

NOTICE OF APPROVAL OF DRAFT PLAN OF SUBDIVISION OR CONDOMINIUM BY
THE CORPORATION OF THE CITY OF SAULT STE. MARIE
SECTION 51(37) OF THE PLANNING ACT

TAKE NOTICE that Council of The Corporation of the City of Sault Ste. Marie on the 25th day of January, 2021 approved an application for Draft Plan of Subdivision under Section 51 of the *Planning Act*, R.S.O., 1990, c.P 13, as amended, regarding the following application:

The Draft Plan of Subdivision part of Application number 57T-21-501 concerning lands located at 331, 333, 341, and 348 Patrick Street, known as Merrifield and submitted by Dave Ruscio and concerning lands legally described as Part of Lots 304, 347, 352, and 356 and Part of McGill Street and Part Lane closed by by-law X560 as in RY-49295, Part of Lanes between Gillies Street and Patrick Street and all of Lots 305 to 325, 327 to 346, 353 to 355 registered plan no. 1749, Township of Korah, City of Sault Ste. Marie, District of Algoma;

All submissions were considered as part of the decision making process. Public, Staff and Agency submissions were considered and where applicable, are reflected in the Conditions of Approval and/or draft plan.

AND TAKE NOTICE that under the provisions of Section 51(39) and 52 (43) of the Planning Act, the applicant, any person or public body who, before the draft plan was approved made oral submissions at a public meeting or written submissions to Council, the Minister, or an institution listed under section 51(48.3), may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the draft plan by filing a notice of appeal with the Clerk of The Corporation of the City of Sault Ste. Marie at the address set out below not later than the 15th day of March, 2021. A notice of appeal must set out the reasons for the appeal along with the land use planning ground or grounds upon which the appeal is based and be accompanied by the fee required by the LPAT. Only individuals, corporations and public bodies may appeal a decision of Council to the LPAT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. Each appeal must be accompanied by a certified cheque or money order payable to the Minister of Finance in the amount of \$1,100.00. If you wish to appeal to the LPAT, you must use the LPAT appeal form. A copy of the appeal form is available from the LPAT website at <https://olt.gov.on.ca>.

The conditions of an approval of a Draft Plan may be changed at any time before the final approval is given. You will be entitled to receive notice of any changes to the conditions of approval of the proposed Draft Plan if you have made a written request to be notified of changes to the conditions of approval of the Proposed Plans.

An explanation of the purpose and effect of the Draft Plan, a key map showing the location of the lands affected by the Plan and the conditions of approval of the Draft Plan are also attached. Additional information about the application is available by contacting Peter Tonazzo at 705.759.2780 or p.tonazzo@cityssm.on.ca to request a digital copy. Please refer to the application file number.

DATED at Sault Ste. Marie, Ontario, this 22nd day of February, 2021.

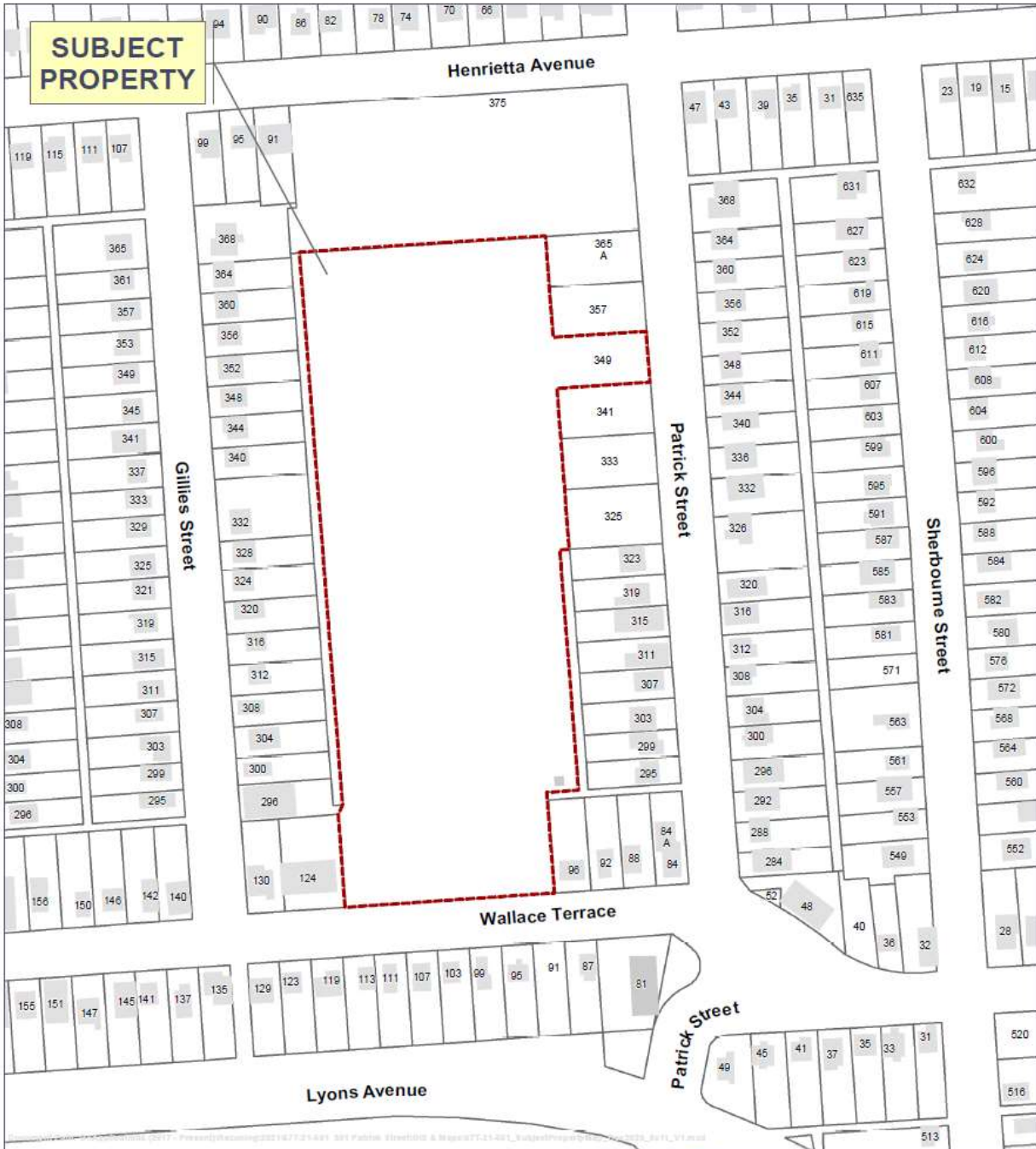
RACHEL TYCZINSKI, CITY CLERK
The Corporation of the
City of Sault Ste. Marie
Civic Centre, 99 Foster Drive
Sault Ste. Marie, ON P6A 5X6

CONDITIONS

Draft Plan part of Application number 57T-21-501 concerning lands located at 331, 333, 341, and 348 Patrick Street, known as Merrifield, as further described in Schedule "A" hereto is approved subject to the conditions of Draft Approval:

- 1) That prior to registration, the subdivider enter into a Subdivision Agreement with respect to, but not limited to the following:
 - a. That the private roadway, access points to public streets, corner roundings, in-ground services, stormwater management works and other matters be designed and constructed to the satisfaction of the Director of Engineering or his designate.
 - b. That telecommunication, natural gas and any other private infrastructure be constructed to the satisfaction of the agency having jurisdiction over that infrastructure.
 - c. That prior to the finalization of the Subdivision Agreement, the developer be required to enter into Servicing Agreements with PUC Services Inc. and PUC Distribution Inc. with respect to water services, electrical services and street lighting.
 - d. That prior to the finalization of the Subdivision Agreement, the applicant address the items and submit the required information prescribed by Engineering Services in a letter dated 2021 01 06 and attached to this report, and that no work commence without the approval of the Director of Engineering and the Director of Planning, or their designates. Any work which requires approvals from the City or other agencies shall not commence until such approvals and agreements are endorsed.
 - e. That as part of the finalization of the Subdivision Agreement, the developer be required to pay cash in-lieu of parkland.
 - f. That as part of the finalization of the Subdivision Agreement, a per-lot fee, the amount to be determined by Engineering Services, shall be collected from the developer for tree plantings.
 - g. That prior to the finalization of the Subdivision Agreement, the developer provide an access easement in favour of 124 Wallace Terrace, to grant the owner of 124 Wallace Terrace rear yard access.
 - h. That prior to registration any part of the Condominium, the developer provides a letter of credit to the City, which equals the cost of constructing any common elements associated with the registration. The amount shall be to the satisfaction of the Director of Engineering and the Director of Planning or their designates.

SCHEDULE "A"



<p>Application Map Series</p> <p><input checked="" type="checkbox"/> Subject Property <input type="checkbox"/> Official Plan Landuse</p> <p><input type="checkbox"/> Existing Zoning <input type="checkbox"/> Aerial Image</p> <p><input type="checkbox"/> Official Plan Amendment</p>	<p>Legal Department Reference</p>	 <p>SAULT STE. MARIE</p> <p>Planning and Enterprise Services</p> <p>Community Development and Enterprise Services Department 99 Foster Drive, Sault Ste Marie, ON P6A 5X6 saultstmarie.ca 705-759-5368 planning@cityssm.on.ca</p> <p><i>This map is for general reference only</i></p> <p>Orthophoto: None Projection Details: NAD 1983 UTM Zone 16N GCS North American 1983</p>  
<p>Property Information</p> <p>Civic Address: 331 Patrick Street Roll No.: 050007013000000 Map No.: 56/1-72 Application No.: 57T-21-501 Date Created: December 16, 2020</p>	<p>Legend</p> <p> Subject Property: 331 Patrick Street</p> <p> Parcel Fabric</p>	