

Notice of Amended Application and Public Meeting

Date: September 19, 2022 Civic Centre, Council Chambers
99 Foster Drive

Time: 5:30 p.m.

TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on **Monday, September 19, 2022** at 5:30 p.m. to consider an Official Plan Amendment and Zoning By-Law Amendment (under Section 17, 22, and 34 of The Planning Act, R.S.O.1990, C. P13, as amended). This meeting will be broadcasted 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/saultstemarica>

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.

130 Wellington Street East

Application Number:
A-9-22-Z.OP
Applicant: 11547305
Canada Inc. (Feroze
Virani)

PURPOSE

This amended Notice of Application and Public Meeting specifies the current Special Exception Zoning on the property and scopes the extent of the Holding Provision By-law to the northern 25 metres of the property rather than the entire property



The applicant, Feroze Virani (representing 11547305 Canada Inc.), has submitted an application to re-designate and rezone the western 155 metres of 130 Wellington Street East to permit a variety of commercial uses and approximately 220 residential dwelling units within the existing building.

A Holding Provision By-law will be applied to the northern 25 metres of the area to be rezoned. This is to restrict the development of sensitive land uses, such as residential, until such a time that it can be determined that the proximity of a rail line will not create land use compatibility issues.

PROPOSED CHANGE

Amend the Official Plan by re-designating the western 155 metres of 130 Wellington Street East from Institutional to Commercial with notwithstanding clauses to waive the following:

- Affordable housing requirements as per policy HO.6 that requires no less than 30% of residential dwelling units to be affordable where more than 50 units are proposed.
- Market impact studies as per policy C.2 that requires new commercial development in excess of 4,000 sq.m. to conduct a market study to assess the impact on existing facilities.

Rezone the western 155 metres of 130 Wellington Street East from Institutional Zone (I.S 362) with Special Exception 362 to General Commercial Zone (C4.S) (H) with an amended (repeal and replace) special exception to, in addition to the uses permitted in a General Commercial Zone (C4):

1. Permit residential dwellings to be located on the ground floor.
2. Reduce the required parking for residential units from 1.25 spaces/unit to 1 space/unit.
3. Permit the following additional uses within the C4 Zone: Computer, precision and electronics manufacture and repair, Group Homes and Group Residences.
4. Reduce the required landscaping in the required front yard (Tancred) from 50% to 5% and to reduce the required landscaping in the required Exterior Side Yard (Wellington) from 50% to 20%, inclusive of the 6m required road widening along Wellington St. E.
5. Notwithstanding Section 6, permit the required 3 loading spaces to be located in a required front yard, occupy required parking spaces and not be

visually screened from abutting and adjacent residential zones.

The Holding (H) Symbol shall be applied to the northern 25 metres of the area to be rezoned within the subject property, and be lifted when the following conditions have been satisfied on terms satisfactory to the City of Sault Ste. Marie:

- The submission of a land use compatibility study that addresses the development of sensitive uses in proximity to rail operations, with regard for noise and vibration.

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, September 16, 2022. Inquiries should be directed to Jonathan Kircal, Planning Division, at 705.759.6227 or j.kircal@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 Jonathan Kircal, Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mailed to j.kircal@cityssm.on.ca with your name, address and application file number on or before Monday, September 19, 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 17, 22 and 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.