

NOTICE OF THE PASSING OF A BY-LAW
AMENDING ZONING BY-LAWS 2005-150 and 2005-151
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 26th day of October, 2020 passed Zoning By-law 2020-201 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 any person or agency may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the zoning by-law 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 19th day of November, 2020. 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 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-law, describing the lands to which the by-law applies and a key map showing the location of the lands to which the by-law applies are attached. The complete by-law is 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 www.elto.gov.on.ca.

DATED at Sault Ste. Marie, Ontario, this 30th day of October, 2020.

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

EXPLANATORY NOTE IN RESPECT OF ZONING BY-LAW 2020-201

SUBJECT PROPERTY: 312 Langdon Road

The purpose of Zoning By-law 2020-201 is to rezone the property from R2 (Single Detached Residential) zone to R2.S (Single Detached Residential) zone with a "Special Exception" to, in addition to those uses permitted in an R2 zone:

1. Permit the existing triplex.
2. Reduce the rear yard setback (west) from 10 metres to 5 metres for the existing triplex only.
3. Permit the existing swimming pool, accessory buildings and structures to be located in an interior side yard.
4. Permit an existing shed to be located in the required front yard.
5. Permit an existing shed to be located within 0 metres of the main building, where 1 metre would otherwise be required.
6. Permit parking to be located in the required exterior side yard and in the required front yard.

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

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

The subject property has been designated an area of site plan control.

