

NOTICE OF APPLICATION AND PUBLIC MEETING

Date: April 13, 2026

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, April 13, 2026 at 5:00 p.m. to consider two Official Plan Amendments (under section 17 and 22 of the Planning Act, R.S.O. 1990, c. P.13, 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.

ADDRESS: AREA-WIDE

Application: A-2-26 / OPA 259 (Rural Estate Subdivision Framework)

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

Purpose

The purpose of Official Plan Amendment No. 259 is to introduce a new policy framework to allow Rural Estate Residential Subdivisions in a controlled and limited manner within the Rural Area Land Use designation. The amendment would replace the current prohibition-based approach with a structured Rural Subdivision Intake Window process, through which proposals would be reviewed together using consistent evaluation criteria. The framework is intended to ensure that rural estate subdivision development is considered in a transparent, merit-based manner that takes into account growth management, servicing feasibility, environmental constraints, land use compatibility, and the protection of rural land resources.

Proposed Change

The proposed amendment would modify the Rural Residential Growth, and Rural Area policies of the Official Plan to establish a new Rural Estate Residential Subdivision framework. Under the proposed policies, rural estate residential subdivisions served by private well and septic would only be permitted where they have first been considered through a Rural Subdivision Intake Window and determined to satisfy the City's evaluation criteria. The amendment would also establish an annual lot quota, limit the share of the quota that may be taken up by any one application, and provide for the preparation of an Intake Window Guideline to address matters such as submission requirements, evaluation criteria, timing, and approval expiry. The full Official Plan Amendment No. 259 may be viewed on the City webpage: saultstemarie.ca/OP_Amendment or by contacting the Planner on file.

ADDRESS: AREA-WIDE

Application: A-3-26 / OPA 260 (Urban Settlement Area Boundary Changes)

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

Purpose

The purpose of Official Plan Amendment No. 260 is to revise the Urban Settlement Area boundary in eight locations to better reflect existing development patterns and to identify lands that may be appropriate for urban development over the long term.

In some cases, the proposed changes recognize lands that are already partially developed, serviced, or function as logical extensions of the existing urban area. In other cases, the changes are intended to ensure that the City has a modest supply of additional land available to accommodate future housing, employment, and other urban development needs in locations that can be efficiently integrated with the existing settlement area.

In total, the amendment would add approximately 279 hectares (691 acres) of land to the Urban Settlement Area.

Proposed Change

The proposed amendment would revise Schedule C (Land Use) of the Official Plan by changing the Urban Settlement Area boundary in eight locations. These changes are proposed to recognize logical boundary adjustments, reflect existing development conditions, improve long-term land use continuity, and identify lands with potential for future urban development.

Inclusion within the Urban Settlement Area does not by itself approve development or extend municipal services, but it does identify the land as being within the area where urban uses may be considered through future planning and infrastructure processes.

The full text of Official Plan Amendment No. 260 and its associated map changes may be viewed on the City webpage: saultstemarie.ca/OP_Amendment or by contacting the Planner on file.

HAVE YOUR SAY

Input on the proposed Official Plan amendments is welcomed and encouraged. You can provide input by making a written submission or by making a public presentation.

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 9, 2026** and in person on **Friday, April 10, 2026**, 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 13, 2026**.

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 17 and 22 of the Planning Act, 1990

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.