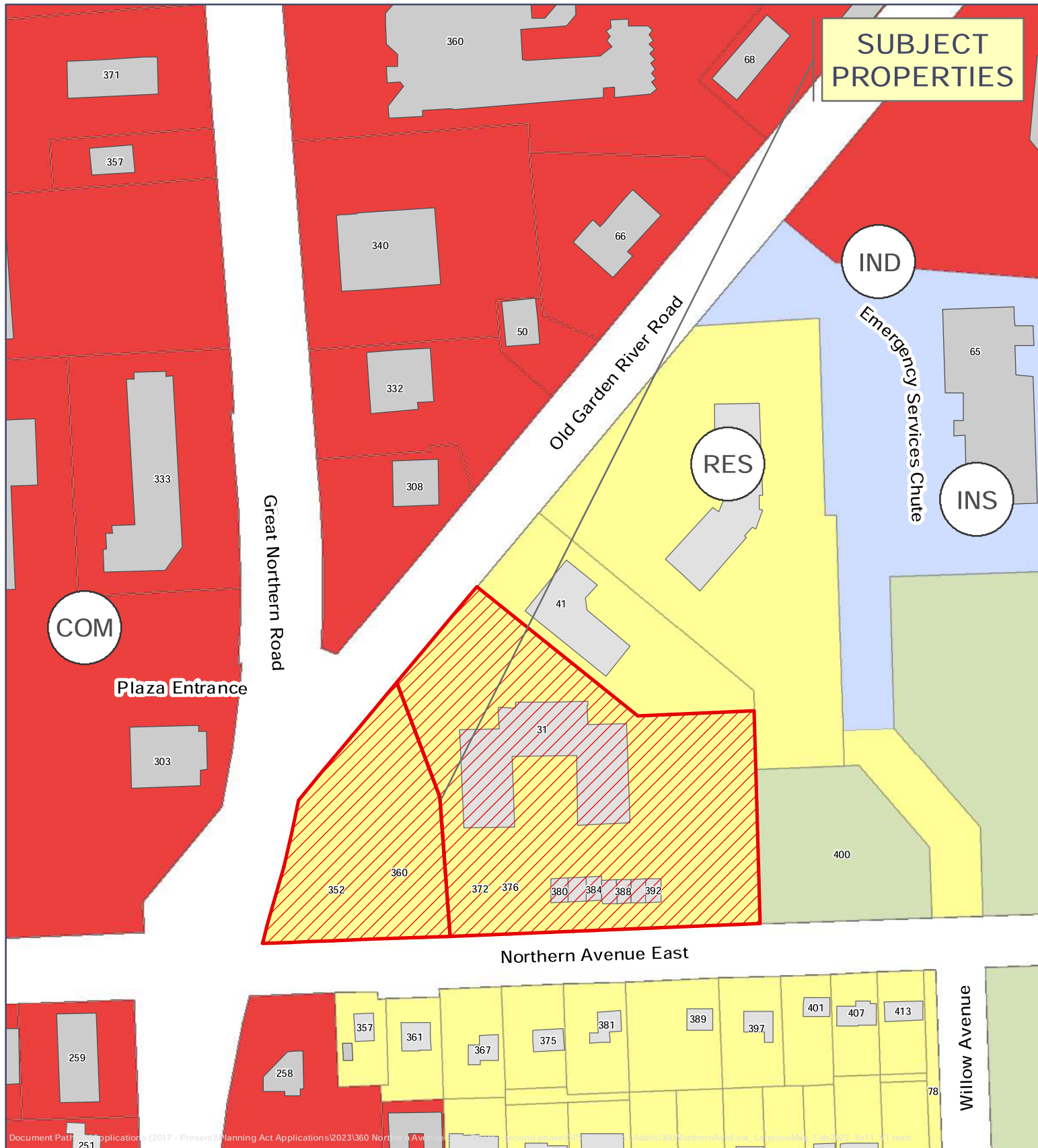
Property Information
 Civic Address: 352/360 Northern Avenue East,
 31 Old Garden River Road
 Roll No.: 030081001000000, 030081002000000
 Map No.: 71/1-76
 Application No.: A-3-23-Z.OP
 Date Created: May 15, 2023

Legal Department Reference
 Schedule "A"

Legend
 Area to be Rezoned
 Subject Properties:
 352/360 Northern Avenue East,
 31 Old Garden River 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
 saultstearie.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

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SUBJECT PROPERTIES

COM

Plaza Entrance

RES

IND

Emergency Services Chute

INS

Northern Avenue East

Willow Avenue

Document Path: Applications (2017 - Present)\Planning Act Applications\2023\360 Northern Avenue East\Map Series\Map Series

Application Map Series
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Legend

- Subject Properties:
352/360 Northern Avenue East,
31 Old Garden River Road
- Residential
- Commercial
- Institutional
- Parks Recreation
- Industrial
- Rural Area
- Airport Lands
- Parcel Fabric

 **SAULT STE. MARIE**
 Planning and Enterprise Services
 Community Development and Enterprise Services Department
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
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This map is for general reference only
 Orthophoto: None
 Projection Details:
 NAD 1983 UTM Zone 16N
 GCS North American 1983

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