

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 13th day of June, 2022 passed Zoning By-law 2022-120 under section 34 of the Planning Act, R.S.O. 1990, c. P.13 and on the 13th day of June, 2022 City Council passed By-law 2022-119 amending the Official Plan amendment under Section 17 of the said Act. 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 Ontario Land Tribunal (OLT) 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 6th day of July, 2022. 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 OLT. 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 OLT 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 OLT. 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 OLT, there are reasonable grounds to add the person or public body as a party.

If you wish to appeal to the OLT, you must use the OLT appeal form. A copy of the appeal form is available from the OLT website at <https://olt.gov.on.ca>.

DATED at Sault Ste. Marie, Ontario, this 16th day of June, 2022

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 2022-120

SUBJECT PROPERTY: 1035 WELLINGTON STREET EAST, 189 UPTON ROAD AND 185 UPTON ROAD

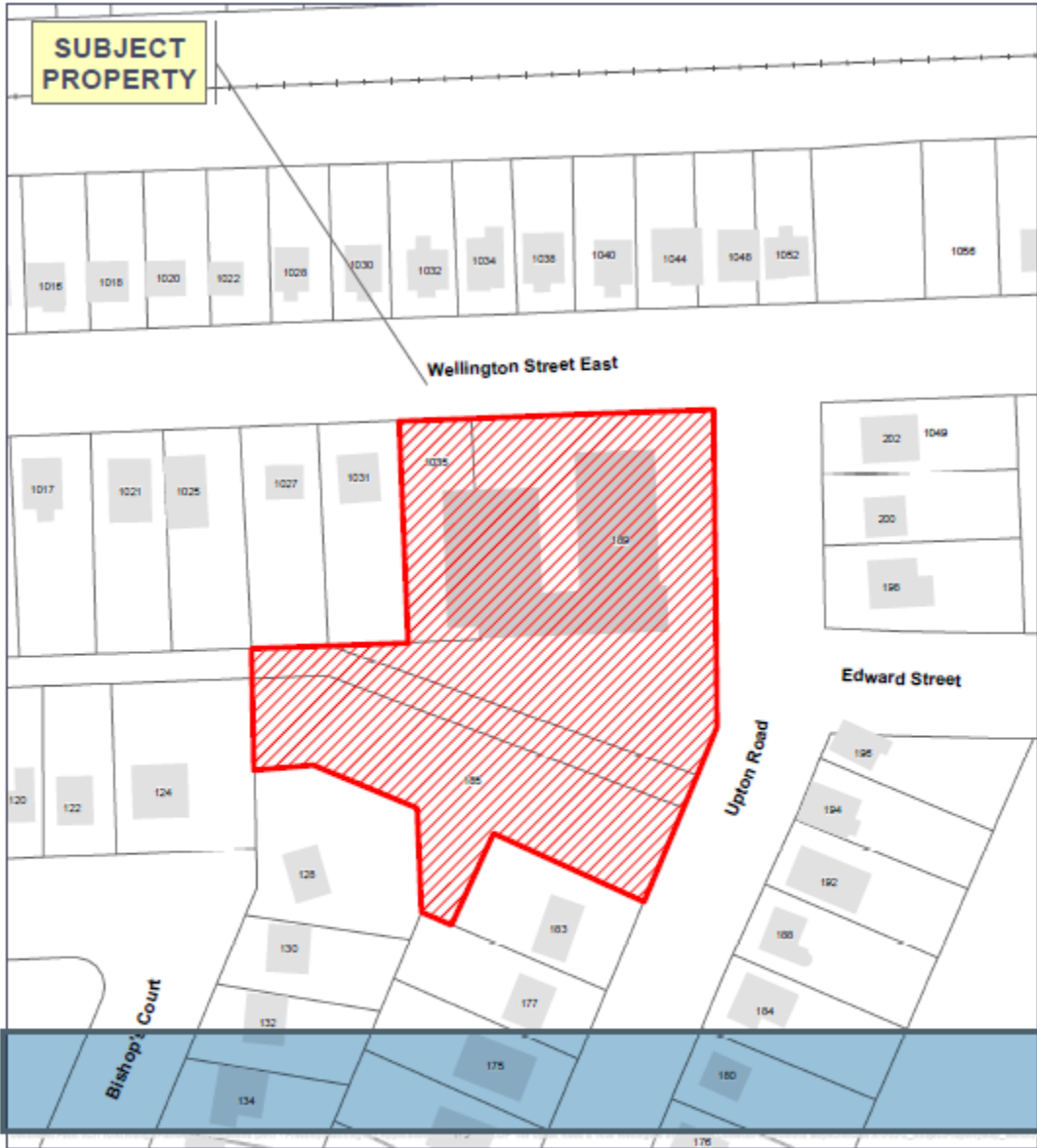
The purpose of Zoning By-law 2022-120 is to rezone the property from R2 (Single Detached Residential) zone to R2.S (Single Detached Residential) zone with a “Special Exception” to, in addition to those uses permitted in an R2 zone:

1. Permit up to 325m² of office space.
2. Reduce the landscaped open space requirement from 30% to 25%.
3. Permit parking spaces to be located in a required exterior side yard within 50 metres of the southerly lot line.
4. Exempt the required 15 parking spaces associated with the office space from surface treatment requirements.
5. Reduce the required number of barrier free parking spaces from 2 to 0 for office space.

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

This by-law shall not come into force until Official Plan Amendment No. 239 is approved by Council and the final date for appeal has expired without an appeal being filed.

An Explanatory Note in respect of Official Plan Amendment By-law 2022-119 concerning Amendment No. 239 to the Official Plan is attached.



<p>Application Map Series</p> <p><input checked="" type="checkbox"/> Subject Property <input type="checkbox"/> Official Plan Landuse <input type="checkbox"/> Existing Zoning <input type="checkbox"/> Aerial Image <input type="checkbox"/> Official Plan Amendment</p>	<p>Legal Department Reference</p> <p>Schedule "A"</p>	 <p>SAULT STE. MARIE Planning and Enterprise Services Community Development and Enterprise Services Department 99 Foster Drive, Sault Ste Marie, ON P6A 5X6 saultstemarie.ca 705-759-5368 planning@citysem.on.ca</p>
<p>Property Information</p> <p>Civil Address: 188, 186 Upton Road/1036 Wellington St. E Roll No.: 020016083000000/020016086000000/ 020016081000000 Map No.: 8 Application No.: A-3-22-Z Date Created: March 23, 2022</p>	<p>Legend</p> <p> Subject Property  Parcel Fabric</p>	<p><i>This map is for general reference only</i> Orthophoto: None Projection Details: NAD 1983 UTM Zone 18N GCS North American 1983</p>  

**AMENDMENT NO. 239
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

This Amendment is an amendment to the Text of the Official Plan as it relates to the Residential Policies of the Plan.

LOCATION

PIN 31538-0269 (LT) LT 90-93 PL 7134 ST. MARY'S; PT LT 117-118 PL 7134 ST. MARY'S AS IN CY4160, T241546; PT EDWARD ST PL 7134 ST. MARY'S CLOSED BY T27438, T239868, T239869, T241058 AS IN CY4160, T29110 EXCEPT THE EASEMENT THEREIN; PT LT 28 PL 30794 ST. MARY'S AS IN T21673 S/T T21673; SAULT STE. MARIE; located on the south west corner of the intersection of Wellington Street and Upton Road, civic no. 1035 Wellington Street East, 185 and 189 Upton Road.

BASIS

This Amendment is necessary in view of a request to permit office space.

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

The Official Plan for the City of Sault Ste. Marie is hereby amended by adding the following paragraph to the Special Exceptions Section:

“Special Exceptions”

157. Notwithstanding Residential policies of the Official Plan, the property described as PIN 31538-0269 (LT) LT 90-93 PL 7134 ST. MARY'S; PT LT 117-118 PL 7134 ST. MARY'S AS IN CY4160, T241546; PT EDWARD ST PL 7134 ST. MARY'S CLOSED BY T27438, T239868, T239869, T241058 AS IN CY4160, T29110 EXCEPT THE EASEMENT THEREIN; PT LT 28 PL 30794 ST. MARY'S AS IN T21673 S/T T21673; SAULT STE. MARIE; located on the south west corner of the intersection of Wellington Street and Upton Road, civic no. 1035 Wellington Street East, 185 and 189 Upton Road, may be occupied by up to 325 square meters of office space as an additional permitted use.

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.

SUBJECT PROPERTY



**OPA 237
T 157**

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

Property Information
 Civic Address: 189, 185 Upton Road/1035 Wellington St. E
 Roll No.: 020015063000000/020015065000000/
 020015061000000
 Map No.: 9
 Application No.: A-3-22-Z
 Date Created: March 23, 2022

Legend

- Residential
- Commercial
- Institutional
- Parks Recreation
- Industrial
- Rural Area
- Airport Lands
- Parcel Fabric
- Subject Property



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

