



The Corporation of the City of Sault Ste. Marie
99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6
saultstemarie.ca | 705.759.2500 | info@cityssm.on.ca

NOTICE OF APPLICATION & PUBLIC MEETING

1050 Great Northern Road

Application No.: A-13-23-Z.OP

Applicant: Robert, Dennis, Nello Iannelli (c/o Dave Urso)

Date: Tuesday, February 20, 2024
Time: 5:00 PM

Location: City of Sault Ste. Marie
Civic Centre, Council Chambers
99 Foster Drive

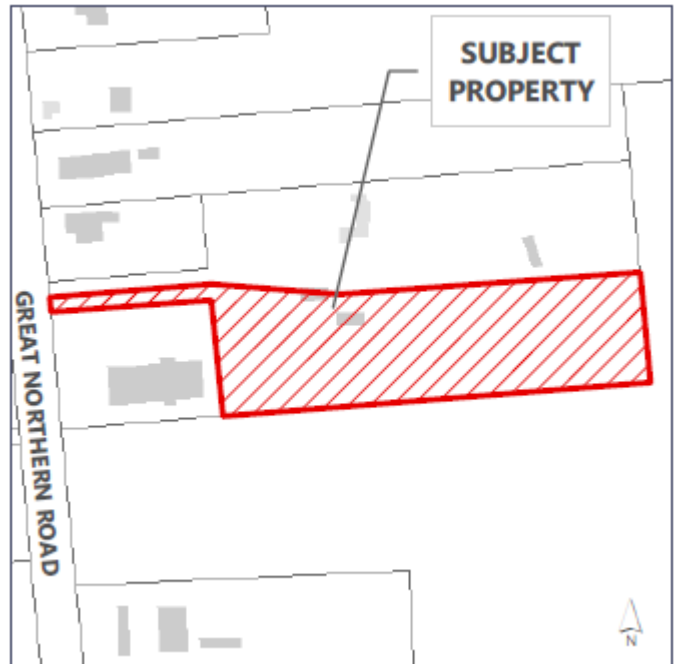
PURPOSE

The applicants, Robert, Dennis, and Nello Iannelli (c/o Dave Urso) have submitted an application to re-designate and rezone 1050 Great Northern Road to permit accessory uses to the automotive repair and maintenance services located at the west abutting property (1044 Great Northern Road). Future plans are yet to be determined.

PROPOSED CHANGE

To re-designate the Official Plan Schedule C (Land Use) from Rural Area to Commercial.

To rezone the rear 283.42 metres of the subject property from Rural Area (RA.S208) Zone to Highway (HZ.S) Zone with a Special Exception to repeal and replace Special Exception 208 with a new special exception on the subject property only: to waive the buffer requirements of Zoning By-law 2005-150, Section 4.9, along the north property line abutting the Rural Area (RA) Zone.



HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcome and encouraged. You can provide input by making a written submission or by making a public presentation.

TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Tuesday, February 20, 2024 at 5:00 p.m. to consider a Zoning By-law Amendment (under section 17, 22, and 34 of the Planning Act, R.S.O 1990, c. P13, as amended). This meeting will be broadcast by Shaw Cable and may be viewed on Shaw Cable's Community Channel, Sootoday.com and on the City's YouTube Channel <https://www.youtube.com/saultstemarieca>

Any person wishing to present at the public meeting may do so electronically or in person. Electronic participants must contact the City Clerk at cityclerk@cityssm.on.ca or 705-759-5388 to register as a presenter. Registered presenters will be provided with instructions as to how to join the meeting in advance. Any written submissions received in advance of the meeting will be included with Council's Agenda.

MORE INFORMATION

The application may be reviewed upon request. The report of the Planning Division will be available on Friday, Friday February 16, 2024 as part of City Council's Agenda. Please contact Nicholas Cicchini at 705.759.5375 or n.cicchini@cityssm.on.ca to request a digital copy. Please refer to the application file number.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Steve Zuppa, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to n.cicchini@cityssm.on.ca with your name, address and application file number on or before **Tuesday, February 20, 2024**.

If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

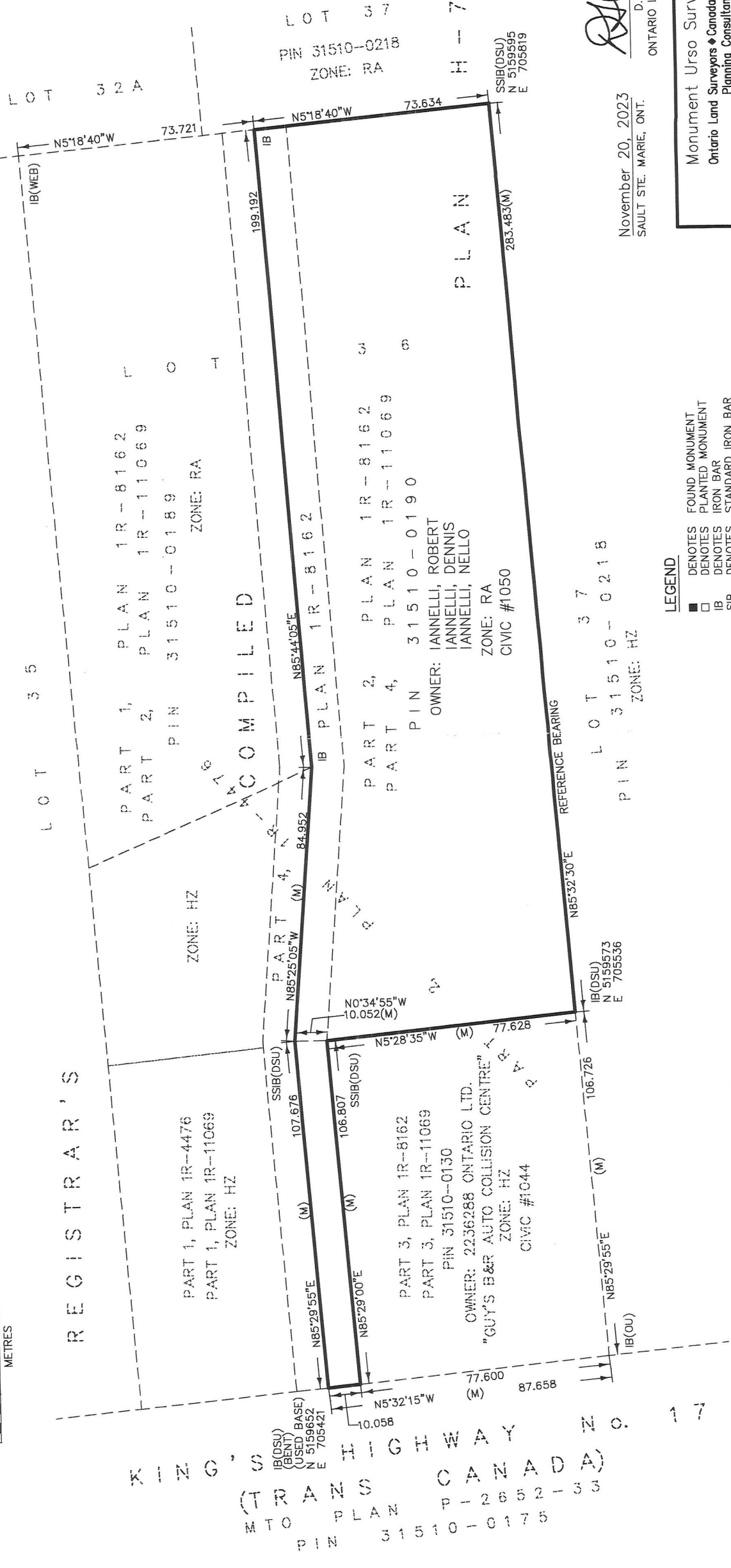
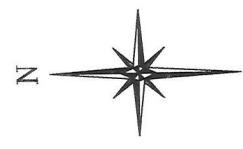
If a person or public body does not make oral submission at a public meeting or make written submission to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be entitled to appeal the decision of the Council of the City of Sault Ste. Marie to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SKETCH TO ILLUSTRATE
PART OF LOT 36
REGISTRAR'S COMPILED PLAN H-737
IN THE
TOWNSHIP OF TARENTORUS
NOW IN THE
CITY OF SAULT STE. MARIE
DISTRICT OF ALGOMA



TRANSCANADA
PIN 31510-0175
TO PLAN 1R-8162

REGISTRAR'S
PART 1, PLAN 1R-4476
PART 1, PLAN 1R-11069
ZONE: HZ
PART 3, PLAN 1R-8162
PART 3, PLAN 1R-11069
PIN 31510-0130
OWNER: 2236288 ONTARIO LTD.
"GUY'S B&R AUTO COLLISION CENTRE"
ZONE: HZ
CIVIC #1044

ACCOMPLISHED
PART 1, PLAN 1R-8162
PART 2, PLAN 1R-8162
PART 4, PLAN 1R-11069
PIN 31510-0190
OWNER: IANNELLI, ROBERT
IANNELLI, DENNIS
IANNELLI, NELLO
ZONE: RA
CIVIC #1050

LOT 37
PIN 31510-0218
ZONE: RA
SSB(OSU)
N 5159595
E 705819

November 20, 2023
SAULT STE. MARIE, ONT.
D.S. URSO
ONTARIO LAND SURVEYOR

- LEGEND
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - M DENOTES MEASURED
 - OU DENOTES ORIGIN UNKNOWN
 - DSU DENOTES D.S. URSO SURVEYING LTD.
 - PIN DENOTES PROPERTY IDENTIFICATION NUMBER

NOTE
COORDINATES ARE UTM ZONE 18 NAD 83 (GSR5)(2010.0)
COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN
ON THIS PLAN.

BEARING NOTE
BEARINGS ARE GRID AND ARE REFERRED TO THE SOUTHERLY
LIMIT OF PART 4 AS SHOWN ON DEPOSITED PLAN 1R-11069
HAVING A BEARING OF N85°32'30"E FROM ON SITE GPS
OBSERVATIONS.

Monument Urso Surveying Ltd.
Ontario Land Surveyors & Canada Land Surveyors
Planning Consultants
536 'C' FOURTH LINE EAST
SAULT STE. MARIE ONT. P6A 6J8
TEL: (705) 254-7851
FAX: (705) 254-5571
CLIENT: IANNELLI
DRAWN BY: KF
CHECKED BY: DSU
FIELD: MI/JN
U-12163