

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 29<sup>th</sup> day of August, 2022 passed Zoning By-law 2022-155 under section 34 of the Planning Act, R.S.O. 1990, c. P.13 and on the 29<sup>th</sup> day of August, 2022 City Council passed By-law 2022-154 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 Ontario Land Tribunal (OLT) 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 22<sup>th</sup> day of September, 2022. 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 OLT. 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 OLT 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 OLT. 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 OLT, there are reasonable grounds to add the person or public body as a party.

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

DATED at Sault Ste. Marie, Ontario, this 2<sup>nd</sup> day of September, 2022.

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 2022-155**

### **SUBJECT PROPERTY: 204 SOUTH MARKET STREET**

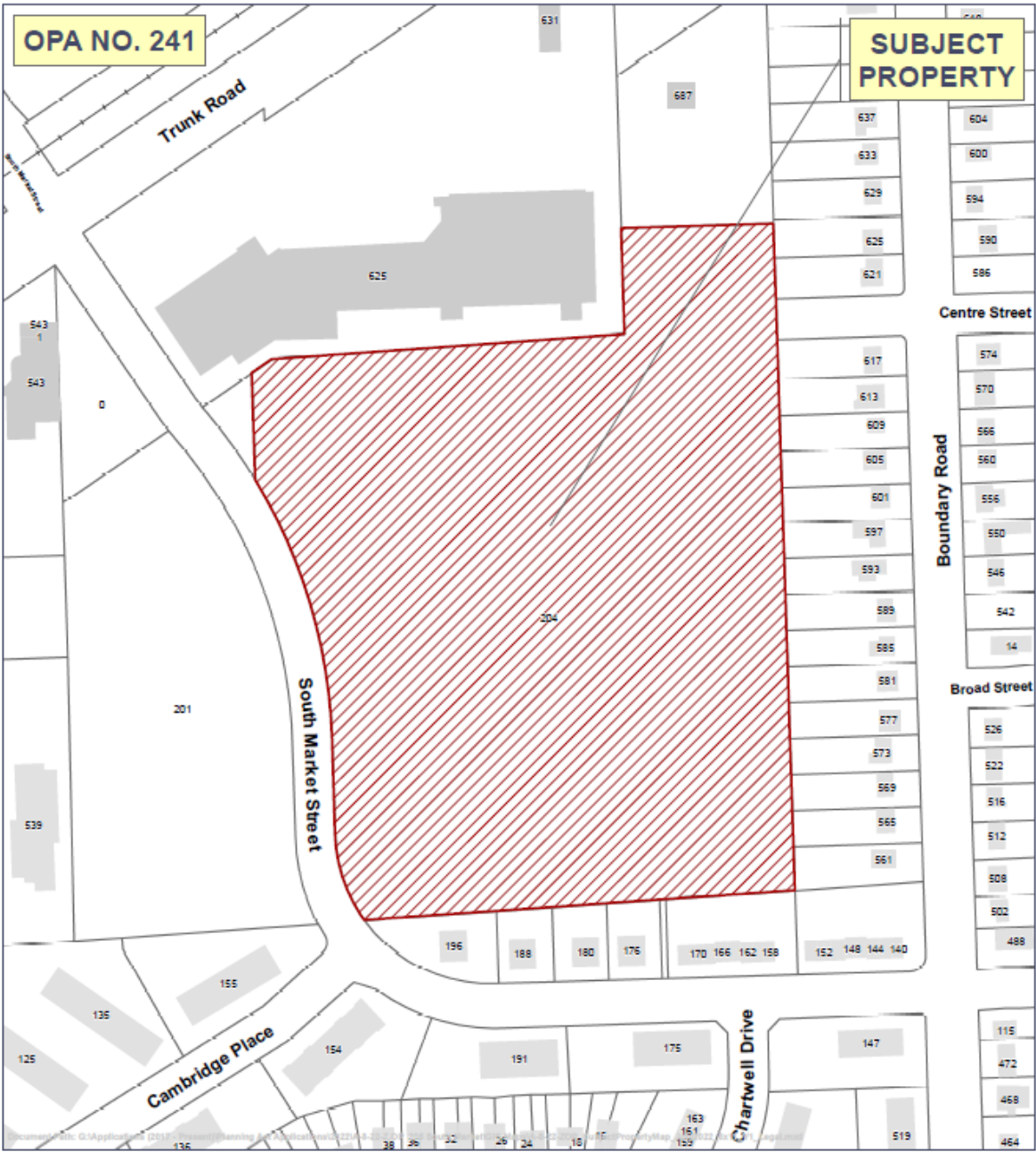
The purpose of Zoning By-law 2022-155 is to rezone the property from R3 (Low Density Residential) zone and R4 (Medium Density Residential) zone to R4.S (Medium Density Residential) zone with a “Special Exception” to, in addition to those uses permitted in an R4 zone:

- a. That a personal storage (self-storage) facility be permitted, in addition to the uses currently permitted in the R4 Zone.
- b. That a 1.8m fence, in association with the proposed daycare facility be permitted to locate in a front yard.
- c. That the total number of dwelling units be limited to 376 units or equivalent flow.

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. 241 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 2022-154 concerning Amendment No. 241 to the Official Plan is attached.



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

**Property Information**  
 Civic Address: 204 South Market St.  
 Roll No.: 010018037030000  
 Map No.: 31/1-34  
 Application No.: A-8-22-ZOP  
 Date Created: July 5, 2022

**Legal Department Reference**  
 Schedule "A"

**Legend**

Subject Property: 204 South Market St.  
 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 12.5 25 50 Meters  
 1:2,500

**AMENDMENT NO. 241  
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 Policies and the Residential Land Use Designation of the Official Plan.

**LOCATION**

Part of Lots 19, 21 and 22 Registrar's Compiled Plan H-724 in the Township of St. Mary's now in the City of Sault Ste. Marie, District of Algoma. Located on the east side of South Market Street, approximately 104m south of its intersection with Trunk Road. Civic No. 204 South Market Street.

**BASIS**

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

- a. A 376 unit residential development without the need to provide at least 30% of those units at affordable prices, as required by Housing Policy 6 of the Official Plan.
- b. A 3600m<sup>2</sup> Personal Storage Facility upon lands designated Residential on Land Use Schedule C of the Official Plan.

Council now considers it desirable to amend the Official Plan.

**DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO**

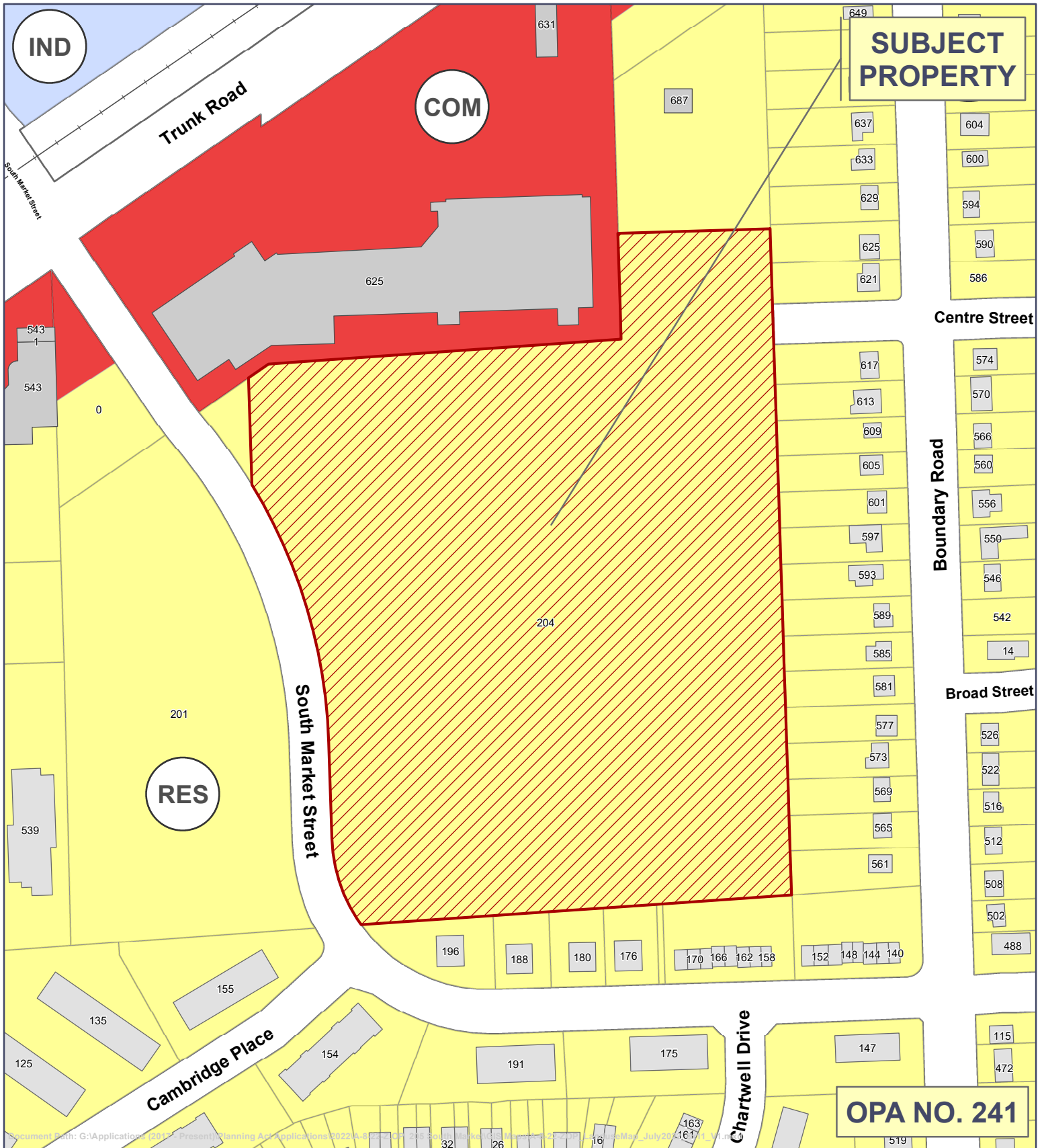
The Official Plan for the City of Sault Ste. Marie is hereby amended with the following Notwithstanding Clauses:

Text - 158

- a. Notwithstanding Housing Policy HO.6, to waive the requirement that in all urban residential developments greater than 50 units, at least 30% of those units shall be affordable.
- b. Notwithstanding the Residential Policies of the Official Plan, to permit a personal storage (self-storage) facility, in addition to the uses permitted within the Residential Land Use Designation.

**INTERPRETATION**

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



**SUBJECT PROPERTY**

**OPA NO. 241**

**Application Map Series**  
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**Legend**

- Subject Property: 204 South Market St.
- 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  
 saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

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 Orthophoto: None  
 Projection Details:  
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 GCS North American 1983

0 12.5 25 50 Meters 1:2,500