



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

92 Manitou Drive
Application No.: A-5-23-Z and 57T-23-501
Applicant: Manitou Developments Inc.

Date: Monday, July 31, 2023
Time: 5:00 PM

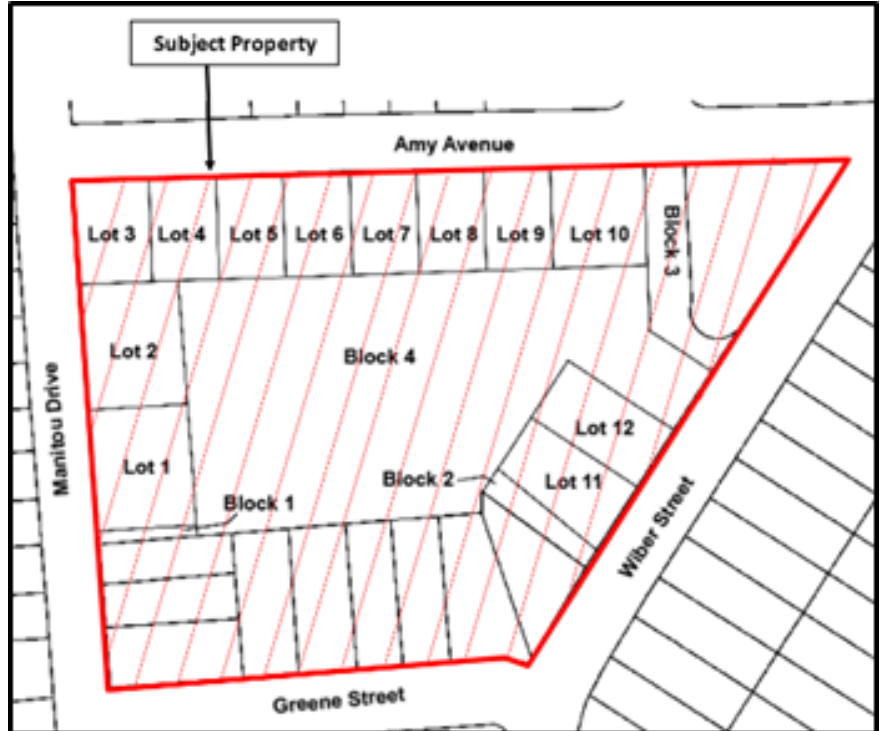
Location: City of Sault Ste. Marie
Civic Centre, Council Chambers
99 Foster Drive

PURPOSE

The applicant is requesting approval of a draft plan of subdivision and rezoning of the subject property to facilitate the development of a 13 lot subdivision consisting of 12 Low Density Residential Zone (R3) lots, 1 Medium Density residential Zone (R4) lot, 2 blocks for pedestrian access and 1 block to be transferred to the City for parkland dedication purposes. The 12 R3 lots are intended for the construction of semi-detached and multiple attached dwellings and the R4 parcel is intended for 2 10-unit, 3-storey apartment buildings.

PROPOSED CHANGE

The following approvals have been requested:



Approve a Draft Plan of Subdivision to create 12 low-density residential lots (Lots 1-12), 1 block for medium density residential development (Block 4), in addition to two blocks for pedestrian access (Blocks 1, 2), and 1 block to be transferred to the City as part of Parkland Dedication Requirements (Block 3)

Rezoning the subject property in the following manner:

Lots 1 to 12: Rezoning from Institutional Zone (I) to Low Density Residential Zone (R3.S) with the following special exceptions:

- Reduce the front yard setback from 7.5 metres to 6 metres for Lots 1, 4, 6 and 8;
- Reduce the required number of parking spaces from 1.25 to 1 space for any semi-detached dwelling unit; and
- Permit one parking space in an exterior side yard setback for Lot 3.

Blocks 1, 2 and 4: Rezoning from Institutional Zone (I) to Medium Density Residential Zone (R4.S) with the following special exceptions:

- Restrict the number of dwelling units to no greater than 20 units; and
- Restrict the height of any apartment building to no greater than 3 storeys.

Block 3: Rezoning from Institutional Zone (I) to Parks and Recreation Zone (PR).

HAVE YOUR SAY

Input on the proposed Zoning By-Law and Official Plan amendment is welcome 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, July 31, 2023 at 5:00 p.m. to consider a Zoning By-law Amendment (under sections 34 and 51 of the Planning Act, R.S.O 1990, c. P13, as amended). This meeting will be broadcast by Shaw Cable and may be viewed on Shaw 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 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. The report of the Planning Division will be available on Friday, July 28, 2023 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, July 31, 2023**.

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.

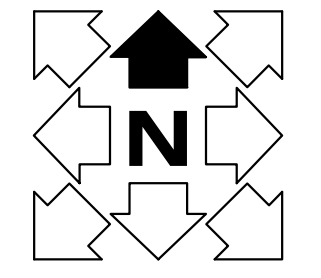
LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

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 Ontario Land Tribunal.

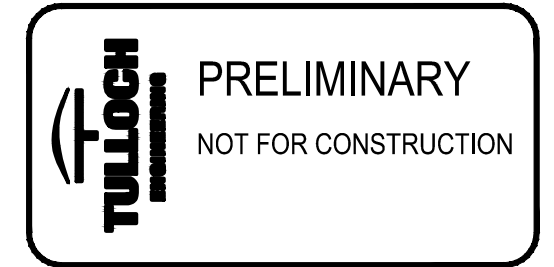
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY

- LOTS 1 –12 PROP. TO BE REZONED TO R3-SPECIAL
- BLOCKS 1,2 & 4 PROP. TO BE REZONED TO R4-SPECIAL
- BLOCK 3 PROP. TO BE REZONED TO PR



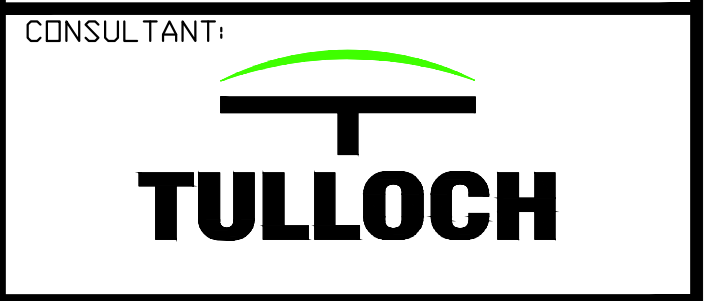
KEY PLAN



ENGINEER'S SEAL:

DATE	REV.	REVISION	BY	APP'D

CLIENT:



PROJECT TITLE:
MANITOU DEVELOPMENTS

DRAWING TITLE:
CONCEPTUAL DESIGN FOR REZONING

DRAWN	DESIGNED	CHECKED	APPROVED
1:350		JUNE 2023	
SCALE		DATE	
21-1882	0	C1	
PROJECT No.	REVISION	DRAWING	