

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 29th day of April, 2024 passed Zoning By-law 2024-63 under section 34 of the Planning Act, R.S.O. 1990, c. P.13 and on the 29th day of April, 2024 passed Zoning By-law 2024-62 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 21st day of May, 2024. 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 1st day of May, 2024.

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 2024-63

SUBJECT PROPERTY: 44 GREAT NORTHERN ROAD

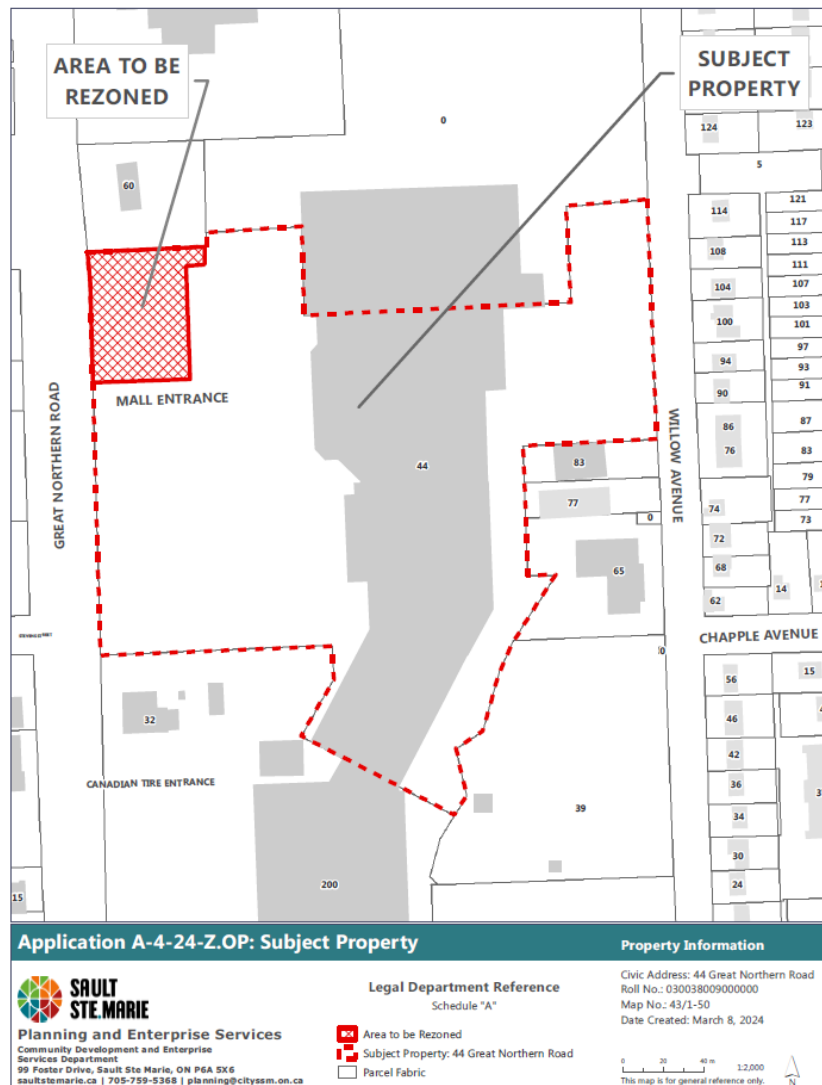
The purpose of Zoning By-law 2024-63 is to rezone the property from Shopping Centre (C5) Zone to General Commercial (C4.S) Zone with a "Special Exception" to:

1. Increase the maximum Gross Floor Area for Office Uses outside of the downtown from 300 m² to 450 m².

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. 251 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 2024-62 concerning Amendment No. 251 to the Official Plan is attached.



**AMENDMENT NO. 251 (T-166)
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 Commercial Policies of the Plan.

LOCATION

Part 1 of PT LT 14 RCP H690 St. Mary's PT 2 1R10307 S/T T247922; SAULT STE. MARIE, PIN 31531-0035 (LT), having Civic Address 44 Great North Road, Sault Ste. Marie, ON, located on the east side of Great Northern Road, approximately 200 meters north of McNabb Street.

BASIS

This Amendment is necessary in view of a request to permit office uses with a Gross Floor Area (GFA) up to 450m² on the subject property.

The proposal does not conform to the existing policy C.4 of the official plan.

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

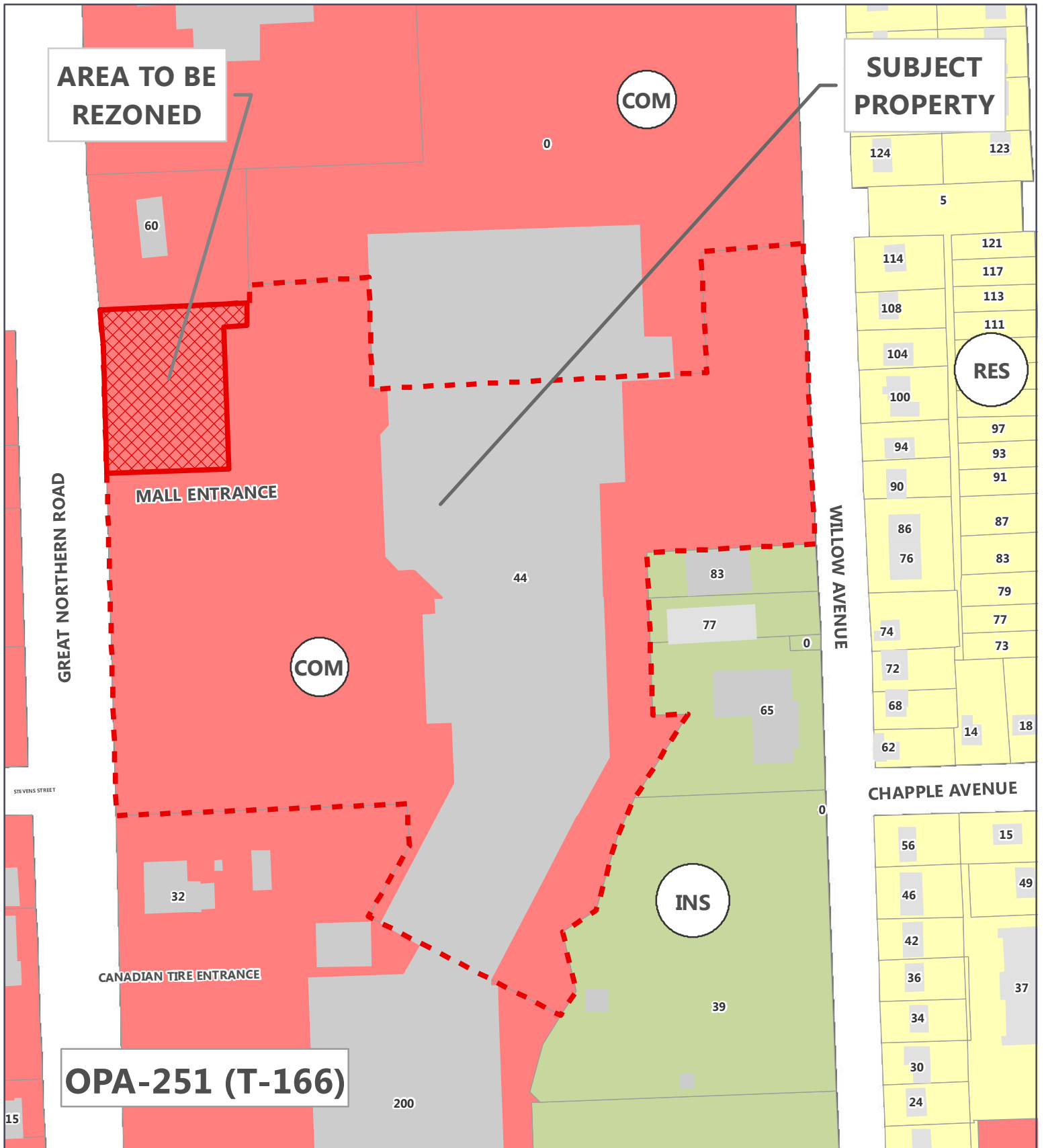
The Official Plan for the City of Sault Ste. Marie is hereby amended by adding the following paragraph to the Special Exceptions Section:

"Special Exceptions"

166. Notwithstanding the Commercial policies of the Official Plan, the property described as Part 1 of PT LT 14 RCP H690 St. Mary's PT 2 1R10307 S/T T247922; SAULT STE. MARIE, PIN 31531-0035 (LT), having Civic Address 44 Great North Road may be occupied by office uses with a GFA up to 450m².

INTERPRETATION

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



Application A-4-24-Z.OP: Official Plan Land Use

Property Information



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

- Area to be Rezoned
- Subject Property: 44 Great Northern Road
- Parcel Fabric
- Residential
- Commercial
- Institutional
- Parks Recreation
- Industrial
- Airport Lands

Civic Address: 44 Great Northern Road
 Roll No.: 030038009000000
 Map No.: 43/1-50
 Date Created: March 8, 2024

