NOTICE OF APPLICATION AND PUBLIC MEETING

Date: August 11, 2025 Civic Centre, Council Chambers
Time: 5:00 p.m. 99 Foster Drive

TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, August 11, 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. Rogers TV will broadcast this meeting and may be viewed on Rogers TV Community Programming 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.

SUBJECT PROPERTY
Address: City-wide
Application: A-7-25-Z
Applicant: City of Sault Ste. Marie

PURPOSE
To obtain Council approval of a City-initiated application of housekeeping amendments to Zoning By-law 2005-150 to clarify technical language and improve implementation. This change is part of a series of City-led technical updates to the Zoning By-law to ensure consistency and improved implementation across affected sites. The proposed amendments will be citywide unless otherwise specified.

PROPOSED CHANGE
The proposed zoning by-law amendments are administrative and technical in nature and include the following:

- Delegating authority for the Planning Director to make grammatical, formatting, and typological changes without public notice or council approval.
- Clarifying frontage and buffer requirements.
- Updating fence height regulations to permit up to 2.43m (8ft) inside and rear yards.
- Modifications to provisions related to accessory building.
- Simplifying setback language.
- Permitting "Retail Trade" to be located within Highway Zoned properties.

For the full list of city-wide amendments, you may contact the Planner listed below or visit the City's website at www.saultstemarie.ca.

SUBJECT PROPERTIES
Address: Fox Run Subdivision
Application: A-7-25-Z
Applicant: City of Sault Ste. Marie

PURPOSE
The City is initiating a site-specific technical zoning amendment for the area known as Block 2 of the Fox Run Subdivision. This amendment is intended to update the wording related to special conditions on the site so that it aligns with the intent of the in-force Zoning By-law.

At present, the zoning of the area includes a requirement that establishes a minimum of two residential dwelling units per parcel. The proposed amendment will remove this minimum unit requirement.

This change is part of a series of City-led technical updates to the Zoning By-law to ensure consistency and improved implementation across affected sites.

PROPOSED CHANGE
Rezone Block 2 of the Fox Run Subdivision from R4.306 to R4.306 (amended) to include "one or more Residential Structures" among the permitted uses listed in subsection 1 of Special Exception 306. The subject properties include are:

- 163 Memorial Ave
- 2,3,6,7,10,11,14,15,18,19,22,23,27,30,31,34,35,38,29,42,43,46,50,54,58,79 Mulberry St.
- 159 Foxborough Trail

HAVE YOUR SAY

Input on the proposed applications are welcome and encouraged. You can provide input by speaking at the public meeting or by making a written submission.

MORE INFORMATION

The applications may be reviewed in the Planning Division, Level 5, Civic Centre, 99 Foster Drive. The Report of the Planning Division will be available for review on **Friday, August 8, 2025,** during regular office hours in the Planning Division. Inquiries should be directed to Nicholas Cicchini, Planning Division, at 705.759.5375 or n.cicchini@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 Nicholas Cicchini, Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mailed to n.cicchini@cityssm.on.ca with your name, address and application file number on or before **Monday, August 11, 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
Pursuant to Section 34 of the Planning Act, 1990

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 entitled to appeal the decision of the Council of the City of Sault Ste. Marie to the Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The Corporation of the City of Sault Ste. Marie

Community Development Planning & Enterprise Services

Nicholas Cicchini
Junior Planner

NOTICE OF APPLICATION & PUBLIC MEETING

Date: Monday, August 11, 2025
Time: 5:00 PM
Location: City of Sault Ste. Marie, Civic Centre (99 Foster Drive), Council Chambers

SUBJECT PROPERTY
Address: City Wide Amendments
Application: A-7-25-6
Applicant: City of Sault Ste. Marie

PURPOSE
To obtain Council approval of a City-initiated application of housekeeping amendments to Zoning By-law 2005-150 to clarify technical language and improve implementation. The proposed amendments will be citywide unless otherwise specified.

LIST OF PROPOSED AMENDMENTS

AMENDMENT 1
Add the following new provision (3.1.4) to permit the Director of Planning or their designate to revise minor errors without Public Notice or City Council Approval when the amendment does not affect the provisions or intent of the zoning by-law.

3.1.4 MINOR REVISIONS BY DIRECTOR
Public notice procedures, pursuant to the Planning Act, may be waived by the Director of Planning and Enterprise Services or their designate when the amendment does not affect the provisions or intent of this By-law, including:

- Formatting changes, including the alteration, numbering or arrangement of provisions.
- Correcting punctuation or altering language to obtain a uniform mode of communication.
- Correcting clerical, grammatical, dimensional or typographical errors.
- Amending references to other legislation or authority, where such legislation or authority is altered or amended in any way.

AMENDMENT 2
Add a new provision under Section 4.3 (Frontage Requirement). This new provision will read as follows:

> **4.3.2 DETERMINING LOT FRONTAGE FOR PLAN OF CONDOMINIMUM**
> Within a Plan of Condominium, the lot frontage is determined to be abutting the common element road right of way. All parcels within the Plan of Condominium shall adhere individually to the Building Regulations. The Zone of the subject parcel determines the Building Regulations.

AMENDMENT 3
Add the text "excluding sight triangles" and "Parks and Recreation Zone" to section 4.9 (Buffer Requirements). Section will therefore read as:

> **4.9 BUFFER REQUIREMENTS**
> Where a Residential, Rural, and/or Parks and Recreation zoned lot abuts a Commercial, Industrial, and/or an Institutional zoned lot; the developing proponent shall provide and maintain a buffering along the full extent, excluding sight triangles, of the common boundary of such lots.
>
> Buffering may be setback from the common lot lines so long as no part of the Commercial, Industrial, and/or an Institutional use occurs on those lands between the buffer and the abutting Residential, Rural, and/or Parks and Recreation zoned lot.
> Such buffers are in addition to the minimum landscaping requirements outlined in each zone, and shall have a minimum width of:
>
> A. 0m, wherever there is a 100% visually solid fence of at least 1.8m above established grade.
>
> B. 3m, wherever there is a continuous hedgerow of evergreens, bushes, shrubs, or a berm, which shall reach at least 1.8m above established grade upon maturity.
>
> C. {2010-74}15m wherever such a strip contains existing vegetation of at least 1.8m above established grade that provides an effective visual barrier

AMENDMENT 4
Amend the Maximum Fence Heights table (Section 7.2) by permitting a maximum fence height of 2.43m (8ft) in all yards, excluding the required front yard. The amended table will read as follows:

7.2 MAXIMUM FENCE *HEIGHTS*

Zones	Location of Fence			
	Require Front Yard	**Exterior Side Yard**	**Any other *Yard* Adjacent to a Public Street**	**All other Yards**
Residential Zones	0.9m	2.43m	2.43m	2.43m (No Limit for Hedges)
Commercial, Institutional, Light & Medium Industrial Zones	0.9m	No Limit	No Limit	No Limit
Heavy Industrial, Parks and Recreation, Rural Area, Airport Development, Rural Precambrian Upland and Rural Aggregate Extraction Zones	No Limit	No Limit	No Limit	No Limit

AMENDMENT 5
Add a new provision under Section 7.2 (Maximum Fence Heights). This new provision will read as follows:

7.2.1 FENCE REQUIREMENTS FOR THE FRONT YARD
A fence located within the Front Yard (outside of the required front yard), may be a maximum of 0.9m and shall not exceed more than 50% of the width of the parcel that runs parallel to the municipal right of way.

AMENDMENT 6
Amend section 9.1.7 (All Other Accessory Buildings and Structures) by repealing subsection (a) and replacing it with the following text *"With the exception of garages and carports all accessory buildings or structures shall be located within the interior side and rear yards. Except where the lot abuts the water, all accessory buildings may be located within the front yard."*. Further, that a new subsection be added immediately thereafter with the following new text "Where lot abuts Lake Superior or St. Mary's River, all *accessory buildings* may be in a *front yard*.

9.1.7 ALL OTHER *ACCESSORY* BUILDINGS AND *STRUCTURES*
Unless otherwise noted in this by-law, *accessory* buildings or *structures* on residentially zoned *lots* shall adhere to the following regulations;

A. With the exception of garages and carports all accessory buildings or structures shall be located within the interior side and rear yards. Except where the lot abuts the water, all accessory buildings, may be located within the front yard.

B. Where lot abuts Lake Superior or St. Mary's River, all *accessory buildings* may be in a *front yard*.

C. {2006-78} Minimum distance from any *lot line* shall be **0.6m**

D. Minimum distance from main building shall be **1m**

E. *Maximum building height* shall be **3.6m**

F. {2007-105} Swimming pools and hot tubs are permitted in a *rear yard* only

G. {2007-105} The inner wall of a swimming pool or hot tub shall be setback a minimum of 1.5m from any *lot line*.

AMENDMENT 7
Repeal Section 9.1.8 (Maximum Size for All Accessory Buildings and Structures) in its entirety.

Provision to be Repealed
9.1.8* {2014-6} MAXIMUM SIZE FOR ALL *ACCESSORY* BUILDINGS AND *STRUCTURES
The *gross floor area* of any one *accessory* building or *structure* shall not exceed the *gross floor area* of the main building located on the same *lot*.

AMENDMENT 8
Remove the text "*Despite any other provision in this by-law*" from Section 9.5.3.1 (Setbacks for Accessory Buildings and Structures in the R1 Zone). Section will therefore read as:

9.5.3.1 SETBACKS FOR *ACCESSORY* BUILDINGS AND *STRUCTURES* IN THE R1 ZONE
Accessory buildings and *structures* in the R1 zone shall adhere to the same *yard* regulations set out for the main building.

AMENDMENT 9
Add "Retail Trade" to the list of permitted uses in the Highway Zone (HZ), under Section 13.7.1 – Permitted Uses.

AMENDMENT 10 (SITE SPECIFIC)
Rezone Block 2 of the Fox Run Subdivision from R4.306 to R4.306 (amended) to include "one or more Residential Structures" among the permitted uses listed in subsection 1 of Special Exception 306. The subject properties include are:

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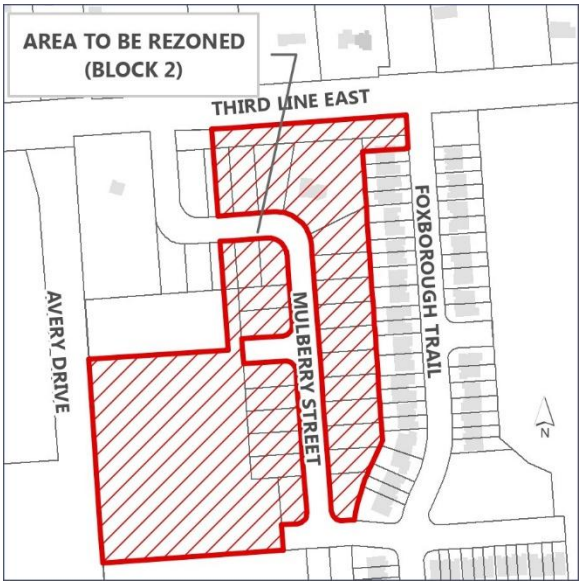

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