



The Corporation of the City of Sault Ste. Marie  
 99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6  
 saultstemarie.ca | 705.759.2500 | info@cityssm.on.ca

## NOTICE OF APPLICATION & PUBLIC MEETING

**105 Allard Street**  
**Application No.: A-3-24-Z**  
**Applicant: Allard SSM Inc. (c/o Mathew Moxness)**

**Date: Monday, March 18, 2024**  
**Time: 5:00 PM**

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

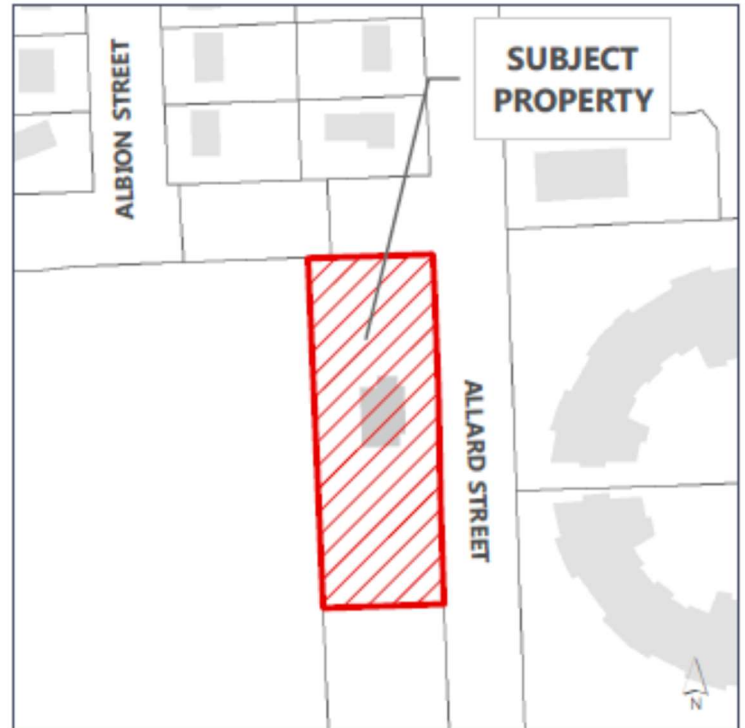
### PURPOSE

The applicant, Allard SSM Inc. (C/O Mathew Moxness), has submitted an application to rezone 105 Allard Street to facilitate the construction of a five storey apartment building containing 47 residential units.

### PROPOSED CHANGE

To rezone the subject property from Medium Density Residential (R4.373) Zone with special exception 373 to Medium Density Residential (R4.373) Zone with an amended special exception 373, to repeal existing provisions and replace with the following new provisions:

1. Permit parking in the required Front Yard.
2. Permit parking in the required Exterior Side Yard.
3. Reduce the westerly Interior Side Yard Setback from 7.5 metres to 7.0 metres.
4. Reduce the southerly Rear Yard Setback from 10 metres to 7.5 metres.
5. Reduce the number of required parking spaces from 59 to 37 spaces (1.25 to .79 ratio) for the proposed 47-unit apartment building.
6. Waive the requirement that a loading zone be 100% visually screened.



### HAVE YOUR SAY

Input on the proposed Zoning By-Law 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, March 18, 2024 at 5:00 p.m. to consider an Zoning By-law Amendment (under section 34 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, March 14, 2024** and in person on **Friday, March 15, 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 Salvatore Marchese, Planning Division, at 705.759.5445 or [s.marchese@cityssm.on.ca](mailto:s.marchese@cityssm.on.ca). Please refer to the application file number.

### WRITTEN SUBMISSION

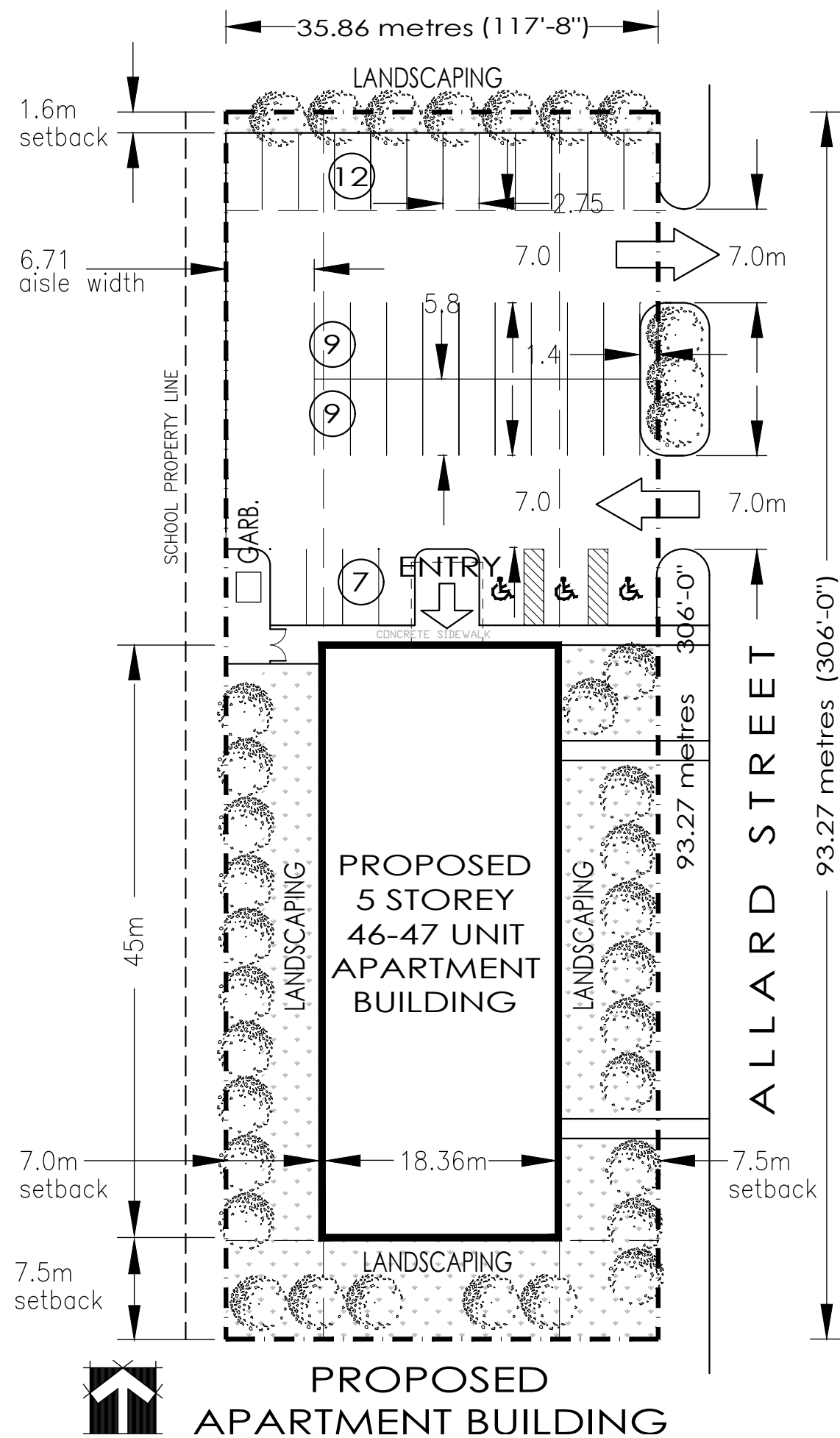
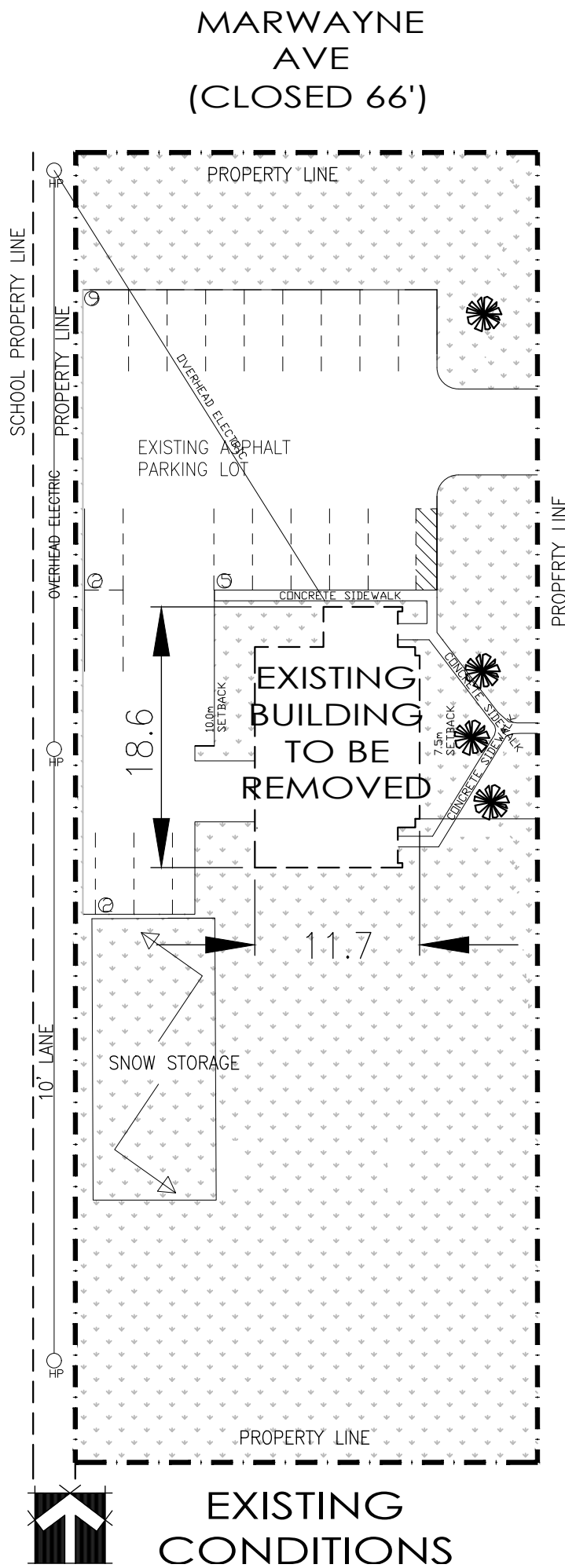
To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Salvatore Marchese, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to [s.marchese@cityssm.on.ca](mailto:s.marchese@cityssm.on.ca) with your name, address and application file number on or before **Monday, March 18, 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.

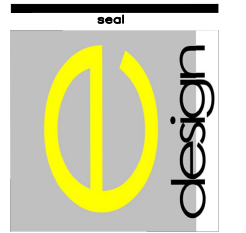


PARKING PROVIDED:  
TOTAL 37 SPACES  
UNITS INCLUDING 3  
ACCESSIBLE SPACES

AREA OF PROPERTY:  
3306 SM

AREA OF GROUND  
FLOOR: 809 SM

AREA OF LANDSCAPING:  
1005 sm= 30.4%  
OF TOTAL SITE



Project  
Proposed 47 Unit Apartment Building  
Allard Street  
Sault Ste. Marie, ON  
david ELLIS architect inc.  
267 cathcart street sault ste. marie p6a 1e5 ph: 705 253 4333 e: david.ellis@ellisdesign.ca

revisions

scale  
NTS

date  
24 January 2024

checked by  
d ellis

drawn by  
D ELLIS

responsibility for coordination of all work remains with the General Contractor. The Architect is not responsible for construction details or for the accuracy of the information provided by the contractor and/or other design and engineering consultants.

drawing  
PROPOSED  
SITE PLAN

project number  
22-32



sk-9