



The Corporation of the City of Sault Ste. Marie
99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6
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NOTICE OF APPLICATION & PUBLIC MEETING

1974 Base Line
Application No.: A-6-26-Z
Applicant: Michel Poirier

Date: August 31, 2026
Time: 5:00 PM

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

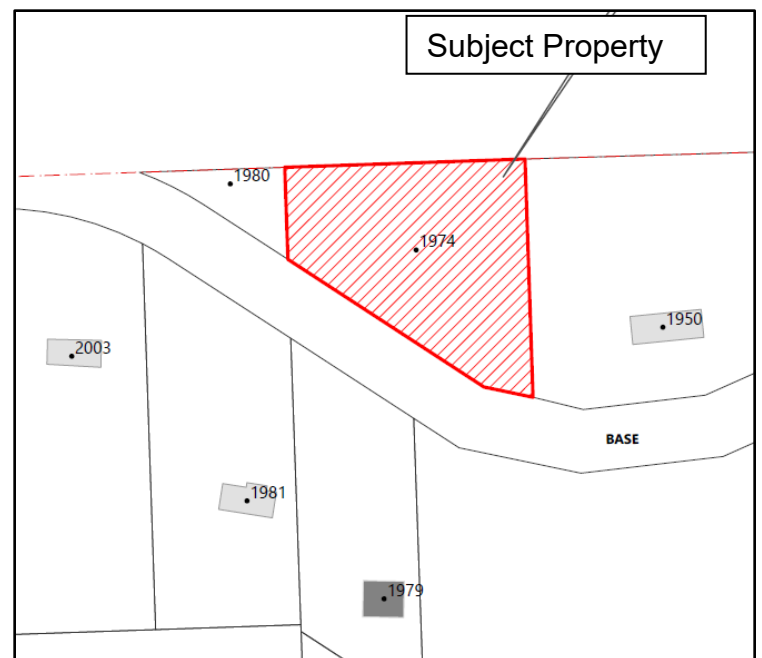
PURPOSE

The applicant, Michel Poirier, has submitted an application to rezone the R1-zoned portion of the subject property to permit small-scale agricultural uses. The proposed by-law would retain the Rural Estate (R1) zoning and add a Special Exception to permit an agricultural use limited to the cultivation of vegetables, fruit and horticultural crops, including a greenhouse, and the keeping of bees. The keeping of livestock, on-site retail trade, fruit and vegetable stand, would not be permitted. The proposed by-law would also reduce setbacks to provide relief for buildings and structures on site.

PROPOSED CHANGE

Rezone the R1-zoned portion of the subject property from Estate Residential Zone (R1) to Estate Residential Zone with a Special Exception (R1.S), to:

1. Permit, in addition to the uses permitted in the R1 zone, an agricultural use limited to the cultivation of vegetables, fruit and horticultural crops, including a greenhouse or hoop house, and the keeping of bees, as a principal use of the lot whether or not a dwelling exists.
2. For greater clarity, the keeping of livestock, retail trade, and fruit and vegetable stands are not permitted on the subject property.
3. Establish the following building regulations for accessory buildings: 8 metre front yard setback, 5 metre interior side yard setback, 5 metre rear yard setback, maximum building height of 2 storeys. For greater clarity, accessory buildings may be located within a front yard, and nothing in these regulations overrides the development restrictions of the EM zone.



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 Jonathan Kircal at 705.759.6227 or j.kircal@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 Jonathan Kircal, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to j.kircal@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.