

NOTICE OF THE PASSING OF A BY-LAW
AMENDING ZONING BY-LAWS 2005-150 and 2005-151
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 24th day of February, 2025 passed Zoning By-law 2025-34 under section 34 of the *Planning Act*, R.S.O. 1990, c. P.13. 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 only a specified person, public body, registered owner, or Ministry may appeal to the Ontario Land Tribunal (OLT) in respect of the zoning by-law pursuant to section 34(19) 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 20th 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 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.

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>. The form must be accompanied by a certified cheque or money order payable to the Minister of Finance in the amount of \$1,100.00.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies and a key map showing the location of the lands to which the by-law applies are 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.).

DATED at Sault Ste. Marie, Ontario, this 28th 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, Ontario
P6A 5X6

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2025-34

SUBJECT PROPERTY: 22 MacDonald Avenue

The purpose of Zoning By-law 2025-34 is to rezone the property from R5.S391 (High Density Residential) zone with a “Special Exception” to R5.S391 (High Density Residential) zone with an amended “Special Exception” as follows:

Section 2(391) of By-law 2005-151 is amended by repealing section 2(391) and adding the following subsection 2(391) and heading as follows:

“2(391) 22 MacDonald Avenue

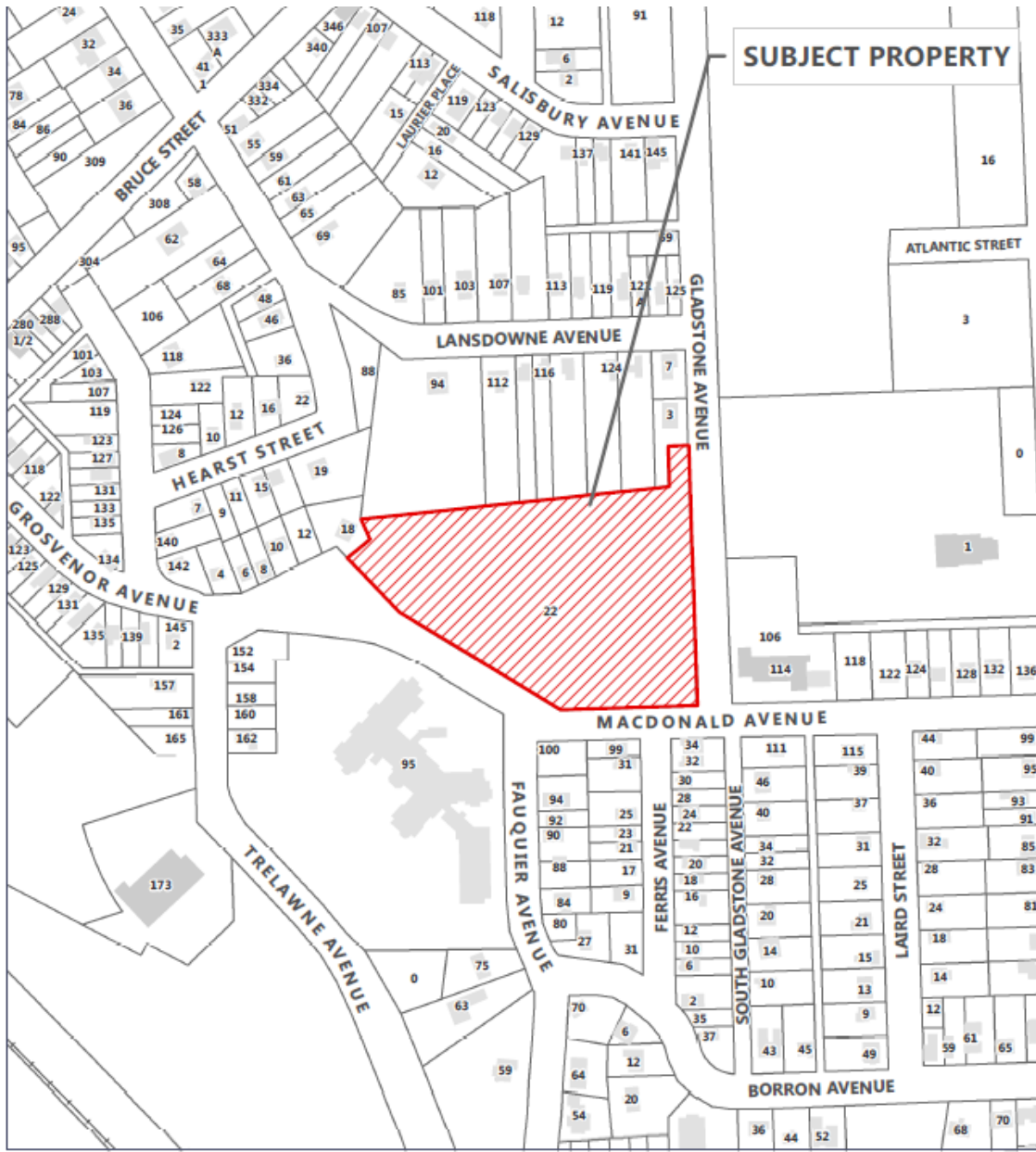
Despite the provisions of By-law 2005-150, the zone designation on the lands located on the northwest corner of MacDonald and Gladstone Avenues and having civic no. 22 MacDonald Avenue and outlined and marked “Subject Property” on the map attached as Schedule 391 hereto is changed from R5.S391 (High Density Residential) zone with a “Special Exception” to R5.S391 (High Density Residential) zone with an amended “Special Exception”, to permit, in addition to those uses permitted in a R5 zone:

- a) Permit parking to encroach within 8 metres of a required front yard (Gladstone Avenue).
- b) Permit parking to encroach within 2 metres of a required exterior side yard (MacDonald Avenue).
- c) Permit a 60 square metre accessory building to be located within 5 metres from the front lot line, and further,
- d) Limit the number of residential dwelling units to 230.
- e) Limit building heights to 9 storeys.
- f) Waive the requirement that at least 50% of the required front and exterior side yards be landscaped.”

The location of the subject property is shown on the map attached hereto.

This by-law is in conformity with the Official Plan for the City of Sault Ste. Marie.

The subject property has been designated an area of site plan control.



Application A-1-25-Z: Subject Properties **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

Legal Department Reference
 Schedule "A"

- Subject Property
- Parcel Fabric

Civic Address: 22 MacDonald Ave
 Roll No.: 020032069000000
 Map No.: 27
 Date Created: February 3, 2025

