



The Corporation of the City of Sault Ste. Marie
99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6
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NOTICE OF APPLICATION & PUBLIC MEETING

Housekeeping Amendment

Application No.: A-3-25-Z

Applicant: The Corporation of the City of Sault Ste. Marie

Date: April 07, 2025
Time: 5:00 PM

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

PURPOSE

This is a city-initiated application to introduce housekeeping amendments to Zoning By-law 2005-150 for the purpose of clarifying technical language and improving implementation. The proposed amendments confirm that limited residential development is permitted in the Rural Aggregate Extraction Zone (REX), rear yard setbacks are reduced to 1.2 metres for one-storey residential buildings in the Gentle Density Residential Zone (R2), and that dwelling units may be distributed across multiple residential buildings in the urban residential zones. These amendments will be city-wide in their effect.

PROPOSED CHANGE

Reintroduction of Residential Uses in the REX Zone:

Amend the Rural Aggregate Extraction Zone (REX) by permitting: *“a residential structure containing no more than one dwelling unit on an existing lot, subject to rural area zone regulations”*.

Rear Yard Setback Adjustment for One-Storey Homes in the R2 Zone:

Amend the Gentle Density Residential Zone (R2) to reduce the rear yard setback to 1.2 metres for one-storey residential structures on all R2 lots except for those that abut Lake Superior and St. Mary's River.

Clarification of Residential Structure and Unit Count Per Lot

Amend the list of permitted uses in the Rural Area Zone (RA) and the Estate Residential Zone (R1) by replacing *“Residential Structure containing up to 2 dwelling units”* with *“Residential Structure/s with no more than 2 dwelling units per lot”*.

Amend the list of permitted uses in the Gentle Density Residential Zone (R2) and the Low Density Residential Zone (R3) by replacing *“Residential Structure”* with *“Residential Structure/s”*.

Amend the list of permitted uses in the Medium Density Residential Zone (R4) by replacing *“Residential Structure - containing at least 2 dwelling units”* with *“Residential Structure/s – at least two dwelling units per lot”*.

Amend the list of permitted uses in the High Density Residential Zone (R5) by replacing *“Residential Structure - containing at least 4 dwelling units”* with *“Residential Structure/s – at least four dwelling units per lot”*.

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 07, 2025** at 5:00 p.m. to consider a proposed amendment to Zoning By-Law No. 2005-150 under Section 34 of The Planning Act, Chap. P.13, R.S.O.1990, 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 03, 2025** and in person on **Friday, April 04, 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 07, 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.