

NOTICE OF THE PASSING OF OFFICIAL PLAN BY-LAW 2024-88
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 June, 2024 passed Official Plan By-law 2024-88. 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 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 submission to Council or the Minister may appeal to the Ontario Land Tribunal (OLT) in respect of the Official Plan Amendment by filing a notice of appeal with the Clerk of the City of the Corporation of the City of Sault Ste. Marie at the address set out below no later than the 25th day of June, 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 must be accompanied by the fee required by the OLT. An objection filed with the City Clerk before the day of the passing of the 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-law, describing the lands to which they apply and a key map showing the location of the lands to which the by-law apply is attached. The complete by-law is available for inspection in my office during regular office hours (8:30 a.m. to 4:30 p.m.).

The proposed official plan amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Only individuals, corporations or 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 5th day of June, 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 BY-LAW 2024-88

SUBJECT PROPERTY: AREAS OF THE CITY OF SAULT STE. MARIE

The purpose of By-law 2024-88 is to adopt Amendment No. 252 to the Official Plan for the City of Sault Ste. Marie.

This by-law shall not come into force until Official Plan Amendment No. 252 is approved by Council and the final date for approval has expired without an appeal being filed.

An explanatory note in respect of Official Plan Amendment By-law 2024-88 concerning Amendment No. 252 to the Official Plan is attached.

**AMENDMENT NO. 252
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 Physical Development – Built Environment section of the Plan as well as a map change to Schedule ‘C’ – Land Use.

LOCATION

This is a text amendment and a map change that applies to several large congruent areas within the Urban Settlement Area of the City of Sault Ste. Marie.

BASIS

This Amendment is necessary to define the Strategic Development Areas (SDAs) as the focus areas for accommodating intensification and higher-density mixed uses in a more compact urban form, through various means. Intensification opportunities include the development of vacant or underutilized lots, infill, redevelopment, and the expansion or conversion of existing buildings.

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:

A map change to Official Plan Schedule ‘C’ – Land Use to define the boundaries of the Strategic Development Areas.

The addition of a new goal under Part VI – Physical Development – Built Environment, Introduction stating:

“To encourage residential intensification in the Strategic Development Areas of the City where transportation, community facilities, services, and amenities are readily available.”

Repealing section 2.3 Land Use, Urban Growth & Settlement, and replacing with the following:

Urban Growth & Settlement

The community settlement area is delineated by the urban land use designations on Schedule "C", excluding the Rural designation.

The City is expected to experience slow to moderate growth between 2018 and 2036 primarily as a result of in-migration. Migrants will be required to replace the last of the retiring baby boomers in the workforce and many baby boomers will remain in the city and will require local services.

Future residential growth within the City can be accommodated within the existing settlement area, through development, redevelopment, and intensification.

Strategic Development Areas

Strategic Development Areas (SDAs) are areas within the Urban Settlement Area that will accommodate a significant portion of the City's growth through intensification. Intensification is the development of a property, site, or area at a higher density than currently exists, through redevelopment, the development of vacant or underutilized lots, infill, and the expansion or conversion of existing buildings. Intensification is essential to completing our neighbourhoods, making the most efficient use of land, resources, infrastructure and public service facilities, minimizing negative impacts on air quality and climate change, promoting energy efficiency and supporting public transit, active transportation and the efficient movement of goods.

The City's SDAs comprise the first settlement area of the City (including Downtown) and areas within a safe-walkable distance to an array of services and amenities such as retail clusters, grocery stores, community centres, schools, and parks. SDAs are delineated on Schedule "C" and include the "Strategic Development Areas - First Neighbourhoods" and "Strategic Development Areas – Other":

Strategic Development Areas - First Neighbourhoods

The First Neighbourhoods are the initial major settlement areas within the City, including the Downtown. This area contains a large employment concentration and is the location of the highest density office developments. The First Neighbourhoods should be the primary focus of intensification and revitalization activities, thereby helping the area continue to become a vibrant, resilient and diverse mixed-use residential community that provides a range of housing options for all residents. Residential development in the First Neighbourhoods also stimulates increased investment, business activity, and downtown revitalization.

Strategic Development Areas - Other

The other identified SDAs are those that have significant development potential to become mixed-use neighbourhoods with pedestrian-friendly access to a variety of services, amenities, and housing within a safe walkable distance. Other SDAs are typically centred around arterial roads and have good access to public transportation. They are located strategically across the Urban Settlement Area to provide a major mixed-use destination to larger residential or business catchment areas. They may also be centered around Large Scale Activity Hubs that generate significant activity and employment.

Policies

With respect to Strategic Development Areas, it shall be a policy of the City to:

- SD.1 Encourage a complete mix of land uses with an emphasis on filling land use gaps and creating complete neighbourhoods that can meet a variety of needs, such as living, working, education, shopping, and recreational opportunities.
- SD.2 Promote transit and pedestrian supportive development and a range of housing options through intensification, redevelopment and infill development, subject to compatibility with the existing and planned character of the area and the suitability of existing and planned infrastructure and services.

SD.3 Encourage additional residential growth and development through various means including, but not limited to, financial incentives and reduced development standards.

SD.4 Encourage the expansion of Strategic Development Areas by:

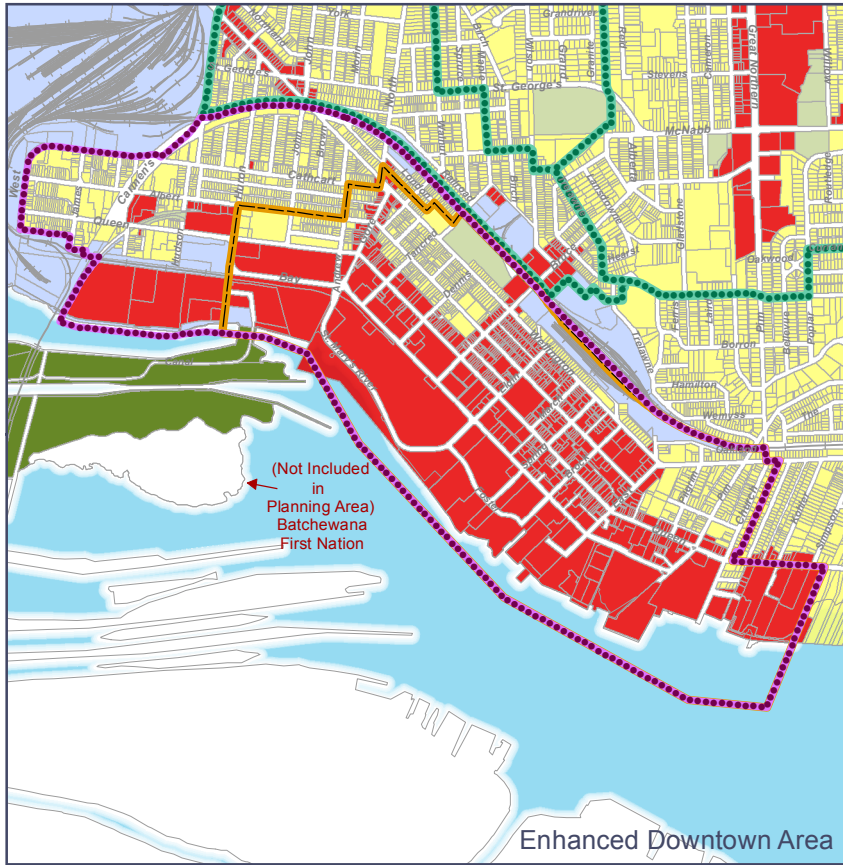
- a) Improving connectivity and active transportation networks within the Strategic Development Areas and adjacent neighbourhoods. (e.g., footpaths, sidewalks, bicycle networks, and pedestrian crossings).
- b) Promoting the establishment of Neighbourhood Commercial in areas that contain medium to high density residential but few local convenience and neighbourhood commercial uses within a safe-walkable distance. These include, but are not limited to:
 - Dacey Road from Trunk Road to Hardwood Street
 - The Goulais Avenue / Second Line West Area
 - Second Line West between Farwell Terrace and Peoples Road
 - Near Algoma University

Subject Property:

- Location: Several large congruent areas within the Urban Settlement Area.

INTERPRETATION

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



PRINCE TOWNSHIP
(Not Included in Planning Area)

Appendix A: A-5-24.OP - Strategic Development Areas

