

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2021-115

SUBJECT PROPERTY: 249 Old Garden River Road and 260 Millcreek Drive

The purpose of Zoning By-law 2021-115 is to rezone the property several lots forming part of a proposed plan of subdivision:

LOTS 38 TO 54 OF THE SUBJECT PROPERTY; LOCATED ON THE SOUTH SIDE OF OLD GARDEN RIVER ROAD, APPROXIMATELY 281M NORTHEAST OF ITS INTERSECTION WITH SECOND LINE EAST; CHANGE FROM I TO R3

LOTS 1 TO 37 AND BLOCKS 57 AND 58 OF THE SUBJECT PROPERTY; LOCATED ON THE SOUTH SIDE OF OLD GARDEN RIVER ROAD, APPROXIMATELY 281M NORTHEAST OF ITS INTERSECTION WITH SECOND LINE EAST; CHANGE FROM I TO R2

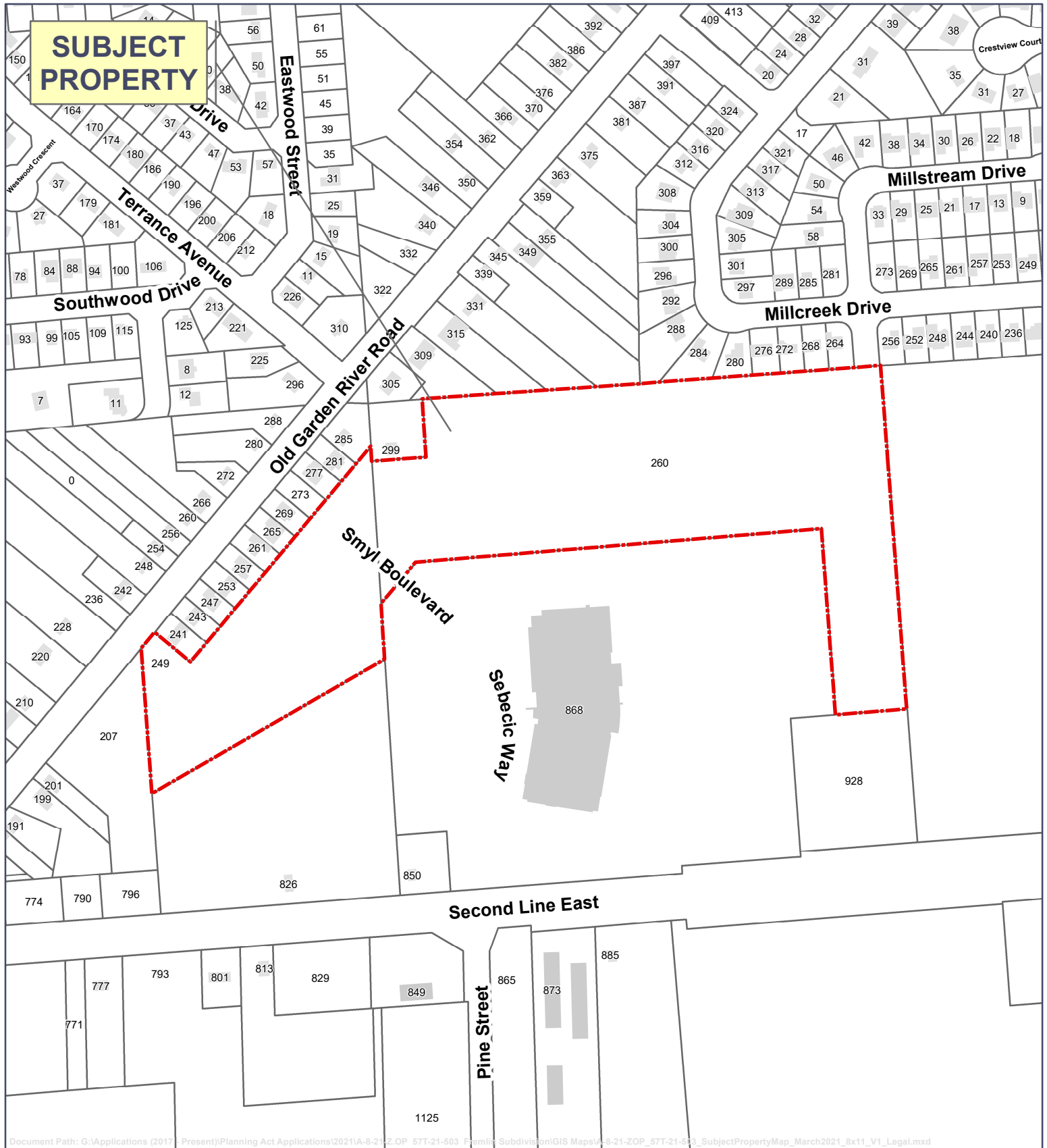
BLOCK 56 OF THE SUBJECT PROPERTY; LOCATED ON THE SOUTH SIDE OF OLD GARDEN RIVER ROAD, APPROXIMATELY 281M NORTHEAST OF ITS INTERSECTION WITH SECOND LINE EST; CHANGE FROM I TO PR

The location of the subject property is shown on the map and draft plan of subdivision attached hereto.

This by-law shall not come into force until Official Plan Amendment No. 232 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 2021-114 concerning Amendment No. 232 to the Official Plan is attached.

**SUBJECT
PROPERTY**



Document Path: G:\Applications (2017 Present)\Planning Act Applications\2021\A-8-21-ZOP_57T-21-503_Familis_Subdivision\GIS Maps\A-8-21-ZOP_57T-21-503_SubjectPropertyMap_March2021_8x11_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
 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




Property Information
 Civic Address: 249 Old Garden River Rd & 260 Millcreek Dr
 Roll No.: 010050029000000 & 030075032020000
 Map No.: 85/1-95
 Application No.: A-8-21-ZOP & 57T-21-503
 Date Created: April 7, 2021

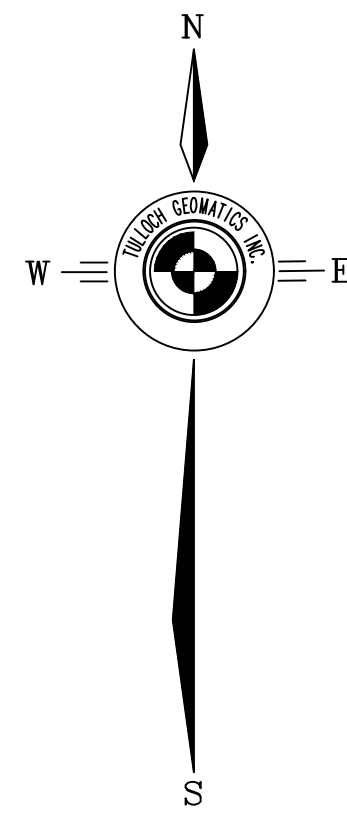
Legend

-  Subject Properties
-  Parcel Fabric

DRAFT PLAN OF SUBDIVISION
PART OF LOT 51
REGISTRAR'S COMPILED PLAN H-731
AND PART OF THE
SOUTHWEST QUARTER OF SECTION 29
IN THE
CITY OF SAULT STE. MARIE
DISTRICT OF ALGOMA

SCALE 1:1000
0 10 20 30 40 METRES

TULLOCH GEOMATICS INC., O.L.S.
2020



OWNER:
154189 ONTARIO INC.
CINKA CARLO BRUNO
164 INDUSTRIAL PARK CRESCENT
SAULT STE. MARIE, ONTARIO
P8B 4G3

OWNERS CERTIFICATE:
I HEREBY CONSENT TO THE MANNER IN WHICH THE LAND SHOWN ON THIS PLAN IS PROPOSED TO BE
SUBDIVIDED AND REQUEST THE APPROVAL OF THE CITY OF SAULT STE. MARIE.

DATE: CARLO CHINA, AUTHORIZED SIGNING OFFICER
(I HAVE THE AUTHORITY TO SIGN THE CORPORATION)

ONTARIO LAND SURVEYOR:
BILL WEBB, O.L.S.
71 BLACK ROAD, UNIT 8
SAULT STE. MARIE, ONTARIO
P8B 0A3

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR
RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN
ON THIS PLAN.
DATE: January 18th, 2021
BILL WEBB, O.L.S.

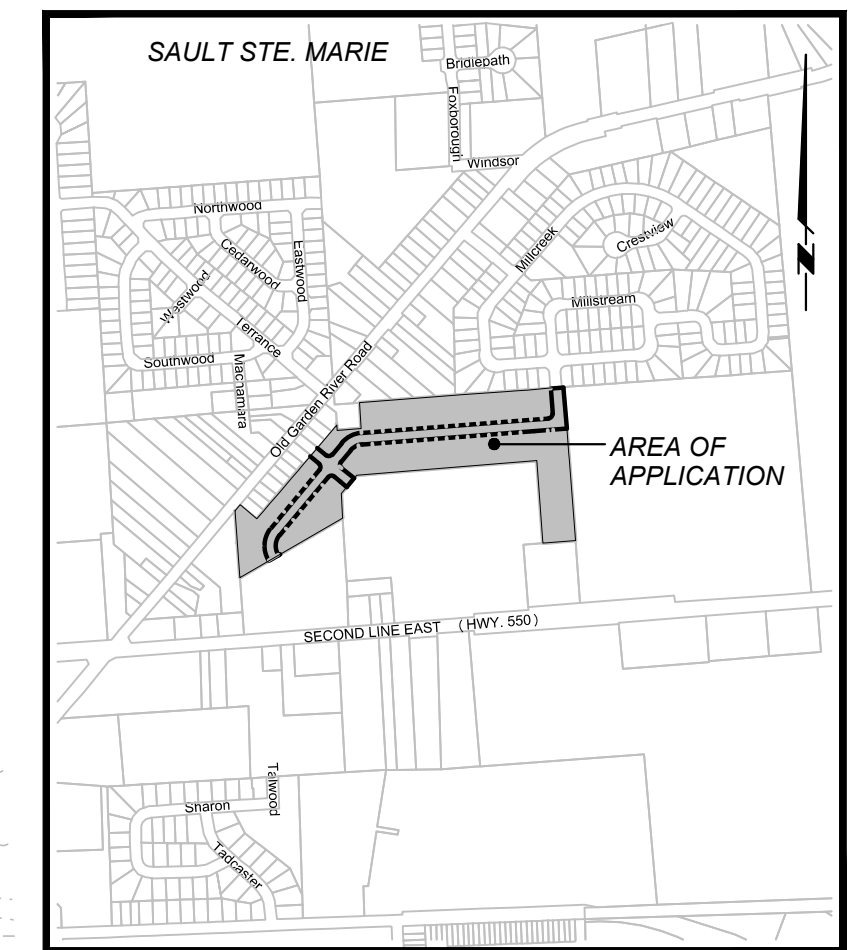
BEARING NOTE:
BEARINGS ARE UTM GRID DERIVED BY REAL TIME KINEMATIC OBSERVATIONS AND ARE REFERRED TO THE
CENTRAL MERIDIAN OF ZONE 18 (87° WEST LONGITUDE) NAD83 (CRS83) (2010.0).

CONVERGENCE NOTE:
A CONVERGENCE (ROTATION) FACTOR OF 1"9830' COUNTER-CLOCKWISE HAS BEEN APPLIED TO THE
ASTRONOMIC BEARINGS OF UNDERLYING PLAN IR-2864, PLAN IR-4269 AND PLAN IR-6189 TO ACCOUNT
FOR DIFFERENT REFERENCE MERIDIANS. NO CONVERGENCE FACTOR WAS APPLIED TO PLAN IR-12349
AND PLAN IR-12302.

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 3.048.

DISTANCE NOTE:
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY
A COMBINED SCALE FACTOR OF 1.00019681.

INTEGRATION COORDINATE TABLE		
COORDINATES ARE DERIVED FROM GPS OBSERVATION USING THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO UTM ZONE 18 (87° WEST LONGITUDE) NAD83 (CRS83) (2010.0).		
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF REG 216/10.		
OBSERVATION REFERENCE POINT	NORTHING	EASTING
ORP 'A'	5157446.93	706436.36
ORP 'B'	5157671.16	706363.93
ORP 'C'	5157831.53	706396.30
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



KEY PLAN SCALE 1:7500

ADDITIONAL INFORMATION:
AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT

AREA OF APPLICATION = 48.06 HECTARES

A) BOUNDARIES ARE AS SHOWN
B) ROADS AND HIGHWAYS ARE AS SHOWN
C) KEY PLAN AS SHOWN
D) BLOCK 56, SANITARY SEWER
BLOCK 57, STORM SEWER
BLOCK 58, STORM WATER MANAGEMENT POND
LOTS 1-37 (INCLUSIVE) - SINGLE DETACHED RESIDENTIAL
LOTS 38-54 (INCLUSIVE) - SEMI-DETACHED RESIDENTIAL
E) NORTH (R2) - SINGLE DETACHED RESIDENTIAL
SOUTH (I) - INSTITUTIONAL
WEST (PR) - PARKS AND RECREATION (S-73)
SOUTHEAST (RA) - RURAL AREA LOT 56, R.C.P. H-731
WEST (R2) - SINGLE DETACHED RESIDENTIAL
F) LAYOUT AND DIMENSIONS OF PROPOSED LOTS ARE AS SHOWN
G) FEATURES ARE AS SHOWN
H) EXISTING MUNICIPAL POTABLE WATER SUPPLY IS AVAILABLE
WESTERN PORTION: 100mm TOPSOIL / ORGANICS OVERLYING SAND AND TILL
EASTERN PORTION: 100mm TOPSOIL / ORGANICS OVERLYING CLAYEY SILT & SILTY CLAY
HEAVY TREED PROPERTY - BUSH LINE AS SHOWN
I) TOPOGRAPHY AS SHOWN (1m CONTOUR INTERVALS)
J) MUNICIPAL SERVICES AVAILABLE OR TO BE PROVIDED: STORM & SANITARY SEWER, MUNICIPAL WATER, POLICING, FIRE PROTECTION, AMBULANCE ETC.
K) RESTRICTIVE COVENANTS AND EASEMENTS:
BLOCK 57, SANITARY EASEMENT AL 03078 IN FAVOUR OF P.U.C. SERVICES INC.
BLOCK 58, PROPOSED (UNREGISTERED) STORM EASEMENT (IN FAVOUR OF P.U.C. SERVICES INC.)

PIN SUMMARY		
PIN	LOTS / BLOCKS / STREETS	PLAN / LOCATION
PART OF PIN 31513-0261	ALL OF LOTS 1-37 INCLUSIVE	PART OF LOT 51 REGISTRAR'S COMPILED PLAN (R.C.P.) H-731
PART OF PIN 31513-0261	ALL BLOCKS 58-58 INCLUSIVE	PART OF LOT 51 REGISTRAR'S COMPILED PLAN (R.C.P.) H-731
PART OF PIN 31513-0169 AND PART OF PIN 31513-0261	LOT 38, SMYL BOULEVARD, BLOCK 55 AND STREET 'A'	PART OF LOT 51, REGISTRAR'S COMPILED PLAN (R.C.P.) H-731 AND PART OF THE SOUTH WEST 1/4 OF SECTION 29
PART OF PIN 31513-0169	ALL OF LOTS 39-54 INCLUSIVE	PART OF THE SOUTH WEST 1/4 OF SECTION 29

CURVE SCHEDULE			
CURVE	RADIUS (m)	ARC (m)	CHORD (m)
(A)	49.60	28.17	27.79
(B)	49.60	3.82	3.82
(C)	7.62	11.93	10.75
(D)	7.62	12.00	10.80
(E)	7.62	11.99	10.79

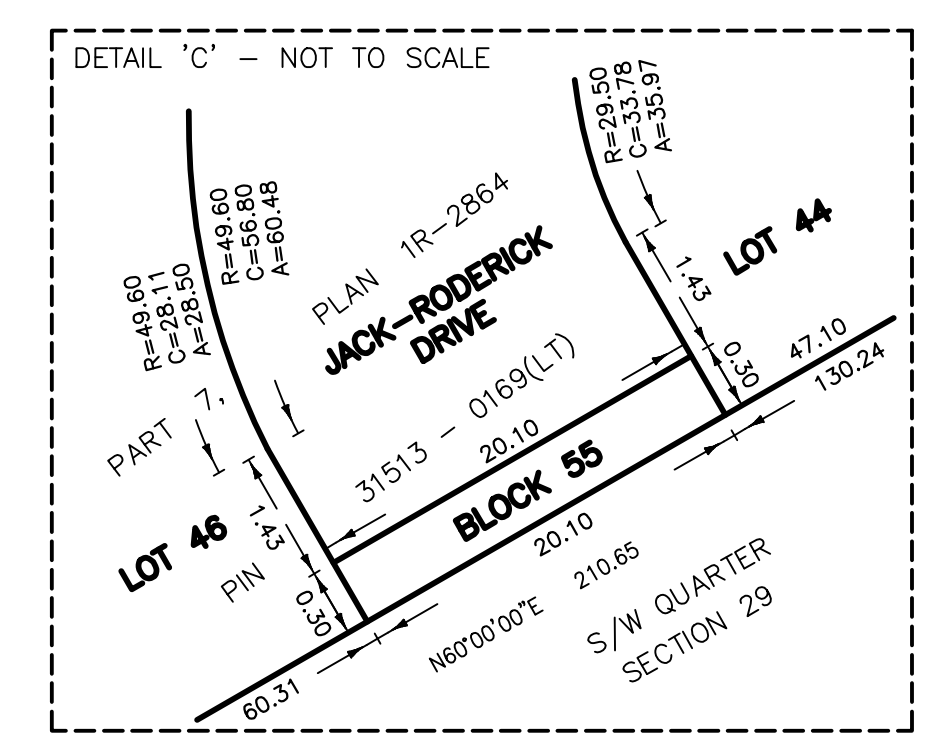
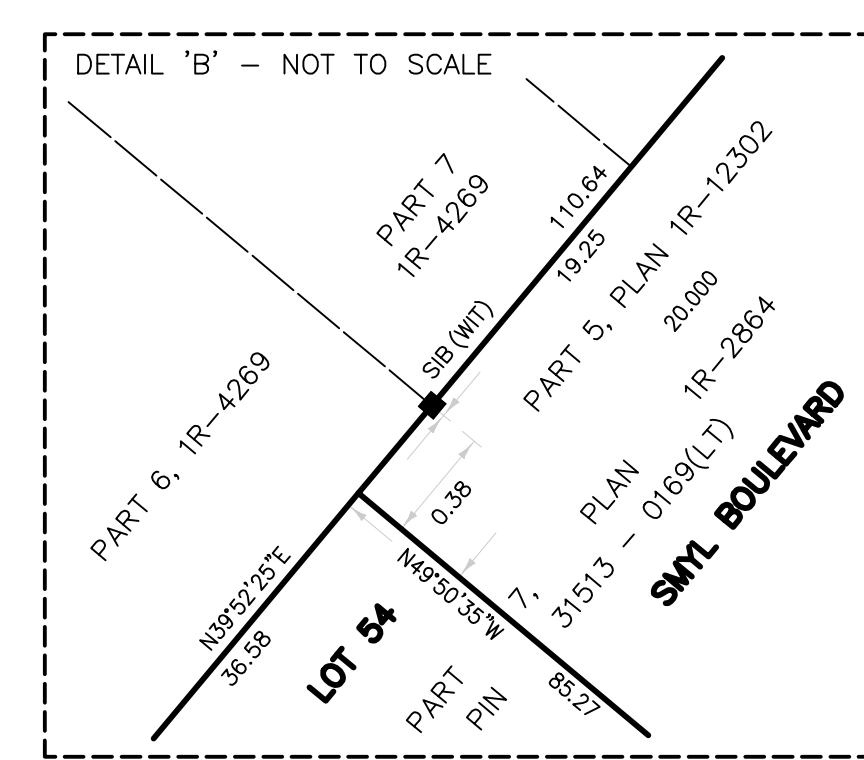
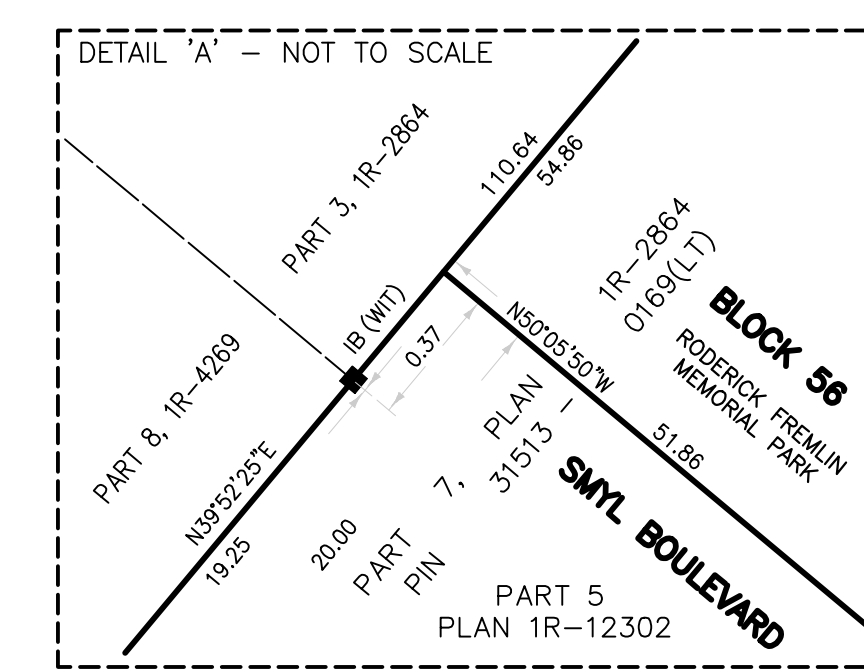
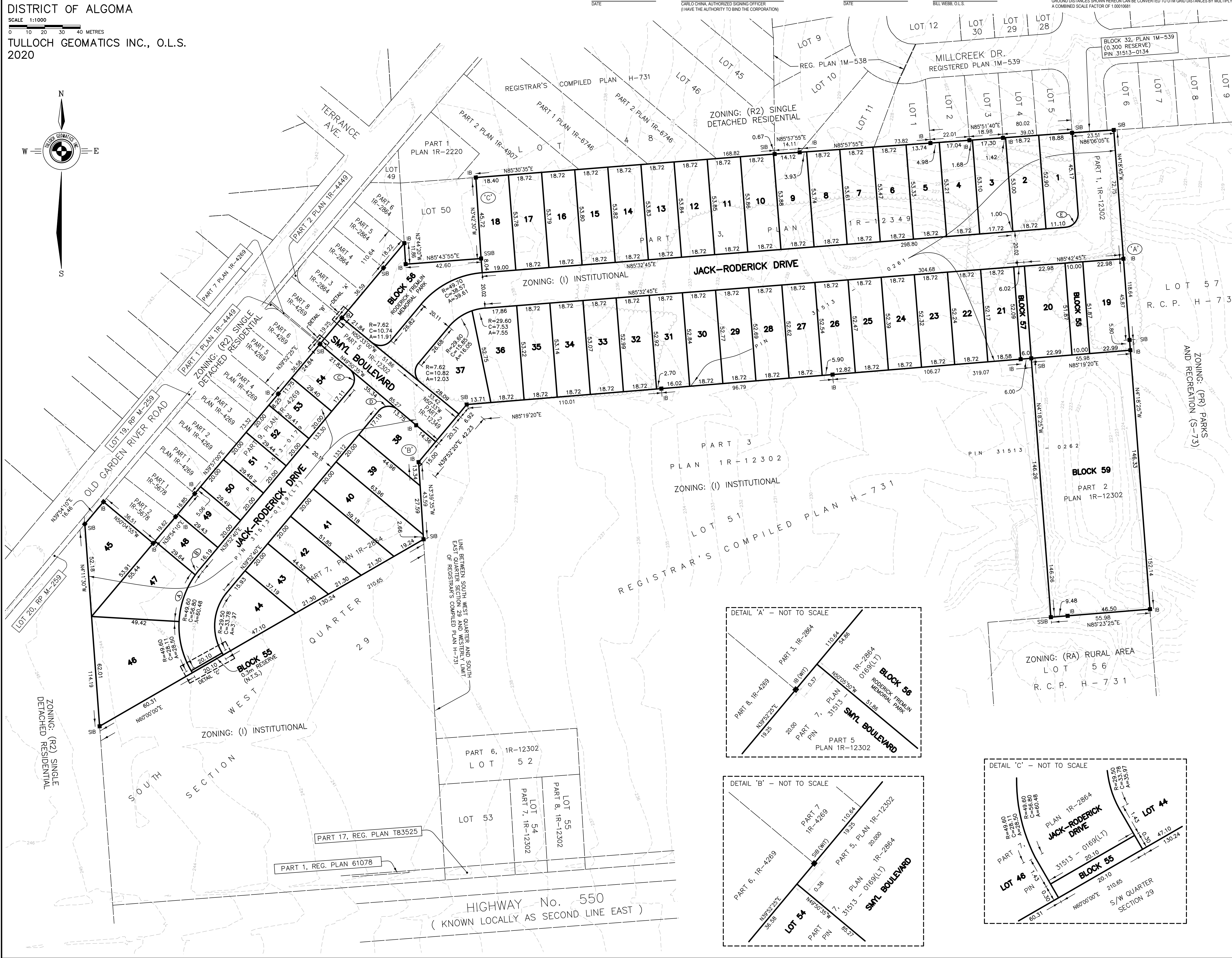
- LEGEND:
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - SIB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
 - SSIB DENOTES SHORT STANDING IRON BAR 0.025 x 0.025 x 0.61
 - IB DENOTES IRON BAR 0.015 x 0.015 x 0.90
 - ORP DENOTES OBSERVED REFERENCE POINT
 - PN DENOTES PROPERTY IDENTIFICATION NUMBER
 - WIT DENOTES WITNESS
 - M DENOTES MEASURED
 - S DENOTES SET
 - P DENOTES PLAN IR-12349
 - P1 DENOTES PLAN IR-12302
 - P2 DENOTES PLAN IR-2864
 - P3 DENOTES PLAN IR-4269
 - P4 DENOTES PLAN IR-6189
 - 1478 DENOTES D.S. URSO, O.L.S.
 - 622 DENOTES J.B. CHAMBERS, O.L.S.
 - 1894 DENOTES TULLOCH GEOMATICS INC., O.L.S.
 - OU DENOTES ORIGIN UNKNOWN
 - DENOTES EXISTING TREE LINE
 - DENOTES EXISTING FENCE LINE

PREPARED FOR:

PREPARED BY:

71 BLACK ROAD SAULT STE. MARIE, ONTARIO
UNIT 8 P8B 0A3 705-949-1457

DWG. BY: K. NOTT SURVEYOR: BILL WEBB, OLS FILE 191791



EXPLANATORY NOTE IN RESPECT TO BY-LAW 2021-114

SUBJECT PROPERTY: 249 Old Garden River Road and 260 Millcreek Drive

The purpose of By-law 2021-114 is to adopt Amendment No. 232 to the Official Plan for the City of Sault Ste. Marie.

This by-law shall not come into force until Official Plan Amendment No. 232 is approved by Council and the final date for approval has expired without an appeal being filed.

An explanatory note in respect of Official Plan Amendment By-law 2021-114 concerning Amendment No. 232 to the Official Plan is attached.

**AMENDMENT NO. 232
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

This Amendment is an amendment to Land Use Schedule C of the Official Plan as well as a notwithstanding clause to the Housing Policies of the Plan.

LOCATION

SEC 29SPT PCL 8883 PCL 5862 RP 1R4269 PART 9 RP 1R2864 PART 7 AWS and SEC 29SPT PCL 3563 AWS, Civic no's, 249 and 260 Old Garden River Road.

BASIS

These Amendments are necessary in view of a request for Draft Plan of Subdivision approval for a 69-unit residential subdivision upon the subject properties, which are currently designated Institutional on Land Use Schedule C and require a Residential Land use Designation. Furthermore, the 69-unit residential subdivision is proposed to have no 'affordable units', whereas Housing Policy 6 (HO.6) requires at least 30% of the units to be affordable in this instance.

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

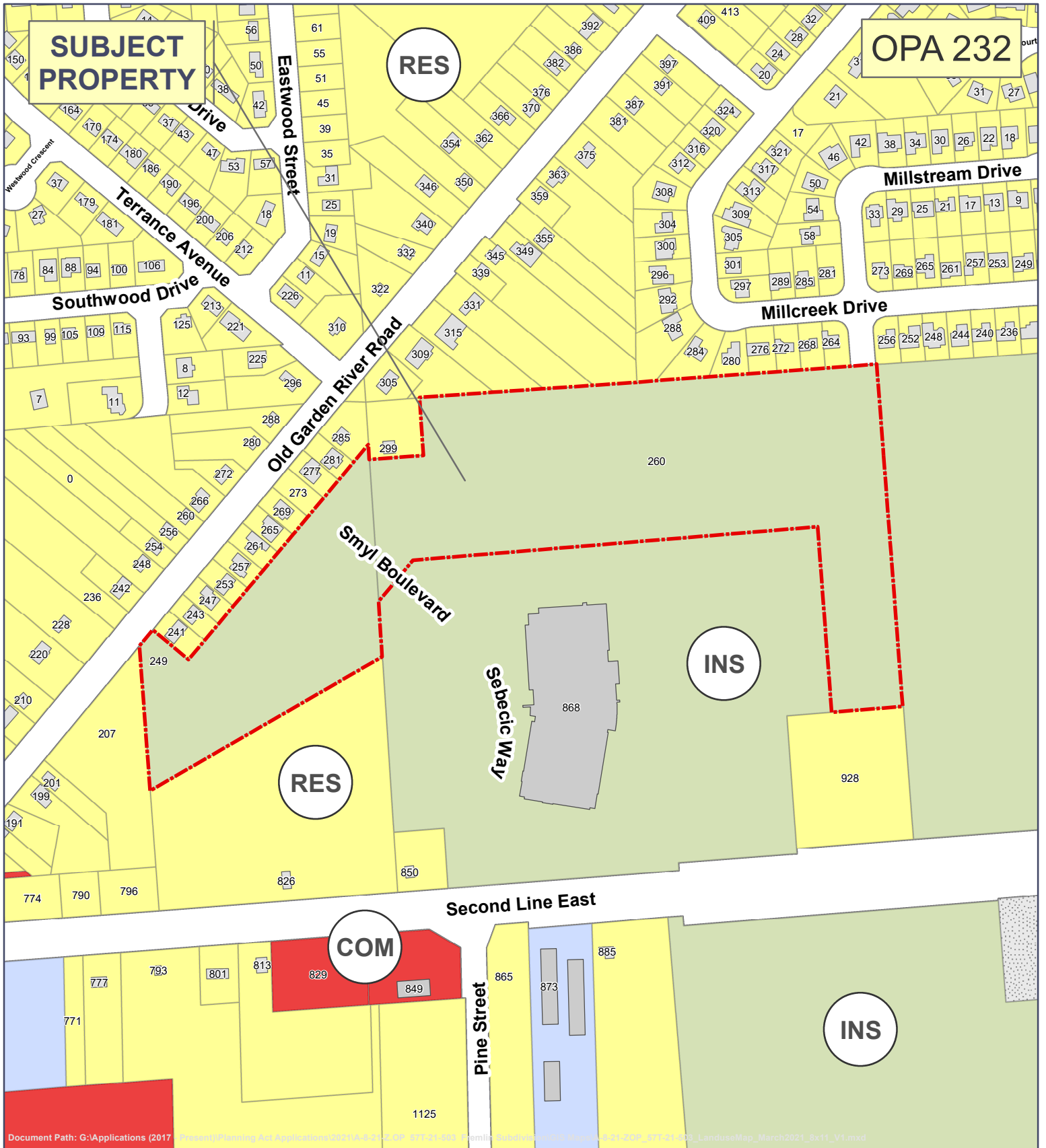
The Official Plan for the City of Sault Ste. Marie is hereby amended by redesignating the subject properties from Institutional to Residential on Land Use Schedule C and adding the following paragraph to the Special Exceptions Section:

"Special Exceptions"

154. Notwithstanding Housing Policy 6 (HO.6) of the Official Plan, the properties described as, SEC 29SPT PCL 8883 PCL 5862 RP 1R4269 PART 9 RP 1R2864 PART 7 AWS and SEC 29SPT PCL 3563 AWS, Civic no's, 249 and 260 Old Garden River Road, are not required to provide any affordable units within the proposed residential development.

INTERPRETATION

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



Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2021\A-8-21-ZOP_57T-21-503_Prelim_LanduseMap_2021\ZOP_57T-21-503_LanduseMap_March2021_8x11_V1.mxd

Application Map Series

Subject Property Official Plan Landuse

Existing Zoning Aerial Image

Official Plan Amendment

Property Information

Civic Address: 249 Old Garden River Rd & 260 Millcreek Dr

Roll No.: 010050029000000 & 030075032020000

Map No.: 85/1-95

Application No.: A-8-21-ZOP & 57T-21-503

Date Created: April 7, 2021

Legend

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

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

0 20 40 80 Meters
1:4,000