

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 25th day of January, 2021 passed Zoning By-law 2021-23 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 22nd 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 1st 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

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2021-23

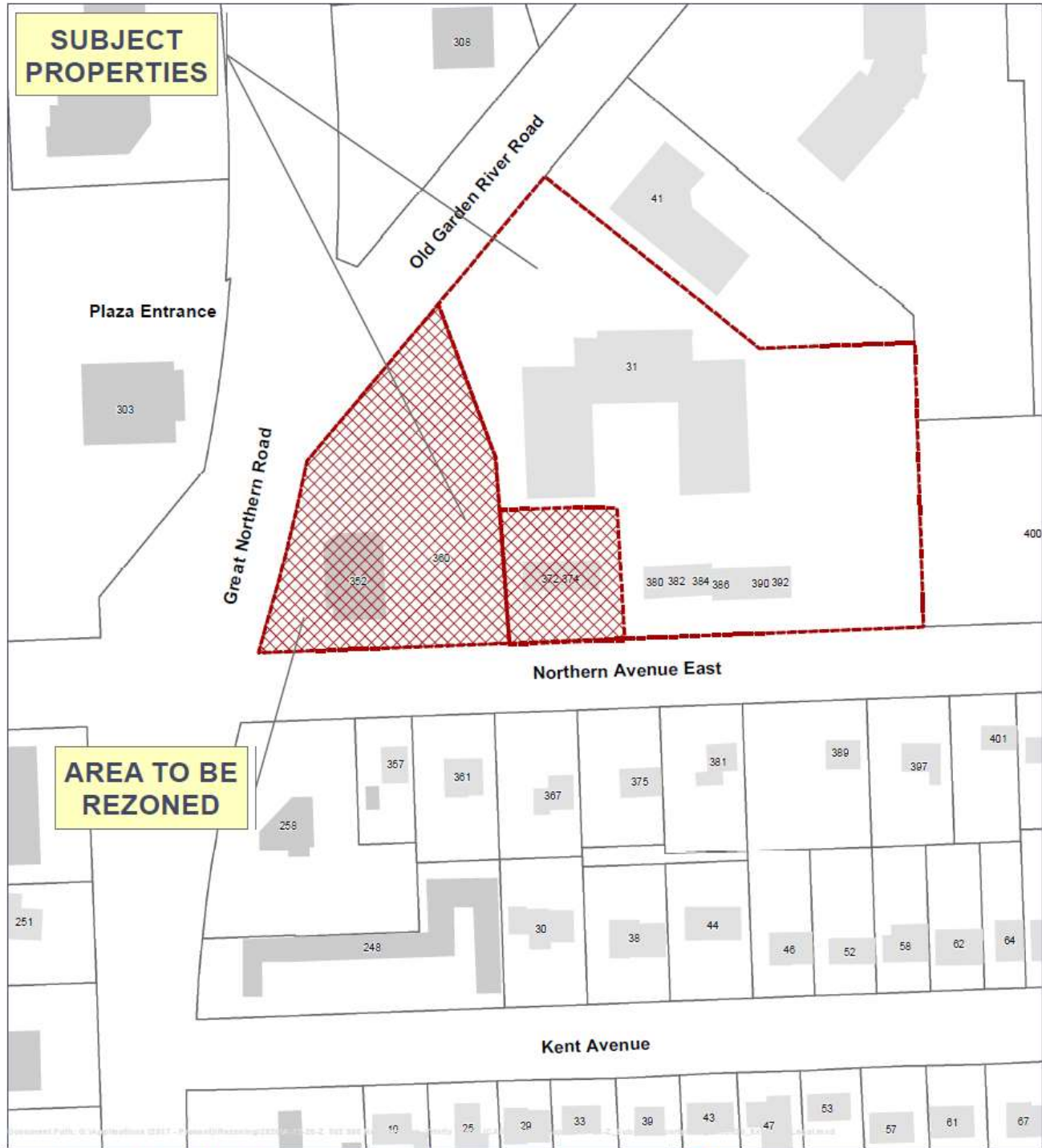
SUBJECT PROPERTY: 352/360 NORTHERN AVENUE & A SOUTHWEST (36X36M) PORTION OF 31 OLD GARDEN RIVER ROAD

The purpose of Zoning By-law 2021-23 is to rezone properties at the northeast corner of Northern Avenue East and Great Northern Road from I (Institutional) zone, and the southwest portion (36X36M) of 31 Old Garden River Road from R4.S45 (Medium Density Residential) zone with a “Special Exemption” to R5.S (High Density Residential) zone with a “Special Exception” to, in addition to those uses permitted in an R5 zone:

1. Permit a 7-storey apartment building,
2. Permit a place of worship,
3. Reduce the required east interior side yard setback from 10.21m to 0m, to accommodate a link between the proposed new building and the existing Cara 1 apartment building.
4. Reduce required parking from 89 spaces to 72 spaces, inclusive of 6 barrier free spaces, for both the proposed residential and place of worship uses.
5. Reduce required landscaped open space from 33% to 29%.
6. Permit required parking to be located in a required front and exterior side yard.
7. Waive the need to provide a dedicated loading space as required by Section 6 of Zoning By-law 2005-150.

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.



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

Property Information
 Civic Address: 360 Northern Ave. E. & 31 Old Garden River Rd
 Roll No.: 030081001000000 & 030081002000000
 Map No.: 71/1-76
 Application No.: A-17-20-Z
 Date Created: December 02, 2020

Legal Department Reference
 Schedule "A"

Legend

- Subject Property: 360 Northern Ave. E. & 31 Old Garden River Rd
- Area to be Rezoned
- Parcel Fabric

SAULT STE. MARIE
 Planning and Enterprise Services
 Community Development and Enterprise Services Department
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstемarie.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
 1:1,500