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

121 White Oak Drive East

Application No.: A-9-26-Z

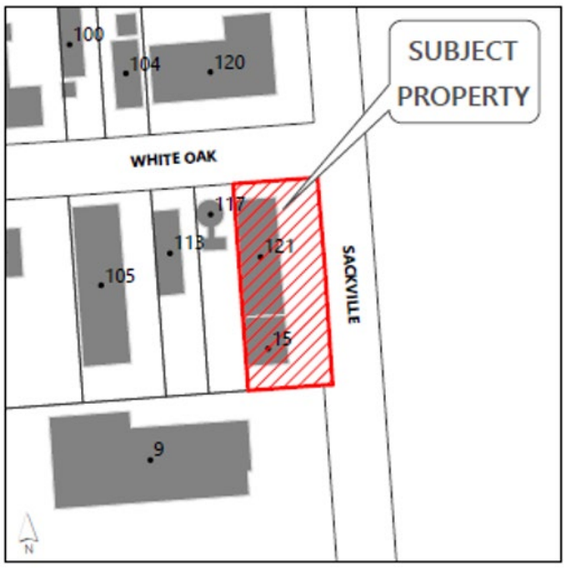
Applicant: 2682198 Ontario Inc. (c/o Steven Shoemaker)

Date: December 7, 2026
Time: 5:00 PM

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

PURPOSE

The applicant, 2682198 Ontario Inc. (c/o Steven Shoemaker), is seeking Council's approval to use the existing industrial building for a dance studio (Studio Dance Arts) and uses accessory to a dance studio.



PROPOSED CHANGE

Rezone the subject property from Medium Industrial Zone (M2) to Medium Industrial Zone with a Special Exception (M2.S) to permit a dance studio and accessory uses associated with the dance studio.

For the purposes of this amendment, permitted accessory uses shall include:

1. A retail space with a maximum gross floor area of 100m^2; and
2. A restaurant/cafe with a maximum gross floor area of 35m^2.

HAVE YOUR SAY

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

TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, December 7, 2026 at 5:00 PM to consider a proposed Zoning By-law Amendment (under section 34 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 Community Programming 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 or 705-759-5388 to register as a presenter. Registered presenters will be provided with instructions as to how to join 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, December 3, 2026 and in person on Friday, December 4, 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 Steve Zuppa, Planning Division, at 705-759-5279 or s.zuppa@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 Steve Zuppa, Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to s.zuppa@cityssm.on.ca with your name, address and application file number on or before **Monday, December 7, 2026**.

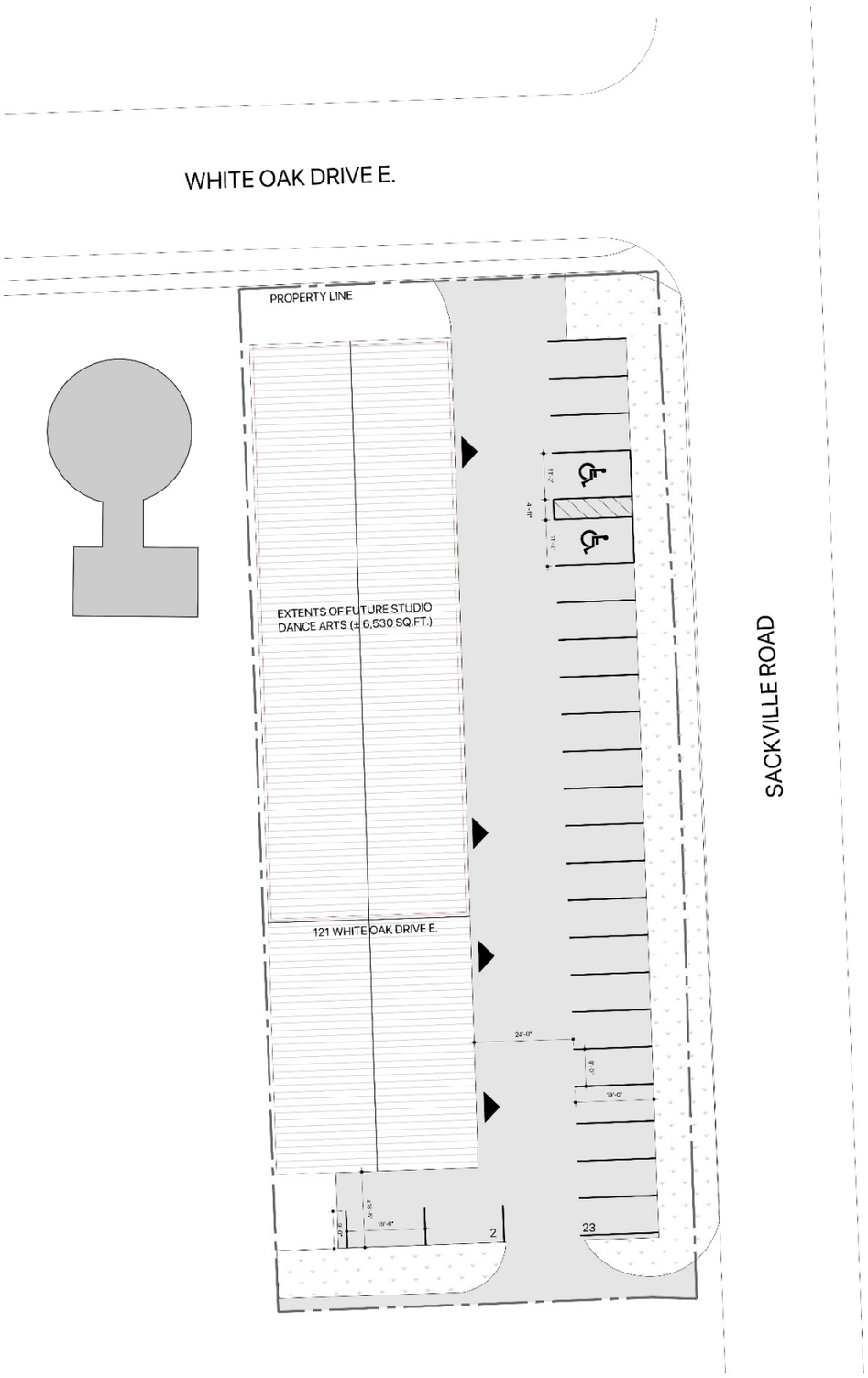
If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

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.



1 A1.0 SITE PLAN

SCALE: 1/16" = 1'-0"

NOTE: PROPERTY LINES AND SITE DIMENSIONS ARE APPROXIMATE, DERIVED FROM AERIAL IMAGERY AND FIELD MEASUREMENT. NOT BASED ON A LEGAL SURVEY. NOT TO BE USED FOR LIMITING DISTANCES OR SPATIAL SEPARATIONS. PARKING LOT DIMENSIONS ARE APPROXIMATE.

LAIN /a+d
www.lainarchitecture.ca
LAIN architecture + design LTD.
182 St. Patrick Street
Sault Ste. Marie, ON

Project:
121 WHITE OAK DRIVE E AS-BUILT DRAWINGS

121 White Oak Drive E., Sault Ste. Marie, Ontario P6B 4J7

Date: October 2, 2026
Client: Glass Employees LTD.

Project No. 202633
Drawing File No. 121 White Oak As-builts

NOT FOR CONSTRUCTION

Revisions	Date
1 As-built Drawings	October 13, 2026
2 As-built Drawings	October 14, 2026
3 As-built Drawings	October 20, 2026

Notes

1. DO NOT scale drawings.
2. All measurements are to be confirmed on site by the contractor.
3. Errors and omissions are to be reported to the Architect or Engineer of Record prior to proceeding with work.
4. Responsibility for coordination of all work remains with the General Contractor.
5. This work is copyright to LAIN architecture + design LTD. and is not to be copied or reproduced without permission.

Project North

Scale: AS NOTED
Drawn By: MF

SITE PLAN

A1.0

Sheet No.

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