



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

0 Chippewa Street
Application No.: A-2-25-Z 57T
Applicant: Nilamraj (Raj) Patel

Date: April 7, 2025
Time: 5:00 PM

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

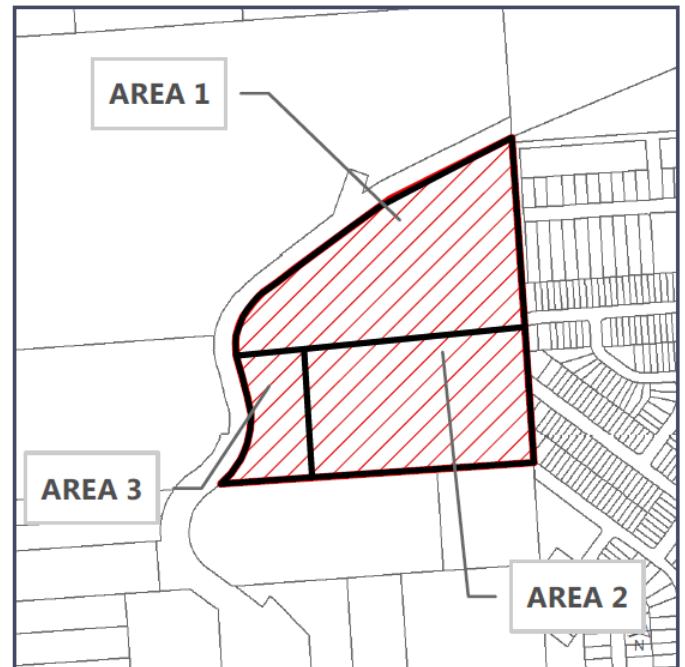
PURPOSE

The applicant is seeking approval for a plan of subdivision, two plans of condominium, a site-specific official plan amendment, and a rezoning to facilitate the development of a mixed-use community located at 0 Chippewa Street. The proposal includes single-detached homes, semi-detached homes, townhouses, and apartments, along with neighborhood retail and park space. Expanding the Urban Service Area as per the Municipal Act will also be required.

PROPOSED CHANGE

A complete list of proposed changes can be found on the city website: saultstemarie.ca/0Chippewa

A printed copy may also be obtained at City Hall by contacting Jonathan Kircal, at 705.759.6227 or j.kircal@cityssm.on.ca



In summary, the Draft Plan of Subdivision proposes the creation of 74 lots designated for single-detached and semi-detached homes for a total of 82 dwelling units. Additionally, the subdivision includes a neighborhood commercial lot, a public park square, and an open space strip along Bennett Creek, both of which would be deeded to the City to satisfy parkland dedication requirements.

The Draft Plans of Condominium propose the development of two apartment buildings containing a combined 180 dwelling units and 104 townhouse units.

To facilitate this development, the official plan application seeks to permit a neighbourhood commercial building, and the zoning application seeks to rezone the subject property from Rural Area Zone (RA) to:

Area 1: Low Density Residential Zone (R3) to permit single and semi-detached homes, Parks and Recreational Zone (PR) for public park space, and Transitional Commercial Zone (CT2) to permit a neighbourhood commercial building.

Area 2: Low Density Residential Zone (R3) to permit townhouses and a private amenity building.

Area 3: Medium Density Residential Zone (R4) to permit two, 5-storey apartment buildings.

Additionally, a number of site-specific zoning exceptions are requested to accommodate the overall development.

HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcomed 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 Monday, April 7, 2025 at 5:00 p.m. to consider a Draft Plan of Subdivision, Draft Plan of Condominium, Zoning By-law Amendment and Official Plan Amendment (under sections 51, 34, 17 & 22 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 in the Planning Division, Level 5, Civic Centre, 99 Foster Drive. The Report of the Planning Division will be available as part of the Council Agenda on the City's website at 4:30 p.m. on Thursday, April 3, 2025 and in person on Friday, April 4, 2025, during regular office hours in the Planning Division. Digital and physical copies of the report are available upon request. Inquiries should be directed to Jonathan Kircal, Planning Division, at 705.759.6227 or j.kircal@cityssm.on.ca 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 Jonathan Kircal, Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to j.kircal@cityssm.on.ca with your name, address and application file number on or before **Monday, April 7, 2025**.

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

As per the Planning Act, appeal rights are only provided to specified persons, public bodies, applicants, registered owners of any land to which the by-law and/or plan would apply to, the Minister, and the appropriate approval authority.

If a specific person, public body, registered owner of a subject property 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 specified person, public body or registered owner of a subject property 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.