

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 28<sup>th</sup> day of August, 2023 passed Zoning By-law 2023-140 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 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 26<sup>th</sup> day of September, 2023. 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 6<sup>th</sup> day of September, 2023.

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 2023-140

### SUBJECT PROPERTY: 92 MANITOU DRIVE

The purpose of Zoning By-law 2023-140 is to rezone:

- 1) Lots 1 to 12 of the Subject Property from I (Institutional) zone to R3.S (Low Density Residential) zone with a special exception to:
  - a. Permit one parking space in an exterior side yard setback for Lot 3;
  - b. Reduce the front yard setback from 7.5 metres to 6 metres;
  - c. Reduce the rear yard setback from 10 metres to 9 metres; and
  - d. Reduce the required number of parking spaces from 1.25 to 1 space for any semi-detached dwelling unit."
- 2) Blocks 1, 2, and 4 of the Subject Property from I (Institutional) zone to R4.SH (Medium Density Residential) zone with a special exception to:
  - a. Restrict the number of dwelling units to no greater than 20 units;
  - b. Restrict the height of any apartment building to no greater than 3 storeys;
  - c. As per the Holding Provision, restrict any development until such a time that a stormwater management plan and a servicing study are submitted to the satisfaction of City Council."
- 3) Block 3 of the Subject Property from I (Institutional) zone to PR (Parks and Recreation).

The location of the subject property and lots and blocks are shown on the map attached hereto.

By-law 2023-140 is in conformity with the Official Plan for the City of Sault Ste. Marie.

