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

309 FIFTH LINE EAST

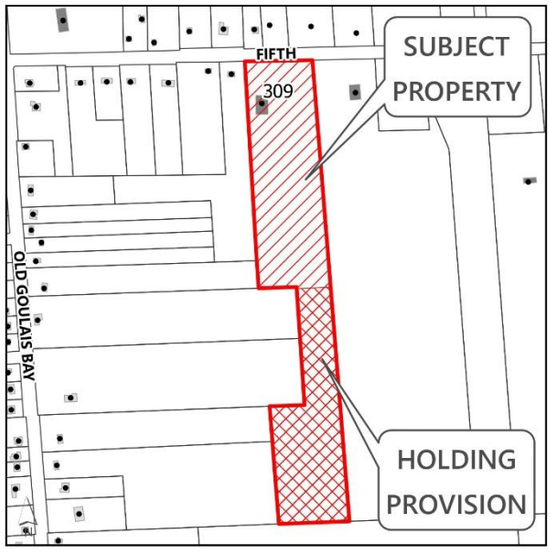
Application No.: A-11-26-Z.OP
Applicant: 1138897 Ontario Inc. (c/o Kevin Hawdon)

Date: Monday, December 7, 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 amend the Official Plan and the Zoning By-law to expand the existing permitted use of the subject property in anticipation of its future sale.



PROPOSED CHANGE

Redesignate the subject property from Rural Area to Industrial on Schedule C – Land Use of the Official Plan

Amend the Official Plan by introducing a site-specific notwithstanding clause to the Groundwater Recharge Area policies to permit the on-site storage of up to 6,000 litres of fossil fuels, notwithstanding the existing policy restriction of 2,273 litres.

Rezone the subject property from Rural Area (RA.S-303) Zone with a special exception to Light Industrial (M1) Zone with a repealed and replaced special exception to:

1. Continue to waive buffering requirements along the east lot line,
2. Permit the bulk storage of fossil fuels, up to a maximum volume of 6,000 litres,
3. Fuel storage tanks shall be double-walled tanks located on top of an impermeable catchment area capable of holding 110% of the total volume of the tanks,
4. Fuel storage tanks shall be appropriately guarded by bollards or other features to eliminate the risk of collision damage,
5. Require all refuelling to occur adjacent to the tanks, on an impervious surface.
6. Prohibit outdoor storage of wrecked or inoperable vehicles or equipment.
7. All repair and maintenance activities on any motorized vehicle or equipment shall be conducted in a building equipped with a floor drain that drains into a sump system capable of collecting and separating contaminants for proper disposal.

Establish a Holding Provision on the southern 398m of the subject property to prohibit development or site alteration until such time that Council is satisfied that all environmental and archaeological matters are addressed.

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 p.m. to consider a proposed amendment to the Official Plan and Zoning By-law 2005-150 (under sections 17, 22 and 34 of the Ontario 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 the City of Sault Ste. Marie YouTube Channel. Marie'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 upon request in the Planning Division, Level 5, Civic Centre, 99 Foster Drive. The report of the Planning Division will be available on Thursday, December 3, 2026, at 4:30 p.m. as part of City Council's agenda 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 Nicholas Cicchini, Planner, at 705-759-5375 or n.cicchini@cityssm.on.ca. Please refer to the application file number.

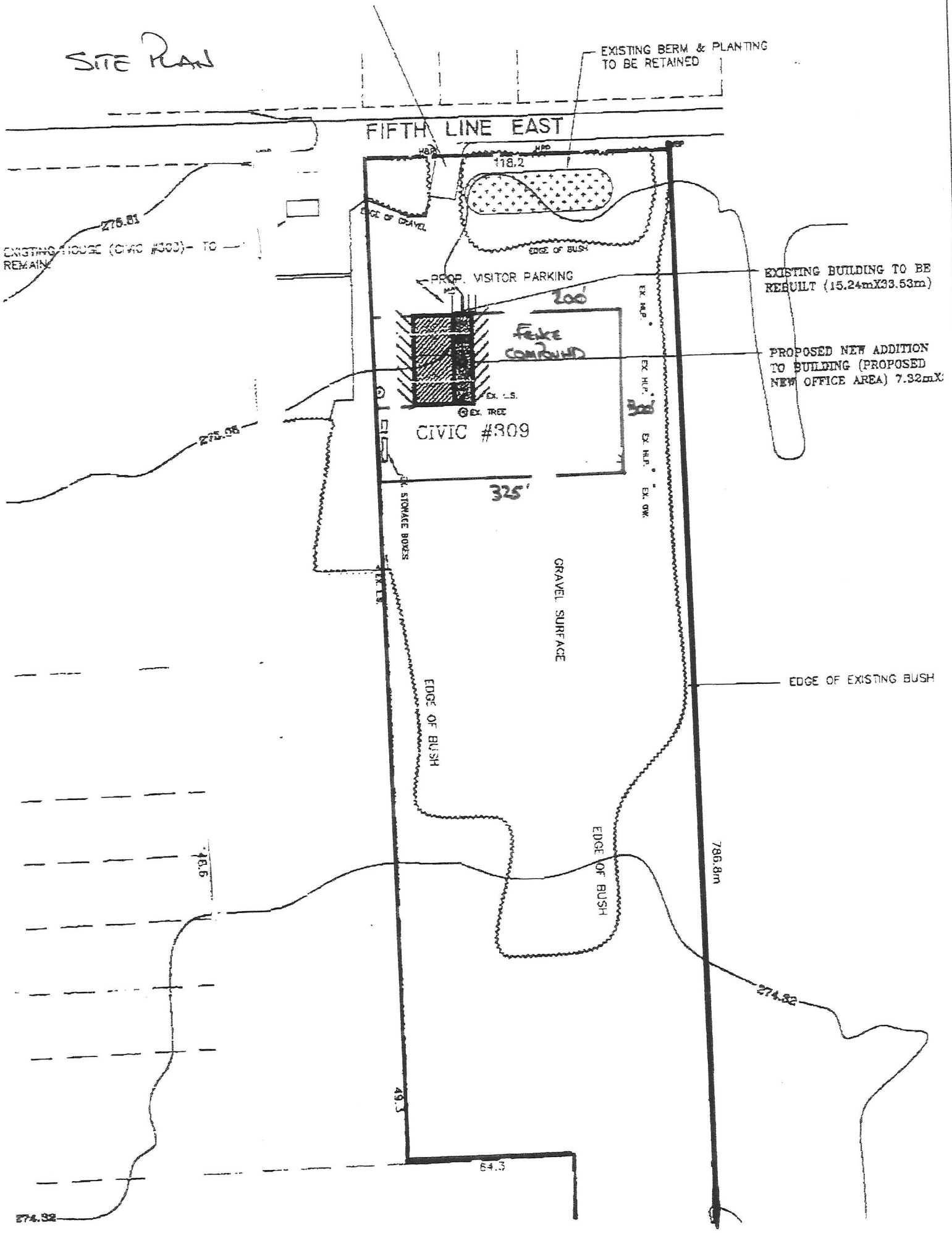
HAVE YOUR SAY
Public input on the proposed Official Plan and Zoning By-Law Amendment is encouraged by the City of Sault Ste. Marie. Comments may be submitted in writing or presented at the public meeting (City Council Meeting) on the date noted above.

WRITTEN SUBMISSIONS
To provide public input in writing for the proposed application, 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, December 7, 2026.**

NOTICE OF DECISION
Any person who wishes to receive notice of Council's decision regarding the proposed Planning Act Application may submit a written request to the Planning Division at the mailing address or email 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.


SITE PLAN
EXISTING BERM & PLANTING TO BE RETAINED
FIFTH LINE EAST
118.2
EDGE OF GRAVEL
EDGE OF BUSH
276.81
EXISTING HOUSE (CIVIC #303)- TO REMAIN
PROP. VISITOR PARKING
EXISTING BUILDING TO BE REBUILT (15.24mX33.53m)
200'
Feike COMPOUND
PROPOSED NEW ADDITION TO BUILDING (PROPOSED NEW OFFICE AREA) 7.32mX
EX. HYD.
EX. HYD.
EX. GW.
EX. L.S.
EX. TREE
CIVIC #309
300'
275.06
325'
STORAGE BOXES
GRAVEL SURFACE
EDGE OF BUSH
EDGE OF EXISTING BUSH
EDGE OF BUSH
786.8m
16.6
274.32
49.3
84.3
274.32