

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 3rd day of February, 2025 passed Zoning By-law 2025-14 under section 34 of the Planning Act, R.S.O. 1990, c. P.13 and on the 3rd day of February, 2025, City Council passed By-law 2025-13 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 3rd day of March, 2025. 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 10th day of February, 2025.

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 2025-14

SUBJECT PROPERTY: 550 SECOND LINE EAST

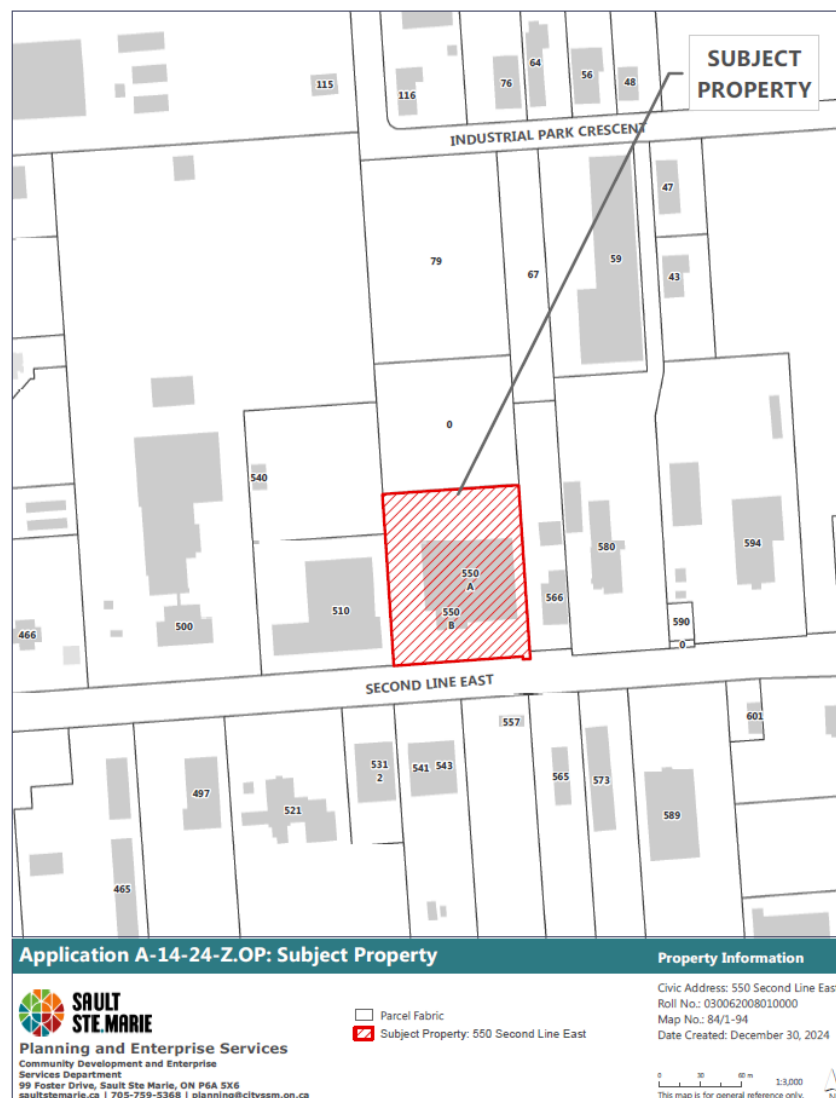
The purpose of Zoning By-law 2025-14 is to rezone the property from M2 (Medium Industrial) zone to M2.S (Medium Industrial) zone with a “Special Exception” to, in addition to those uses permitted in an M2 zone::

1. Office use up to 250m² in size.

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. 257 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 2025-13 concerning Amendment No. 113 to the Official Plan is attached.



**AMENDMENT NO. 257
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 Industrial-Commercial Policies, and to the Land Use Map (Schedule C).

LOCATION

PT LOT 38, RCP H744 TARENTOROUS, PARTS 1 and 2, 1R-11644; S/T EASEMENT IN GROSS OVER PART 2, 1R-11644 AS IN AL45727; SAULT STE. MARIE, having Civic Number 550 Second Line E, located on the North side of Second Line East, approximately 287 metres West of Great Northern Rd.

BASIS

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

- a. Permit office space uses up to 250m² on the subject property

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:

169. Notwithstanding Industrial-Commercial Policy I.10 of the Official Plan, the property described PT LOT 38, RCP H744 TARENTOROUS, PARTS 1 and 2, 1R-11644; S/T EASEMENT IN GROSS OVER PART 2, 1R-11644 AS IN AL45727; SAULT STE. MARIE, having Civic Number 550 Second Line E, located on the North side of Second Line East, approximately 287 metres West of Great Northern Rd. , may allow office space upon the subject area development up to 250m².

INTERPRETATION

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

