



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

1020 QUEEN STREET EAST

Application No.: A-8-26-Z

Applicant: Biosphere Labs Inc. (c/o Nick Cepecawer)

Date: August 31, 2026

Time: 5:00 PM

Location: City of Sault Ste. Marie

Civic Centre, Council Chambers

99 Foster Drive

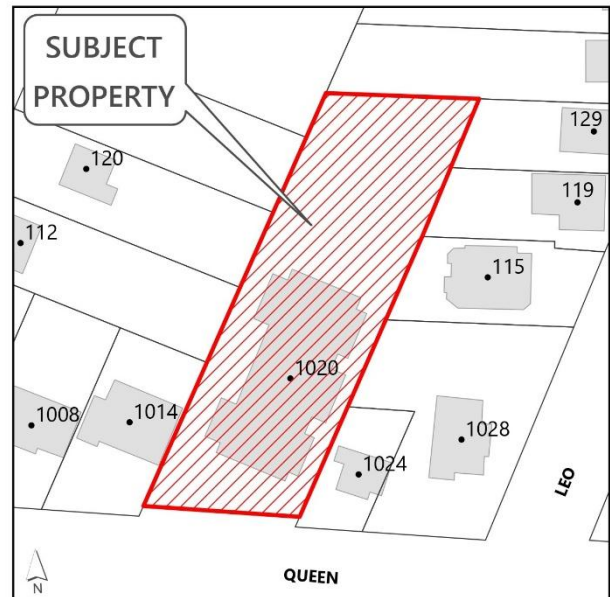
PURPOSE

The City of Sault Ste. Marie has received a Planning Act application to rezone the subject property to allow a Rooming House.

The applicant proposes converting the existing building from a Group Residence to a Rooming House. Currently, the existing building is vacant and contains 12 bedrooms and office space. Once renovations are complete, the proposed Rooming House will contain 18 bedrooms total with shared living and amenity space.

PROPOSED CHANGE

To rezone the subject property from Gentle Density Residential (R2) Zone to Gentle Density Residential (R2.S) Zone with a Special Exception to permit a Rooming House in addition to those uses already permitted.



HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcome and encouraged. You can provide input by making a written submission or by making a public presentation.

MORE INFORMATION

The application may be reviewed upon request. The report of the Planning Division will be available on Thursday, August 27, 2026, as part of City Council's Agenda. Please contact Nicholas Cicchini at 705.759.5375 or n.cicchini@cityssm.on.ca to request a digital copy. 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 Nicholas Cicchini, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to n.cicchini@cityssm.on.ca with your name, address, and application file number on or before Monday, August 31, 2026.

If you wish to be notified of the Council of the City of Sault Ste. Marie's 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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

