



**The Corporation of the
City of Sault Ste. Marie**

C O U N C I L R E P O R T

June 2, 2025

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Nicholas Cicchini, Junior Planner
DEPARTMENT: Community Development and Enterprise Services
RE: Request for Deferral: A-6-25-Z – 99 Melville Road

PURPOSE

The applicant, Mangesh Shende, has submitted an application to rezone the subject property from Gentle Density Residential (R2) Zone to Low Density Residential (R3) Zone to permit the existing illegal Rooming House.

PROPOSED CHANGE

The applicant is seeking Council's approval to rezone the subject property from Gentle Density Residential (R2) Zone to Low Density Residential (R3) Zone to permit a Rooming House the existing illegal rooming house.

Subject Property:

- Location: The subject property is located on the west side of Melville Road approximately 230 metres (m) southeast of the Trunk Road and Dacey Road Intersection.
- Approximate Size: The subject property has approximately 34.4m of frontage along Melville Road, a depth of 57.2m, and a total area of 0.2 Ha.
- Present Use: Illegal Rooming House
- Owner: Mangesh Shende

BACKGROUND

The previous use of the subject property was a Place of Worship.

Building Division records indicate that the owner/applicant converted the existing building into a 12-unit rooming house without the benefit of building permits or zoning approvals. At least one unit was also offered as a short-term rental without the benefit of a license. Therefore, this application was brought to Staff's attention as a result of a neighbourhood complaint.

ANALYSIS

As a result of the City's formal public notice, a number of formal written objections (attached) were received by neighbours between May 21st and May 22nd. Among other concerns raised, it was brought to staff's attention that public notices for the

A-6-25-Z 99 Melville Road

June 2, 2025

Page 2.

applicant's neighbourhood meeting may not have been received in a timely manner. In fact, there is evidence that the applicant may not have circulated certain notices until the day before the meeting. It is noted that Planning staff attended the neighbourhood meeting on April 24th, 2025, and no neighbours showed up. Given this, Planning staff is recommending that this application be deferred so that another applicant hosted neighbourhood meeting can be held, with proper notice so that residents have an opportunity to properly engage. Planning staff will ensure that proper notices are given in a timely manner.

On April 3rd, 2025, the Junior Planner provided the applicant with detailed guidelines with respect to hosting a neighbourhood information session. Among other things, the guideline requires notices to be distributed to all property owners within 120m of the subject property, at least 2 weeks before the neighbourhood meeting.

Therefore, it is recommended that this application be deferred and that the applicant host another neighbourhood information session. Planning staff will mail out the required notices for the neighbourhood meeting.

FINANCIAL IMPLICATIONS

Deferral of this application does not impact municipal finances.

STRATEGIC PLAN / POLICY IMPACT

Deferral of this application is not linked to any policies contained within the Corporate Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Junior Planner dated June 02, 2025, concerning Planning Act application A-6-25-Z be received and that Council postpone this application to July 14, 2025.

Respectfully submitted,

Nicholas Cicchini

Junior Planner

705.759.5375

n.cicchini@cityssm.on.ca