

NOTICE OF APPLICATION AND PUBLIC MEETING

Date: August 8, 2022

Civic Centre, Council Chambers

Time: 5:30 p.m.

99 Foster Drive

TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on **Monday, August 8, 2022** at 5:30 p.m. to consider a proposed amendment to Zoning By-Law No. 2005-150 under Section 5, 17, 22, and 34 of The Planning Act, Chap. P.13, R.S.O.1990, 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 either in person or electronically. 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. Only those individuals who wish to make a presentation need to register with the City Clerk.

625 BLACK ROAD & 1135 SECOND LINE EAST

Application Number: A-7-22-Z

Applicant: Cairns Silver Lining Engineers

PURPOSE

The applicant, Cairns Silver Lining Engineers, wishes to rezone the subject properties to facilitate the construction of 2 buildings to house the sale, rental and service of various equipment and tools. A third building is also planned for future use.

PROPOSED CHANGE

To rezone the subject properties from Light Industrial Zone (M1) to Medium Industrial Zone (M2), with a special exception to reduce the required exterior side yard (Second Line East) from 15m to 5m.



204 SOUTH MARKET STREET

Application Number: A-8-22-Z.OP

Applicant: ESC Land Development Corporation

PURPOSE

The applicant, ESC Land Development Corporation (C/O Todd Lisso), wishes to rezone the subject property to facilitate the construction of 4 5-storey apartment buildings totaling approximately 280 dwelling units within the western portion of the property, 28 2-storey multiple attached (townhouse) dwelling units within the eastern portion of the property and a 3,600m² personal storage facility upon the northern portion of the property. Furthermore, the applicant is seeking Official Plan Amendments to permit a personal storage facility on lands designated 'Residential' and to waive the affordable housing requirements which would otherwise require at least 30% of all dwelling units to be affordable.



PROPOSED CHANGE

- To amend the Official Plan by way of the following notwithstanding clauses:
 - Notwithstanding the Residential Policies of the Official Plan, to permit a personal storage (self-storage) facility, in addition to the uses permitted within the Residential Land Use Designation.
 - Notwithstanding Housing Policy HO.6, to waive the requirement that in all urban residential developments greater than 50 units, at least 30% of those units shall be affordable.
- To rezone the subject property from Low Density Residential Zone (R3) and Medium Density Residential Zone (R4) to Medium Density Residential (R4), subject to the following special exceptions:
 - To permit a personal storage (self-storage) facility in addition to the uses permitted in the R4 Zone.
 - To permit a 1.8m fence, in association with the proposed accessory use daycare facility, to be located within a front yard.

OFFICIAL PLAN AMENDMENT – AFFORDABLE HOUSING

Application No.: A-6-22-OP

Applicant: City of Sault Ste. Marie

PURPOSE

The applicant, the City of Sault Ste. Marie is proposing to repeal and replace the existing housing policies within the existing Official Plan, which generally aim to address housing affordability.

PROPOSED CHANGE

Affordable Housing

Affordable housing plays a vital role in the City's housing supply. The City encourages and supports the provision of affordable housing throughout the community.

For the purposes of the Official Plan, affordable housing is defined as follows:

- a. In case of ownership housing, the least expensive of:
 - i. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or,
 - ii. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.
- b. In case of rental housing, the least expensive of:
 - i. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or,
 - ii. A unit for which the rent is at or below the average market rent of a unit in the regional market area.
- c. Low and moderate income households:
 - i. In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or
 - ii. In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

With the overall goal of encouraging and supporting the creation of additional affordable housing units, the City shall ensure that a minimum of 30% of all dwelling units throughout the community are affordable by:

- a. Providing additional incentives for the provision of affordable housing, through a Community Improvement Plan, which may include the waiving of planning application (rezoning, site plan control) fees, grants and tax rebates.
- b. Supporting a mixture of housing types, including infill development and residential intensification.
- c. Supporting the creation of Accessory Dwelling Units.
- d. Supporting innovative housing design, such as smaller units (tiny homes) and alternative development standards such as reduced lot frontages, setbacks and parking requirements.
- e. Conducting ongoing monitoring on affordability levels.
- f. Maintaining a current, comprehensive understanding of funding opportunities for the creation of affordable housing and assisting applicants in accessing such funding.
- g. Prioritizing the review and processing of development proposals that include affordable dwelling units.
- h. Working with non-profit stakeholders that provide affordable and supportive housing units.
- i. Making municipally owned lands available for affordable housing.

Giving preference to locating major new residential developments with affordable units within walking distance of amenities such as public transit, grocery stores, parks and other public services

HAVE YOUR SAY

Input on the proposed applications are welcome and encouraged. You can provide input by speaking at the public meeting or by making a written submission.

MORE INFORMATION

The applications may be reviewed at the Civic Centre, 99 Foster Drive. The Report of the Planning Division will be available for review on **Friday, August 5, 2022**. Inquiries should be directed to Peter Tonazzo, Planning Division, at 705-759-2780 or p.tonazzo@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 Peter Tonazzo, Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mailed to p.tonazzo@cityssm.on.ca with your name, address and application file number on or before **Monday, August 8, 2022**.

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

Pursuant to Section 34 of the Planning Act, 1990

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 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.