



## **NOTICE OF APPLICATION & PUBLIC MEETING**

**Date:** April 13, 2026

**Time:** 5:00 PM

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

### **SUBJECT PROPERTY**

Address: Area Wide

Application: A-2-26-OP (Rural Estate Subdivision Framework – OPA 259)

Applicant: City of Sault Ste. Marie (c/o Planning Division)

### **PURPOSE**

The purpose of Official Plan Amendment No. 259 is to introduce a new policy framework to allow Rural Estate Residential Subdivisions in a controlled and limited manner within the Rural Area Land Use designation. The amendment would replace the current prohibition-based approach with a structured Rural Subdivision Intake Window process, through which proposals would be reviewed together using consistent evaluation criteria. The framework is intended to ensure that rural estate subdivision development is considered in a transparent, merit-based manner that takes into account growth management, servicing feasibility, environmental constraints, land use compatibility, and the protection of rural land resources.

### **PROPOSED CHANGE**

The proposed amendment would modify the Rural Residential Growth, and Rural Area policies of the Official Plan to establish a new Rural Estate Residential Subdivision framework. Under the proposed policies, rural estate residential subdivisions served by private well and septic would only be permitted where they have first been considered through a Rural Subdivision Intake Window and determined to satisfy the City's evaluation criteria.

The amendment would also establish an annual lot quota, limit the share of the quota that may be taken up by any one application, and provide for the preparation of an Intake Window Guideline to address matters such as submission requirements, evaluation criteria, timing, and approval expiry.

**AMENDMENT NO. 259  
TO THE  
SAULT STE. MARIE OFFICIAL PLAN**

**PURPOSE**

The purpose of this Official Plan Amendment is to:

- Permit rural estate subdivisions in a controlled manner.
- Establish a structured and transparent policy framework that permits Rural Estate Residential Subdivisions only through a Rural Estate Residential Subdivision Preliminary Screening Intake Window.
- Replace the existing prohibition-based approach to rural estate residential subdivisions with a controlled, merit-based system that manages the timing, scale, and location of such development in a manner that is consistent with the City's urban growth strategy, rural character, servicing considerations, environmental constraints, and broader land use compatibility considerations.

**LOCATION**

1. The Rural Estate Subdivision policy (T-172) applies to all lands within the Rural Area Land Use Designation on Schedule C (Land Use) of the Official Plan.

**BASIS**

Council has identified the need to:

- Accommodate limited rural estate residential development in a structured, transparent, and fiscally responsible manner;
- Address demand for rural estate lots while directing such growth only to locations that are appropriate based on land use planning, servicing, and compatibility considerations;
- Avoid scattered, ad hoc rural lot creation patterns that fragment rural lands and undermine comprehensive planning; and
- Ensure that rural estate residential development does not undermine the City's urban growth strategy, long-term servicing objectives, or the orderly management of rural lands.

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 as follows:

### **(T-171) Amendment to Part VI (Physical Development – Built Environment), Section 2.3 (Land Use)**

The subsection titled “Rural Residential Growth” is hereby repealed in its entirety.

### **(T-172) Amendment to Part VI (Physical Development – Built Environment), Section 2.3.6 (Rural Area)**

The following new Policies are added to existing Policy RA.11 (implemented through OPA’s 167 & 203):

#### **1. Rural Estate Residential Subdivisions**

##### Introduction

Rural Estate Residential Subdivisions, which are characterized as residential subdivisions with individual on-site well and septic services, are not permitted unless approved through the Rural Estate Residential Subdivision Preliminary Screening Intake Window.

##### Policies

##### 1.1 Quota and Allocation

In order to ensure that rural estate residential subdivisions remain limited and reflective of the overall growth of the community, the following lot quotas apply:

- a. In any given year, the number of lots approved shall not exceed 10% of the rolling five-year average of urban housing starts.
- b. No single application may contain more than 40% of the annual lot quota.
  - i. Despite the provision above, an application may exceed the 40% quota if it is the only eligible application.
- c. Shared applications, adjacent proposals, or integrated designs may be treated as one application for the purposes of the quota.
- d. For the first two years following adoption of this Plan, the annual lot quota will be doubled.

##### 1.2 Preliminary Screening Intake Window

The Rural Estate Residential Subdivision Preliminary Screening Intake Window is intended to manage the timing, scale, and location of rural estate residential development in a manner that is orderly, transparent, and consistent with the City’s urban growth strategy, servicing capacity, rural character, and broader land use planning objectives.

The Intake Window is intended to evaluate concept proposals collectively and comparatively in order to determine which proposals, if any, are appropriate to advance to a formal Draft Plan of Subdivision application.

Only proposals that have been approved through the Preliminary Screening Intake Window shall be eligible to proceed to a formal Draft Plan of Subdivision application under this Plan.

Applicants shall submit a concept package sufficient for preliminary evaluation. Concept plans are reviewed collectively and concurrently during the intake window based on screening criteria addressing:

- a. Conformity to Provincial and Municipal policies and plans,
- b. Preliminary environmental constraints,
- c. Land use compatibility, including impacts to nearby noxious uses such as industrial uses and agricultural uses,
- d. Servicing feasibility,
- e. Appropriateness of proposed lot sizes and configuration,
- f. Whether the proposal represents an orderly and contiguous form of rural development and avoids scattered or premature fragmentation of rural lands,
- g. Cumulative impacts relative to all other submissions within the Intake Window, and
- h. Any other matters identified in the applicable Intake Window Guideline.

### 1.3 Rural Estate Residential Subdivision Intake Window Guideline

A Rural Estate Residential Subdivision Intake Window Guideline shall be prepared and maintained by the City to provide additional direction respecting the administration of the Intake Window process, including but not limited to:

- a. Timing of intake windows,
- b. Submission requirements,
- c. Application content and supporting materials,
- d. Evaluation criteria,
- e. Annual rural estate residential subdivision lot quota calculations, and
- f. Expiry timeframes for Intake Window approvals.

## **INTERPRETATION**

The policies of the Official Plan, as amended from time to time, shall apply to this Amendment. The Director of Planning may maintain and update administrative procedures, submission requirements, and evaluation methodology associated with the Rural Estate Residential Subdivision Intake Window Guideline without amendment to this Plan, provided that such updates remain consistent with the policy framework of this Amendment.

**TAKE NOTICE THAT** the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, April 13, 2026 at 5:00 PM to consider a proposed Official Plan Amendment (under sections 17 and 22 of the Planning Act, R.S.O 1990, c. P13, as amended). This meeting will be broadcast by Rogers TV and may be viewed on Rogers TV 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 attend 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, April 9, 2026 and in person on Friday, April 10, 2026, during regular office hours in the Planning Division. Digital and physical copies of the report are available upon request. Inquiries should be directed to Jonathan Kircal, Planning Division, at 705.759.6227 or [j.kircal@cityssm.on.ca](mailto:j.kircal@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 Jonathan Kircal, Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to [j.kircal@cityssm.on.ca](mailto:j.kircal@cityssm.on.ca) with your name, address and application file number on or before **Monday, April 13, 2026**.

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**

As per the Planning Act, appeal rights are only provided to specified persons, public bodies, applicants, registered owners of any land to which the by-law and/or plan would apply to, the Minister, and the appropriate approval authority.

If a specific person, public body, registered owner of a subject property 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 specified person, public body or registered owner of a subject property 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.