



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

44 Great Northern Road Application No.: A-4-24-Z.OP Applicant: 3476847 Canada Inc.

Date: April 8, 2024
Time: 5:00 PM

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

PURPOSE

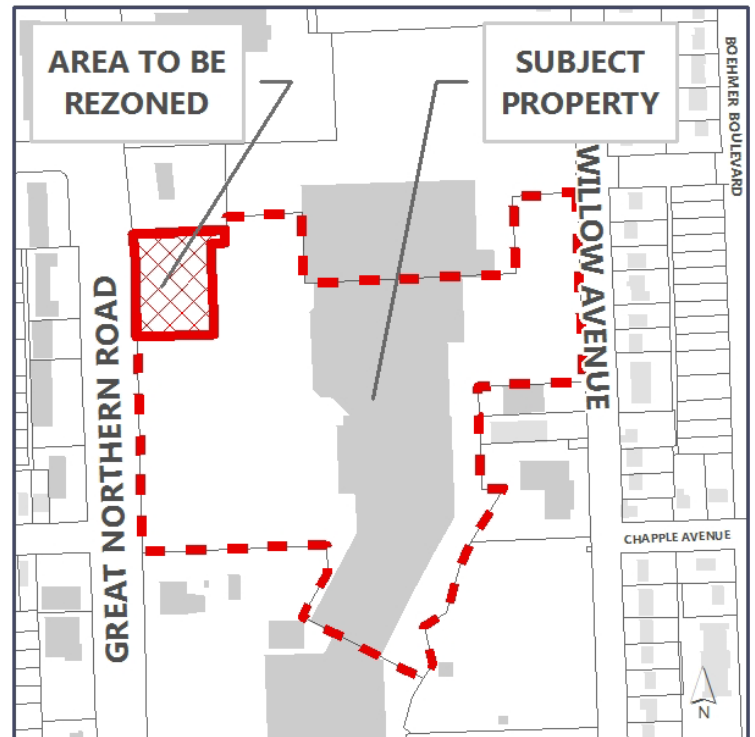
The applicant 3476847 Canada Inc. (c/o D. S. Urso) wishes to amend the Official Plan and rezone a portion of the subject property to permit the relocation of the existing bank branch of BMO from within the Cambrian Mall to a stand alone structure on the subject property.

PROPOSED CHANGE

To amend the Official Plan on a site specific basis and by way of a notwithstanding clause to Commercial Policy 4 (C.4) to permit the construction of new major office space (450m²) outside of the downtown area. The applicant also wishes to rezone a portion of the subject property (approximately 59m x 47.6m) from Shopping Centre (C5) Zone to General Commercial (C4.S) Zone with a Special Exception to increase the maximum Gross Floor Area for Office Uses outside of the downtown from 300 m² to 450 m².

HAVE YOUR SAY

Input on the proposed Zoning By-Law 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, April 8, 2024 at 5:00 p.m. to consider a proposed amendment to the Official Plan and Zoning By-Law No. 2005-150 under Section 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 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, April 4, 2024** and in person on **Friday, April 5, 2024**, 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, Planning Division, at 705.759.5375 or n.cicchini@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 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, April 08, 2024**.

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.



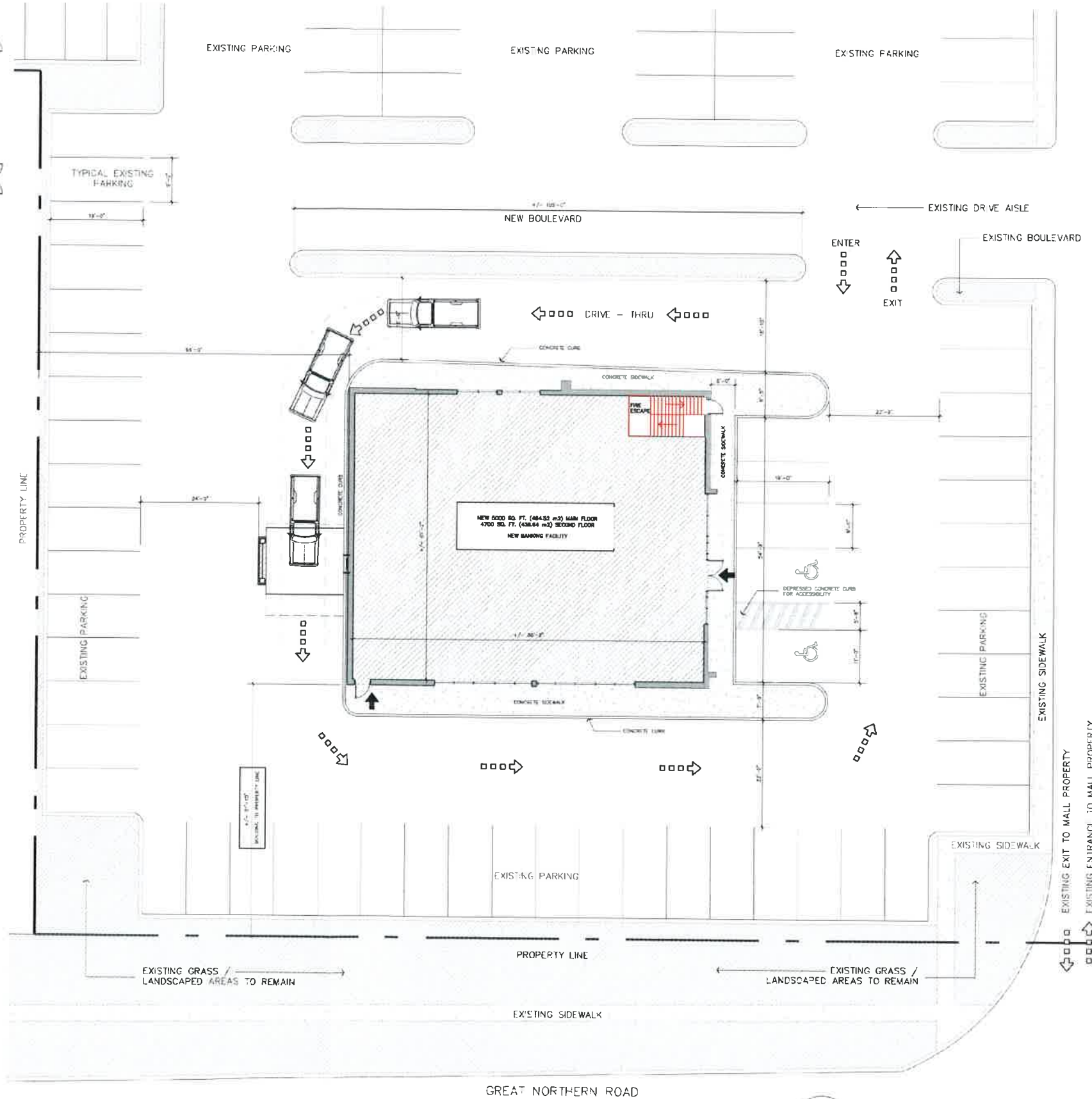
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A1.1 PROPOSED MAIN FLOOR PLAN
SCALE: N. T. S.

GENERAL NOTES: C5 COMMERCIAL DEVELOPMENT

SITE PLANNING INFORMATION FROM REGISTRAR'S COMPLETED PLAN H-690, CITY OF SAULT STE. MARIE, DISTRICT OF ALGOMA, AUGUST 25, 1983 (ADDITIONS APRIL 19, 1984)

L. A. MILLAR (ONTARIO LAND SURVEYOR)

- PROPOSED PROJECT CURRENTLY BEING DEVELOPED AND WILL BE SUBMITTED FOR BUILDING PERMIT.
- EXISTING PERIMETRE PARKING IN DEVELOPMENT AREA (AS SHOWN) TO REMAIN.
- AFFECTED DEVELOPMENT AREA TO BE RE-SURFACED WITH NEW ASPHALT.
- EXTERIOR SIGNAGE TO BE CONFIRMED AT FUTURE PERMIT STAGE.
- TOTAL LOT AREA = 455,863 SQ. FT. (42,350 M²)
- LOT COVERAGE AREA = 145,485 SQ. FT. (13,516 M²) = 32%
- EXTERIOR SIDE YARD SETBACK = 49.2 FT. (15 M) PROVIDED = 64 FT. (19.5 M)
- FRONT YARD SETBACK = 49.2 FT. (15 M) PROVIDED = 52 FT. (16 M)
- REAR YARD SETBACK = N/A
- BUILDING HEIGHT = 2 STORIES



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A1.1 SITE PLAN
SCALE: 3/32" = 1' = 0"

PE DESIGN GROUP

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NO.	DATE	REASON	REV.

PROJECT
PROPOSED BMO BUILDING SITE PLAN
 44 GREAT NORTHERN RD
 SAULT STE. MARIE, ONTARIO

ENGINEER Trevor Sawchyn	PROJECT NO. PE-2024-001
DRAFTSPERSON Trevor Sawchyn	DATE JANUARY 31, 2024
SCALE 3/32" = 1'	

TITLE
 MAIN FLOOR AND SITE PLAN
DRAWING NO. A-02