

**AMENDED** NOTICE OF THE PASSING OF BY-LAWS  
AMENDING ZONING BY-LAWS 2005-150 AND 2005-151 AND THE OFFICIAL  
PLAN FOR THE CORPORATION OF THE CITY OF SAULT STE. MARIE

TAKE NOTICE that the Council of The Corporation of the City of Sault Ste. Marie on the 25<sup>th</sup> day of January, 2021 passed Zoning By-law 2021-24 under section 34 of the Planning Act, R.S.O. 1990, c. P.13. Council received written and oral submissions regarding the said By-law for which the effect was both duly considered and formed part of the deliberations of Council.

AND TAKE NOTICE that under the provisions of Section 17 and Section 34(19) of the Planning Act, the applicant, any person or public body who, before the by-law was passed made oral submissions at a public meeting or written submissions to Council or the Minister may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the zoning by-law or an Official Plan Amendment 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 18<sup>th</sup> day of February, 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. An objection filed with the City Clerk before the day of the passing of the Zoning by-law or a by-law adopting an Official Plan Amendment is **not** considered a notice of appeal under the Planning Act. A notice of appeal to the LPAT must be filed with the City Clerk after the date of the passing of the by-law and not later than the date set out in this paragraph. The decision of the City Council is final, if the notice of appeal is not received.

An explanation of the purpose and effect of the by-laws, describing the lands to which they apply and a key map showing the location of the lands to which the by-laws apply is attached. The complete by-laws are available for inspection in my office during regular office hours, (8:30 a.m. to 4:30 p.m.).

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.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

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>.

DATED at Sault Ste. Marie, Ontario, this 29<sup>th</sup> day of January, 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

## **EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2021-24**

### **SUBJECT PROPERTY: 351 GOULAIS AVENUE**

The purpose of Zoning By-law 2021-24 is to rezone the property from I (Institutional) zone to I.S (Institutional) zone with a “Special Exception” to, in addition to those uses permitted in an Institutional Zone:

Permit office uses within the existing building on the property at the time of passing this by-law subject to the following special provisions:

1. reduce the required front yard setback (East Balfour Street) from 7.5m to 6m for the existing building only;
2. reduce the west side yard setback from 7.5m to 0m for the existing shed only; and
3. waive the west lot-line buffer requirement for office uses only.

The location of the subject property is shown on the map attached hereto.

This by-law is in conformity with the Official Plan Amendment for the City of Sault Ste. Marie.

**Subject Property**



Document Path: C:\Users\jgarcia\Documents (2017 - Present)\Rezoning\2020\A-15-20-Z 351 Goulais Avenue (2366479 Ontario Limited co Catharinc... \aps\A-15-20-Z\_SubjectProperty\2020\20\_5x11\_V1\_Legal.mxd

**Application Map Series**  
 Subject Property  Official Plan Landuse  
 Existing Zoning  Aerial Image  
 Official Plan Amendment

**Legal Department Reference**  
 Schedule "A"

**SAULT STE. MARIE**  
**Planning and Enterprise Services**  
 Community Development and Enterprise Services Department  
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
 saultsternarie.ca | 705-759-5368 | planning@cityssm.on.ca

*This map is for general reference only*  
 Orthophoto: None  
 Projection Details:  
 NAD 1983 UTM Zone 16N  
 GCS North American 1983

0 5 10 20 Meters  
 1:1,000

**Property Information**  
 Civic Address: 351 Goulais Avenue  
 Roll No.: 060026075000000  
 Map No.: 53/1-69  
 Application No.: A-15-20-Z  
 Date Created: December 02, 2020

**Legend**

- Subject Property: 351 Goulais Avenue
- Parcel Fabric