



The Corporation of the
City of Sault Ste. Marie

COUNCIL REPORT

April 13, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Jonathan Kircal, Intermediate Planner
DEPARTMENT: Community Development and Enterprise Services
RE: A-03-26-OP (OPA 260): Urban Settlement Area Boundary Change

PURPOSE

The purpose of this report is to obtain Council approval for Official Plan Amendment No. 260 which proposes revisions to the Urban Settlement Area boundary in eight locations to better reflect existing development patterns, recognize logical settlement area expansions, and identify lands for future urban development. The amendment would add approximately 279 hectares (691 acres) 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 is attached as Appendix A to this report.

Subject Property:

This application proposes area-based amendments in eight locations that are identified in the attached Appendix A.

BACKGROUND

The City has been undertaking growth management work to ensure that its Official Plan continues to respond to changing population trends, land supply needs, and long-term planning considerations.

At its October 14, 2025 meeting, under Agenda Item 7.15, Council received an update from staff on ongoing policy work, including a review of the Urban Settlement Area boundary.

An open house was held in January 2026 to present these policy areas to the public, followed by a second open house in April 2026 focused specifically on the proposed Urban Settlement Area boundary changes. While some of the broader policy matters remain under review, staff are now proceeding with the proposed Urban Settlement Area amendments.

ANALYSIS

Context

Sault Ste. Marie has experienced a notable shift in recent years from long-term population decline to renewed growth. The City's population declined from approximately 77,000 in the early 2000s to 74,311 in 2018, before increasing to 81,182 in 2025. While this recent growth is real, it has been driven largely by migration rather than natural increase, meaning that long-term population outcomes will depend heavily on the City's ability to retain and attract residents. The recent increase in young adult residents (ages 20 to 34) and working-age residents (ages 20 to 64), together with continued population aging, is also creating demand for a broader range of housing options.

Recent population growth, together with changing housing, commercial and employment needs, and continued demographic aging, supports the need for the City to regularly review whether its long-term urban boundary remains appropriate. Several of the proposed amendments are technical or structural in nature, including adjustments that better align the boundary with roads, watercourses, utility corridors, existing lot fabric, and areas already urban in character or function.

Relationship Between the Urban Settlement Area and the Service Line

It is important to distinguish the Urban Settlement Area boundary from the Service Line. The Urban Settlement Area identifies the area where urban development is intended to occur over time, while the Service Line generally reflects the area where municipal water and sewer services are currently available and is used primarily for taxation purposes. Properties within the Service Line are generally subject to an urban tax rate, while properties outside it are generally subject to a lower rural tax rate.

As a result, the two boundaries do not always align. In some cases, the Service Line extends beyond the Urban Settlement Area due to historic service extensions. In other cases, the Urban Settlement Area extends beyond the Service Line because lands are intended for long-term urban development but have not yet been serviced or developed.

Therefore, inclusion of lands within the Urban Settlement Area does not, in itself, place them within the Service Line or urban tax base. Any future amendment to the Service Line would need to be considered separately.

Service Line amendments are more appropriately considered when municipal servicing plans are already established or when development pressures have advanced to a point where such a change is justified.

Planning Rationale for the Proposed Expansion

The proposed expansion areas were identified by Planning staff through a review of the existing Urban Settlement Area boundary. In doing so, staff considered factors such as adjacency to the existing boundary, the use of recognizable physical features, existing development patterns, long-term planning flexibility, and future servicing potential. While the City's population remains below historic peak levels, recent estimates indicate renewed growth. However, population growth is not the only reason for the proposed Urban Settlement Area boundary changes.

In many cases, the proposed changes improve the location of the urban edge by following more logical and discernable features such as roads, utility corridors, and flood channels. Examples include the areas at Second Line and the Bennett West Davignon Channel, the east side of Old Goulais Bay Road, and Old Garden River Road.

In other cases, the proposed changes better reflect existing development patterns in areas that are already urban in nature or function, such as Peoples Road and Tallack Boulevard. In certain locations, they also help preserve future planning options in strategic areas by helping ensure that development near major transportation corridors or activity areas occurs in an urban form, rather than being precluded by rural development patterns. Examples include the areas at Trunk Road and Fournier Road, and Great Northern Road and Third Line.

Not all of the expansions are intended to create new greenfield development opportunities. Great Northern Road and Fourth Line, and the Rossmore area expansions, reflect a mix of considerations and also present some of the more significant longer-term greenfield development potential due to their larger lot fabric. On this basis, the proposed total expansions include approximately 126 gross hectares of land with longer-term development potential. At a high level, this could conceptually represent development potential of approximately 3,000 dwelling units in a townhouse-oriented configuration, or approximately 1,100 dwelling units in a more compact single-detached neighbourhood form.

Servicing and Implementation

Servicing feasibility has been screened at a high level in consultation with the Public Utilities Commission and City Engineering. Detailed confirmation of servicing feasibility and any required upgrades would be addressed through future

planning and development applications, with associated costs generally borne by the applicant.

This amendment represents a long-term planning direction. Full implementation of urban services within these areas will depend on future development proposals or in other cases, the city may proactively expand the Service Line. However proactive Service Line expansion is not part of this exercise. In practice, major development proposals would be expected to proceed as urban development and connect to municipal water and sanitary sewer services. In some instances, smaller-scale or incremental forms of development may continue to rely on private servicing where appropriate and where municipal servicing is not feasible, subject to case-by-case review.

Eight Urban Settlement Area boundary amendments are proposed, as shown on the amended Schedule C - Land Use. In total, the amendment adds approximately 279 hectares (691 acres) to the Urban Settlement Area.

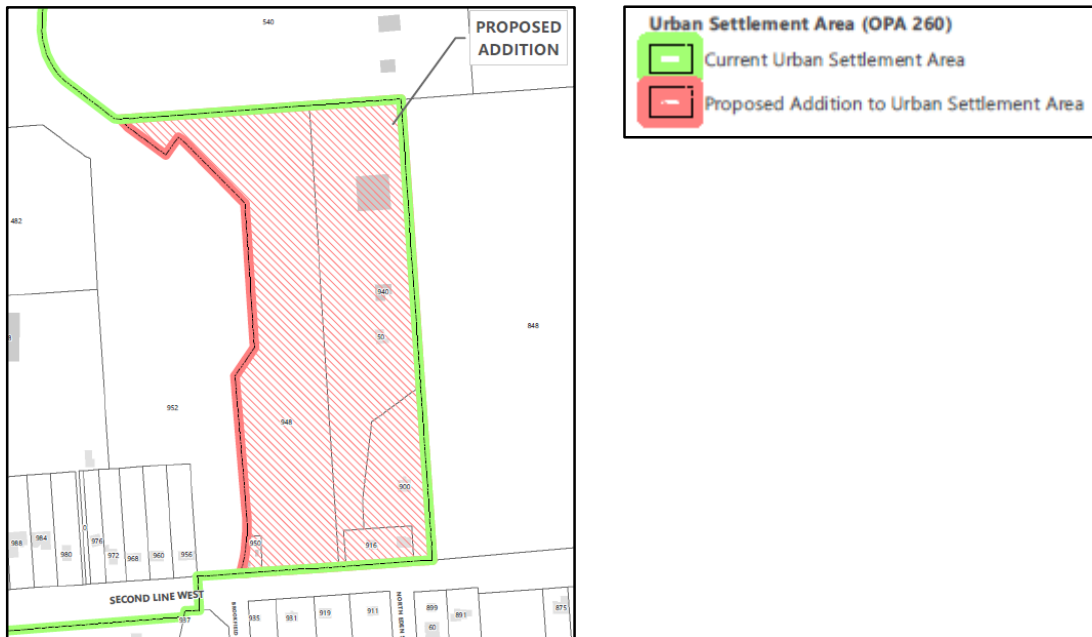
A map of these areas is attached to this report as Appendix A.

From east to west:

Adjustment 1: Second Line West and Bennett-West Davignon Channel (+ 6 hectares)

This adjustment is primarily technical in nature. The current Urban Settlement Area boundary follows the common lot line between 848 and 940 Second Line West, both of which are owned and occupied by a large contractor's yard. The proposed boundary change would align the boundary with the Bennett-West Davignon Flood Control Channel, which provides a clearer edge for urban development than the existing lot line.

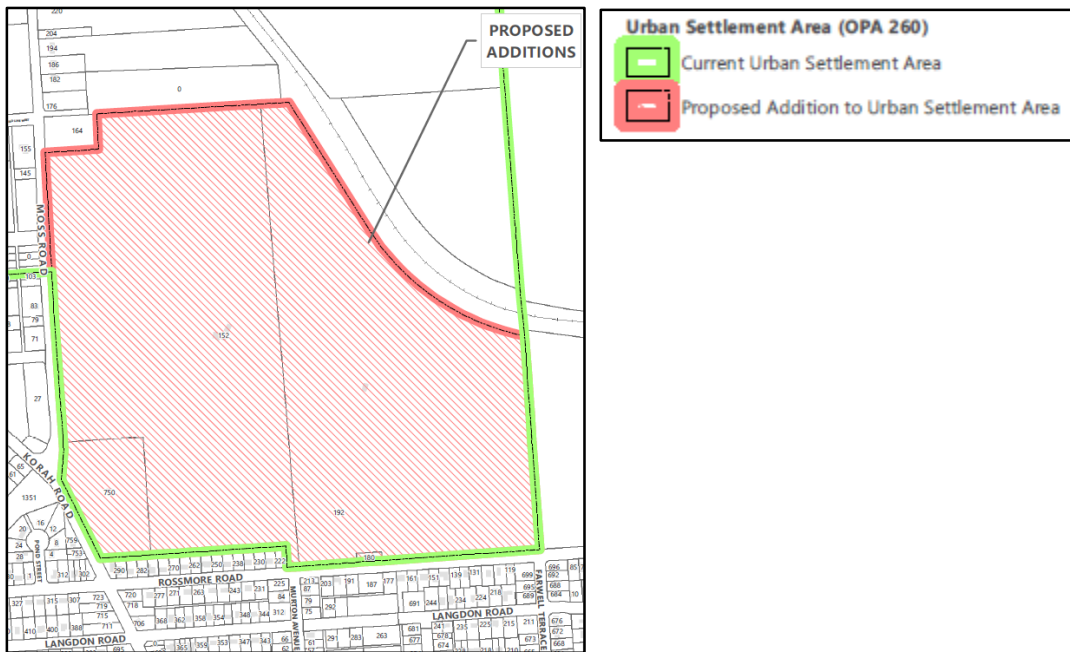
It is noted that any future urban, serviced development would likely need to obtain water service from either the A-Patch area to the east or the existing subdivision to the south, as the watermain beneath Second Line West cannot be readily connected to.



Adjustment 2: Garson's Farm and Rossmore Road (+ 51 hectares)

This amendment proposes to add the former Garson's Farm property to the Urban Settlement Area. The lands are already largely surrounded by urban uses, with existing residential development to the south and west, the Elliott Sports Complex to the east, and the Peoples Road industrial area to the northeast. A rail line forms a north lot line of the property.

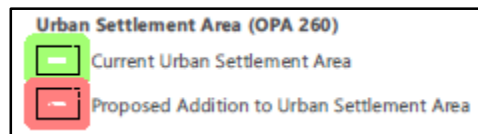
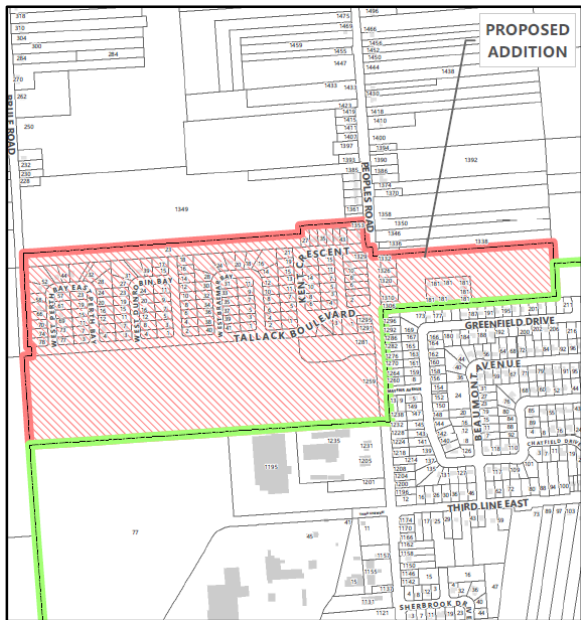
Given this context, the area represents a logical location for long-term urban growth. It is in close proximity to the Second Line West commercial corridor, the Peoples Road industrial area, and the Elliott Sports Complex. The lands are currently used for small-scale agricultural purposes, which may continue unless and until future development proposals come forward through the appropriate Planning Act approval processes.



Adjustment 3: Peoples Road and Tallack Boulevard (+39 hectares)

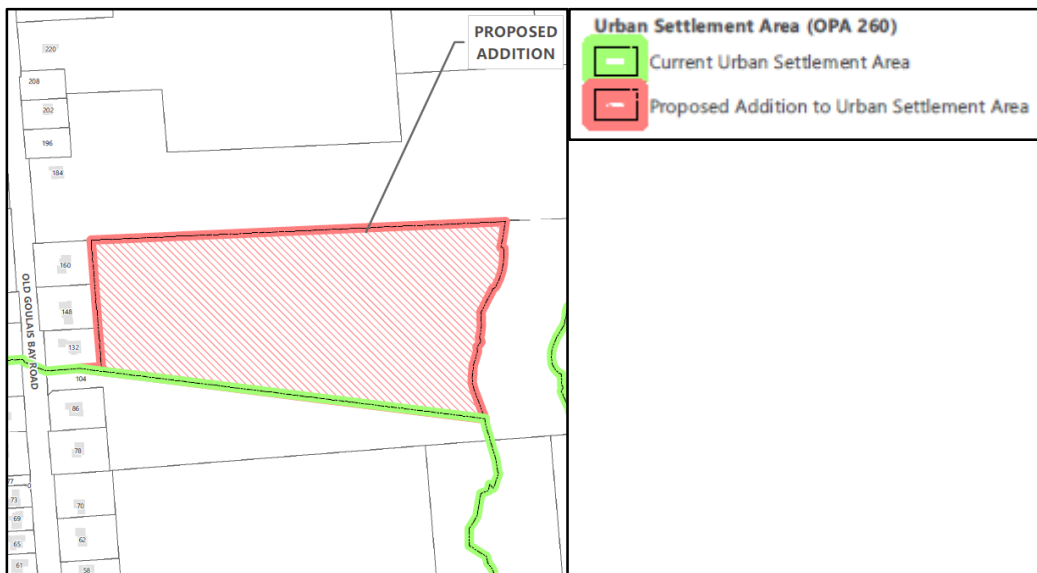
Approximately half of this area has already developed as an urban residential neighbourhood, including lands zoned R2 and R3.

The vacant lands may ultimately develop for residential or industrial purposes. In either case, appropriate buffering and other land use compatibility measures would be required to address the interface between residential and industrial uses.



Adjustment 4: Third Line East and Old Goulais Bay Road (+7 hectares)

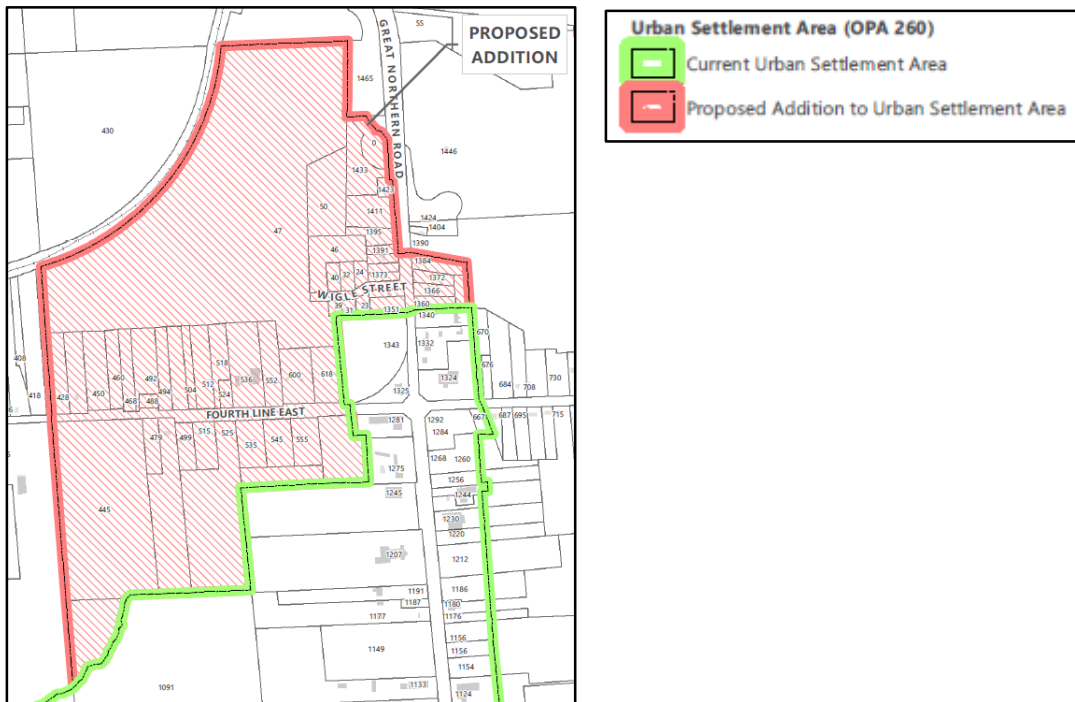
The current Urban Settlement Area boundary bisects a property. The boundary follows the west side of a significant ravine and then runs diagonally to include only a very small portion of 104 Old Goulais Bay Road. This portion is too small to support development at an efficient or meaningful scale. It is therefore proposed to expand the Urban Settlement Area slightly northward to include the entirety of 104 Old Goulais Bay Road rather than only a small fragment. The utility corridor on the adjacent property to the north serves as a clear boundary for urban development.



Adjustment 5: Fourth Line and Great Northern Road Area (+ 68 hectares)

This amendment proposes to add the former Maplewood Golf Course lands to the Urban Settlement Area. The proposed boundary adjustment recognizes that urban development has expanded northward along Great Northern Road over the past decades and that these lands are contiguous with the existing urban area, making them a logical location for long-term urban growth.

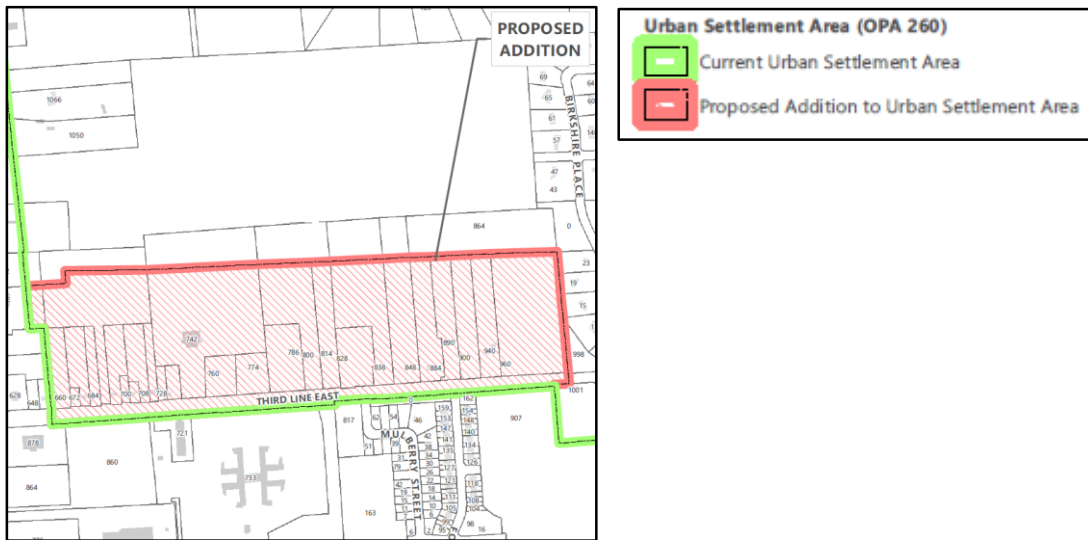
The adjustment also establishes a clear northern limit to urban expansion in this area, terminating at identifiable physical features including the Root River channel and associated steep slopes, the Canadian National Railway, and Great Northern Road (Highway 17), which together create a strong physical edge and servicing constraint.



Adjustment 6: Third Line, just east of Great Northern Road (+34 hectares)

This amendment proposes to expand the Urban Settlement Area to include lands located along Third Line East, between Great Northern Road and Berkshire Place.

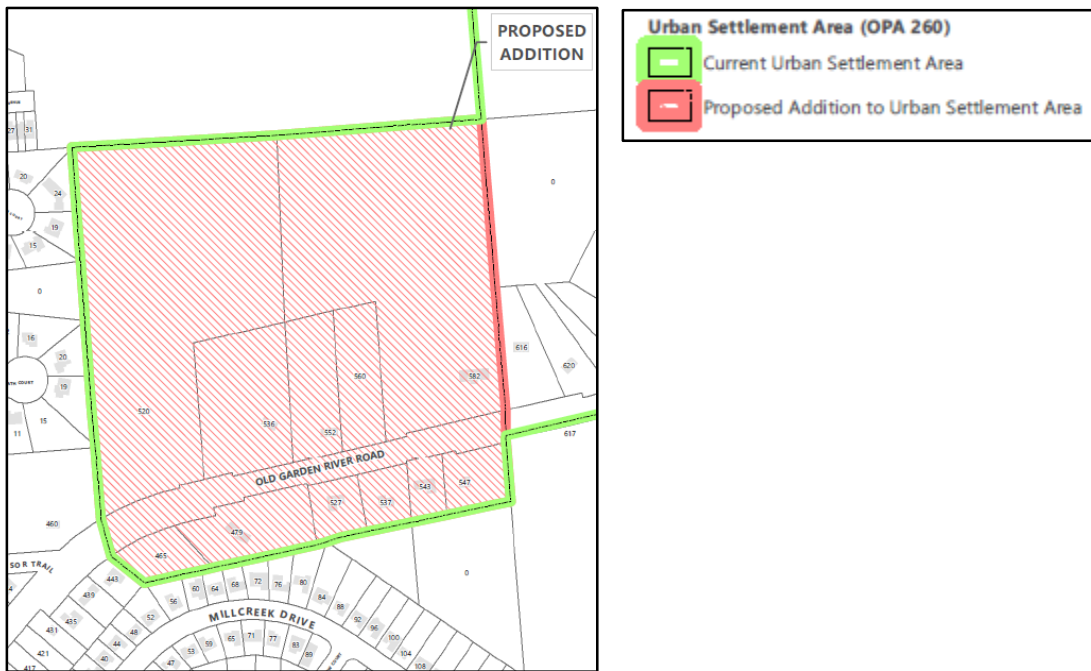
The area is adjacent to a major transportation and commercial corridor and institutional cluster that includes the Sault Area Hospital and nursing/retirement centres. Inclusion within the Urban Settlement Area would provide greater opportunity over time for uses that support or complement the nearby institutional and employment cluster and that benefit from exposure to a major transportation corridor. The proposed boundary change also reflects the broader pattern of urban growth extending northward along Great Northern Road.



Adjustment 7: Old Garden River Road Area (+ 16 hectares)

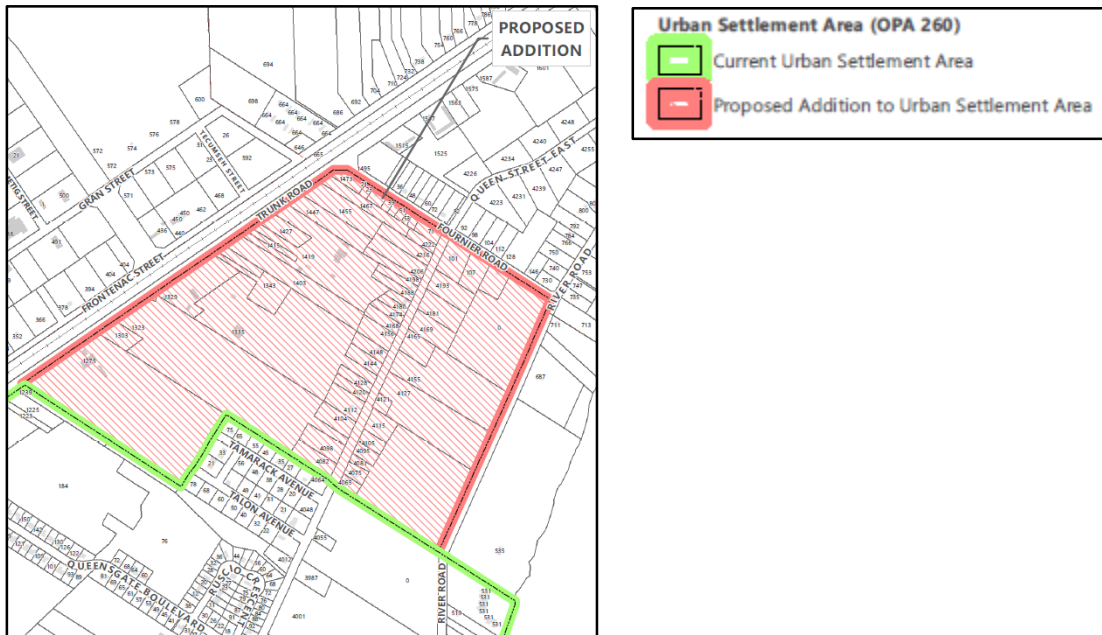
This boundary change is intended to 'straighten out' the existing Urban Settlement Area boundary by closing a small gap and creating a clearer boundary edge.

The area proposed to be included in the Urban Settlement Area is currently surrounded on three sides by the existing boundary. The lands are in close proximity to major commercial and activity hubs, including Sault Area Hospital and the Great Northern Road commercial corridor. Minimum Distance Separation and land use compatibility considerations in relation to the Strathclair Horse Farm have been reviewed and are not anticipated to preclude future urban residential development.



Adjustment 8: Queen Street East/Trunk Road West towards Fournier Road (Add 57 ha)

This area is located adjacent to a major transportation corridor (Trunk/Highway 17). Inclusion within the Urban Settlement Area would better preserve long-term opportunities for uses that support the commercial and light industrial corridor along Trunk Road.



COMMENTS

Conformity with Official Plan

The proposed Urban Settlement Area expansion supports the intent of the Official Plan’s residential, housing, and employment policies by helping maintain the City’s long-term ability to accommodate a full range of urban land uses and housing opportunities in appropriate locations.

Several of the proposed boundary changes recognize lands that are already urban in character or function, while others improve the delineation and continuity of the long-term edge of the urban boundary. Together, these changes help ensure that the Land Use Schedule better reflects existing conditions and preserves appropriate opportunities for future urban development where such development may be feasible and appropriate over time.

Conformity with Provincial Planning Statement 2024

Under Section 2.3.2 (Settlement Areas) of the Provincial Planning Statement, 2024, municipalities are to support intensification, redevelopment, and the efficient expansion of settlement areas where justified by demonstrated need, servicing feasibility, and long-term growth planning.

Unlike its policy predecessor that was replaced in 2024, the PPS now allows boundary expansions outside of lengthy Municipal Comprehensive Review processes. The intent of this change was to expedite housing development by reducing timelines and lower evaluation standards to support the Province's mandate of building at least 1.5 million homes by 2031. Albeit, not all proposed expansion areas are solely intended to accommodate housing.

The proposed Urban Settlement Area (USA) expansions meet the criteria under Provincial Planning Statement (PPS) 2024, Section 2.3.2, which guides when and how settlement areas may be expanded, more specifically:

- a) The proposed Urban Settlement Area amendments are justified by the City's broader growth management and land use planning review. The amendments are not based solely on a need for new greenfield residential lands. Several of the proposed changes recognize lands that are already developed or already urban in function, while others establish clearer and more defensible long-term boundary edges using roads, watercourses, utility corridors, and other physical features. In addition, certain areas preserve longer-term opportunities for urban residential, employment, commercial, or mixed-use development in locations contiguous to the existing urban area and potentially serviceable over time. Taken together, these factors demonstrate the appropriateness of the proposed boundary changes.
- b) Sufficient capacity in existing or planned infrastructure and public service facilities:
All proposed expansion areas are adjacent to existing urban areas and therefore, are also adjacent to existing or planned municipal water, sewer, transportation, and stormwater systems. Public service facilities, including schools, parks, major commercial areas, the hospital, and transit corridor infrastructure are already in proximity. Servicing extensions are feasible.
- c) Specialty crop areas:
There are no specialty crop areas in Sault Ste. Marie, and therefore, none of the lands proposed for inclusion in the USA are identified as specialty crop areas.
- d) Avoidance of prime agricultural areas
The proposed expansions do not occur within prime agricultural areas. While some lands proposed for inclusion in the Urban Settlement Area are currently used for agricultural or rural purposes, such as portions of Garson's Farm, they are located within areas influenced by existing or emerging urban development and do not form part of a larger prime agricultural area.

This conclusion is supported by the City's recent staff-conducted LEAR (Land Evaluation and Area Review) study, which determined that, based on soil capability, climate conditions, and the degree of lot fragmentation, no prime agricultural areas exist within the city. The study also confirmed that the lands proposed for inclusion in the Urban Settlement Area do not form part of a significant agricultural system.

- e) Minimum Distance Separation (MDS)
Staff reviewed potential MDS implications, including proximity to the Strathclair Horse Farm. No MDS conflicts were identified that would prevent future urban residential development, or that could place undue burden on existing agricultural functions.
- f) Agricultural system impacts
Because the areas are not part of an '*agricultural system*', and do not fragment or remove prime agricultural land, impacts are minimal to non-existent.
- g) Phased, orderly progression of development
The boundary adjustments create logical, contiguous extensions of the existing urban structure and reinforce compact, efficient, and service-oriented growth patterns. Much of the expansions "square off" irregular edges, avoid leapfrogging, and align with physical constraints such as the Root River valley and railway corridor. This represents orderly, phased progression.

Therefore, the Urban Settlement Area expansion conforms to the PPS.

Conformity with Growth Plan for Northern Ontario 2011

The proposed Urban Settlement Area boundary expansions are consistent with the Growth Plan for Northern Ontario's direction (GPNO) to focus population and growth within strategically located, serviced urban centres. The Growth Plan encourages communities to build compact, efficient settlement patterns, optimize infrastructure investment, and support housing choice in areas with access to employment, institutions, and public service facilities.

Therefore, this application conforms to the GPNO.

CONSULTATION

The Urban Settlement Area expansions were initially part of a broader rural growth management policy review, which also included proposed policy directions on Locally Significant Agricultural Areas (LSAA), Secondary Mineral Aggregate Resource Areas (SMAR), and permitting rural estate residential subdivisions on a limited basis.

An initial open house was held in January 2026. Notice was provided by direct mail to all property owners (1,170) within the LSAA, SMAR, and USA study areas. Notice of the open house was also provided through social media, newspaper advertising, and email circulation to some industry representatives.

A second open house was held on April 1, 2026. The format was a drop-in session, followed by a formal presentation and question and answer period. This second open house was focused specifically on the Urban Settlement Area expansions. It also included one additional proposed expansion area, being the Trunk Road / Queen Street extension area. Notice for this second open house was again provided through direct mail to affected property owners (293). Approximately 40 people attended.

The direct mail notices for both open houses included a link to the project webpage, shapethesault.ca/OpenHouse, which provided open house and Council meeting dates, information on how to join the email notification list for project updates, and staff contact information.

Public notice of Council meeting was posted on the city website, and placed as an advertisement in the Sault Star on March 21, 2026.

Comments Specific to Adjustment 8: Queen Street East/Trunk Road West towards Fournier

With respect to the proposed Urban Settlement Area expansions, Planning staff received comments from property owners in the Trunk Road / Queen Street area, primarily regarding the timing of potential municipal water service extensions, particularly along Queen Street.

Property owners expressed concerns with existing private wells and interest in future connection to municipal water services. Staff advised that any extension of municipal water or sewer infrastructure would likely be incremental and largely dependent on private development occurring in a manner that supports the cost of extending services. Therefore, inclusion within the Urban Settlement Area does not itself guarantee immediate access to municipal services, and the feasibility and cost of connection would generally become more significant with distance from existing infrastructure.

Comments Specific to Adjustment 5: Fourth Line and Great Northern Road Area

Comments received regarding this adjustment were primarily related to the future development potential of the former Maplewood Golf Course lands. Concerns raised by nearby property owners generally related to whether the proposed boundary change was being advanced in response to landowner interest, the potential for future drainage, source water, or private well impacts, the cost of any new or upgraded infrastructure required to support development, and the possibility of future property tax implications.

Staff further advised that the Urban Settlement Area amendment is a long-range land use planning exercise and does not involve detailed engineering or technical review of a specific development proposal. At this stage, staff consider matters such as land use context, continuity with other urban areas, preliminary servicing potential, and major environmental or topographical features at a high level. Detailed matters such as drainage, groundwater impacts, servicing design, and other off-site effects would be addressed only if and when a future Planning Act application is submitted. An application would therefore be required to submit the necessary technical studies and demonstrate that the proposed development would not result in off-site impacts.

With respect to infrastructure, staff advised that infrastructure to support development are generally the responsibility of the developer and would typically be secured through a development agreement, subdivision agreement, financial guarantee, or similar mechanism. This may include on-site infrastructure and, where required, mitigation of downstream impacts caused by the development. Such matters would be determined through the review of an actual development proposal rather than through the Urban Settlement Area amendment itself.

With respect to taxation, staff advised that inclusion within the Urban Settlement Area does not itself place lands within the Service Line/urban tax base trigger. Any future amendment to the Service Line would need to be considered separately, having regard to servicing availability, development activity, connectivity, phasing, and taxation implications. While future installation of municipal services along a road frontage may provide a basis to consider a corresponding Urban Service Line amendment, such changes would occur separately and incrementally rather than automatically through this amendment.

Overall, the principal concern raised by area residents was that the proposed boundary change would open the door to future development. Staff note that this is, in part, the intent of the amendment, as the proposed expansion areas have been identified as appropriate for potential future urban development from a long-term planning perspective. However, no specific development is being approved through this amendment. Any future proposal would still be subject to the full range of Planning Act approvals and would need to demonstrate good land use planning, servicing feasibility, and the absence of unacceptable off-site impacts.

Property Tax Classification Questions

Staff advised that inclusion within the Urban Settlement Area does not itself change property tax classification. Property tax classification is tied to the Service Line, which is a separate boundary used primarily for taxation purposes and generally reflects where municipal water and sewer services are available.

Where municipal services are extended along a road frontage, that may provide a basis to consider a corresponding amendment to the Service Line for affected

properties. However, any such change would be considered separately, having regard to servicing availability, connectivity, phasing, and technical considerations. Amendments to the Service Line would be expected to occur incrementally and in response to actual servicing and development conditions rather than automatically through this amendment.

Purpose and Broader Benefit

One individual at the open house broadly questioned the purpose of the proposed Urban Settlement Area expansions, noting that many landowners may not see a direct benefit. Land use planning decisions are based on broader public-interest, growth management, and land use considerations, rather than on whether every property owner receives an immediate or direct benefit. At the same time, potential land use impacts must be identified and assessed to ensure that future development proceeds in an appropriate manner and does not result in unacceptable impacts on surrounding properties or quality of life.

The purpose of the Urban Settlement Area review and proposed expansions is to improve boundary edges where they are currently irregular, recognize areas that already exhibit urban development patterns and functions, and identify lands that may be appropriate for future urban development over the long term. In some cases, the proposed boundary adjustments also recognize that certain lands, due to their proximity to major transportation corridors, employment areas, and other strategic activity nodes, are more appropriately planned for future urban forms of development rather than lower-intensity rural uses.

Questions on Connection to Municipal Services and Existing Property Use

Existing homes and businesses may continue to rely on private well and septic systems as established uses. However, if a proposed change in use or redevelopment requires a Planning Act application, such as a rezoning, the City may require connection to municipal water and sewer services where appropriate and feasible as part of the approval process. Similarly, any new lot creation within the Urban Settlement Area would generally be expected to be municipally serviced.

Application Circulation

As part of the application review, this proposal was circulated to City divisions and external agencies for technical review and comment. No major concerns were raised. Specific comments from PUC and Public Works include:

PUC:

PUC advised that it has no objection to the proposed amendments, but noted that servicing these areas may require future watermain extensions or other system upgrades. PUC further noted that the need for such works, and responsibility for associated costs, would be determined through the development review process.

Public Works:

Public Works supports growth, while noting that additional development may result in expanded municipal infrastructure, such as roads and sewers, which could create added long-term maintenance obligations and costs for the City.

Planning staff note that inclusion within the Urban Settlement Area does not in itself create immediate servicing or infrastructure obligations. Any future roads, watermain extensions, sewer works, or related upgrades would be evaluated through subsequent development applications, technical review, and any required agreements (e.g. site plan control or subdivisions), including determination of cost responsibility. Developers would generally be expected to fund and construct the infrastructure to support their proposals. Where such infrastructure is later assumed by the City, there may be longer-term municipal maintenance implications.

FINANCIAL IMPLICATIONS

Approval of the proposed Official Plan amendments will not result in any immediate incremental change to municipal finances.

The amendments are policy-level in nature and do not, themselves, approve the construction of new municipal infrastructure. Any future financial implications associated with roads, watermains, sewer extensions, or other services would be considered through subsequent development applications, technical review, and future capital budgeting processes. Where new municipal infrastructure is required to support development, developers would be required to fund or construct such works through the development process.

If and when infrastructure is transferred to and assumed by the City, there may be longer-term operating, maintenance, and lifecycle cost implications. At the same time, future development may contribute additional municipal assessment and other service-related revenues, which may help offset a portion of those longer-term costs.

STRATEGIC PLAN / POLICY IMPACT

The proposed Urban Settlement Area amendment supports the City's strategic and policy objectives related to orderly growth management, housing choice, and long-range infrastructure planning. The proposed Urban Settlement Area amendments are not primarily climate change measures, but they do support a more orderly and efficient urban growth pattern over the long term. This can help facilitate more coordinated servicing and transportation patterns that are generally more sustainable than dispersed development.

SUMMARY

This report recommends targeted amendments to the Urban Settlement Area boundary of the City's Official Plan. The proposed changes are intended to improve boundary edges by better aligning the Urban Settlement Area with

recognizable physical features, reflecting areas that are already urban in nature or function, and preserving longer-term planning options in strategic locations.

The amendment is not driven solely by population growth, nor is it intended to function primarily as a broad greenfield development opportunity. Instead, it represents a targeted review of the existing boundary based on current conditions and longer-term planning considerations.

The proposed amendments support the City's broader growth management objectives by establishing a long-term urban structure and preserving appropriate opportunities for housing, commercial, employment, and institutional uses in well-located areas.

Inclusion within the Urban Settlement Area does not, in itself, approve development, extend municipal services, or change property tax classification. The underlying official plan designation and zoning remain as is.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Planner dated April 13, 2026 concerning rezoning Application A-03-26-OP (OPA 260): Urban Settlement Area Boundary Change be received and that Council approve Official Plan Amendment No. 260 (A-3-26) respecting the Urban Settlement Area Boundary expansion as set out in Appendix A.

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

Respectfully submitted,

Jonathan Kircal
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**AMENDMENT NO. 260 (Urban Settlement Area)
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

The purpose of this Official Plan Amendment is to revise the boundaries of the Urban Settlement Area in eight locations to reflect appropriate long-term growth potential, servicing considerations, land capability, and development patterns.

In total, this amendment adds approximately 279 hectares (691 acres) to the Urban Settlement Area.

LOCATION

This amendment applies to the areas identified on amended Land Use - Schedule C.

BASIS

This amendment is justified based on:

- The Provincial Planning Statement (PPS) direction to plan for efficient, contiguous, and serviceable development.
- The City's background land needs work informed consideration of long-term urban land supply, housing needs, and the location of lands that may be appropriate for future urban development
- Opportunities to incorporate lands that are already partially developed, serviced, or serve as logical extensions of existing neighbourhoods.
- The desire to improve land use continuity and reduce long-term municipal servicing inefficiencies.

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

Land Use Schedule C of the Official Plan for the City of Sault Ste. Marie is hereby amended as follows:

The Urban Settlement Area boundary is modified in the eight locations described below and illustrated on amended Schedule C – Land Use:

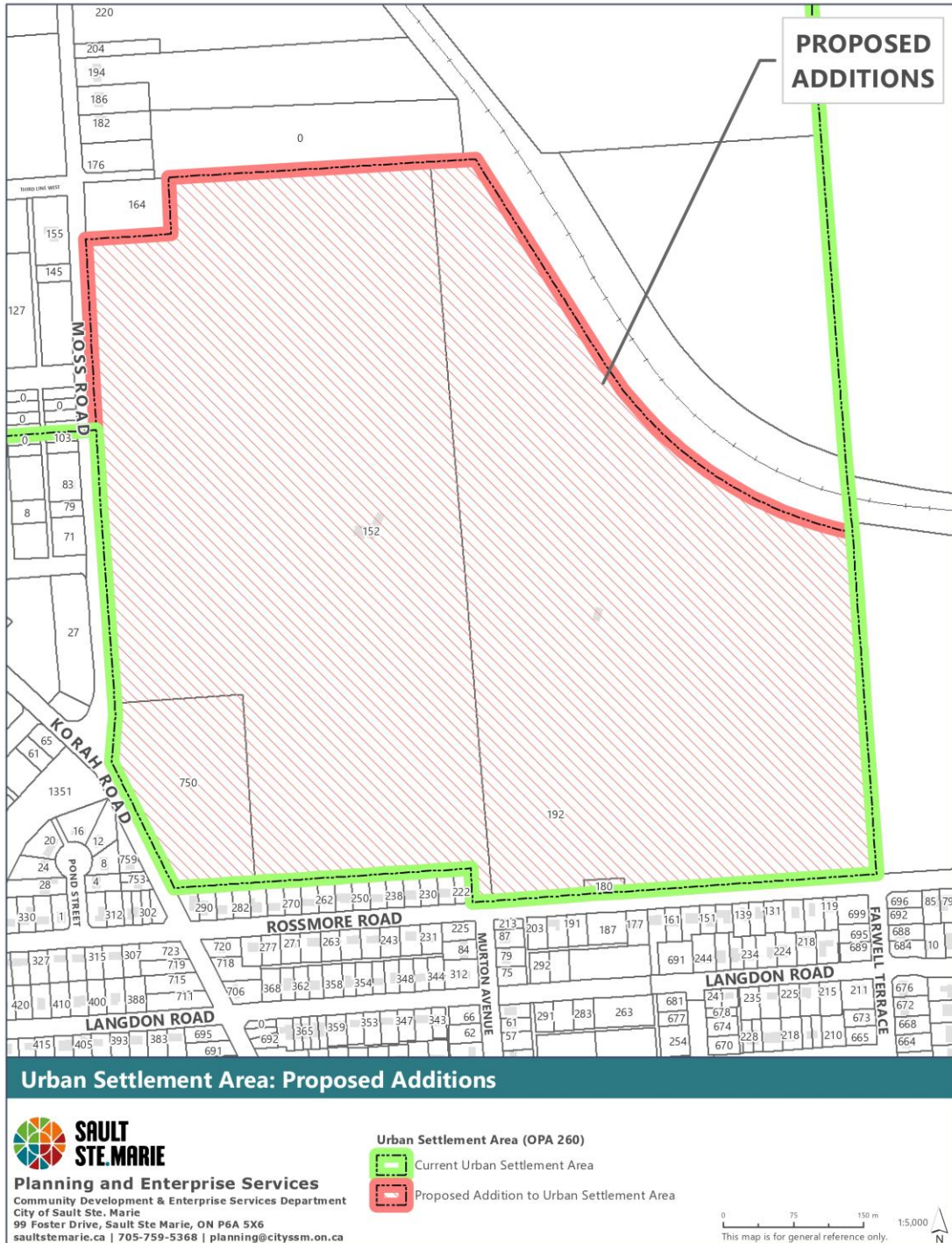
**USA Amendment 1: Second Line West and Bennett–West Davignon Channel
(Add 6 ha)**

The USA is expanded to include lands occupied by an existing contractor's yard, correcting a mapping anomaly that split the site. The boundary is adjusted eastward to follow the Bennett–West Davignon Flood Control Channel.

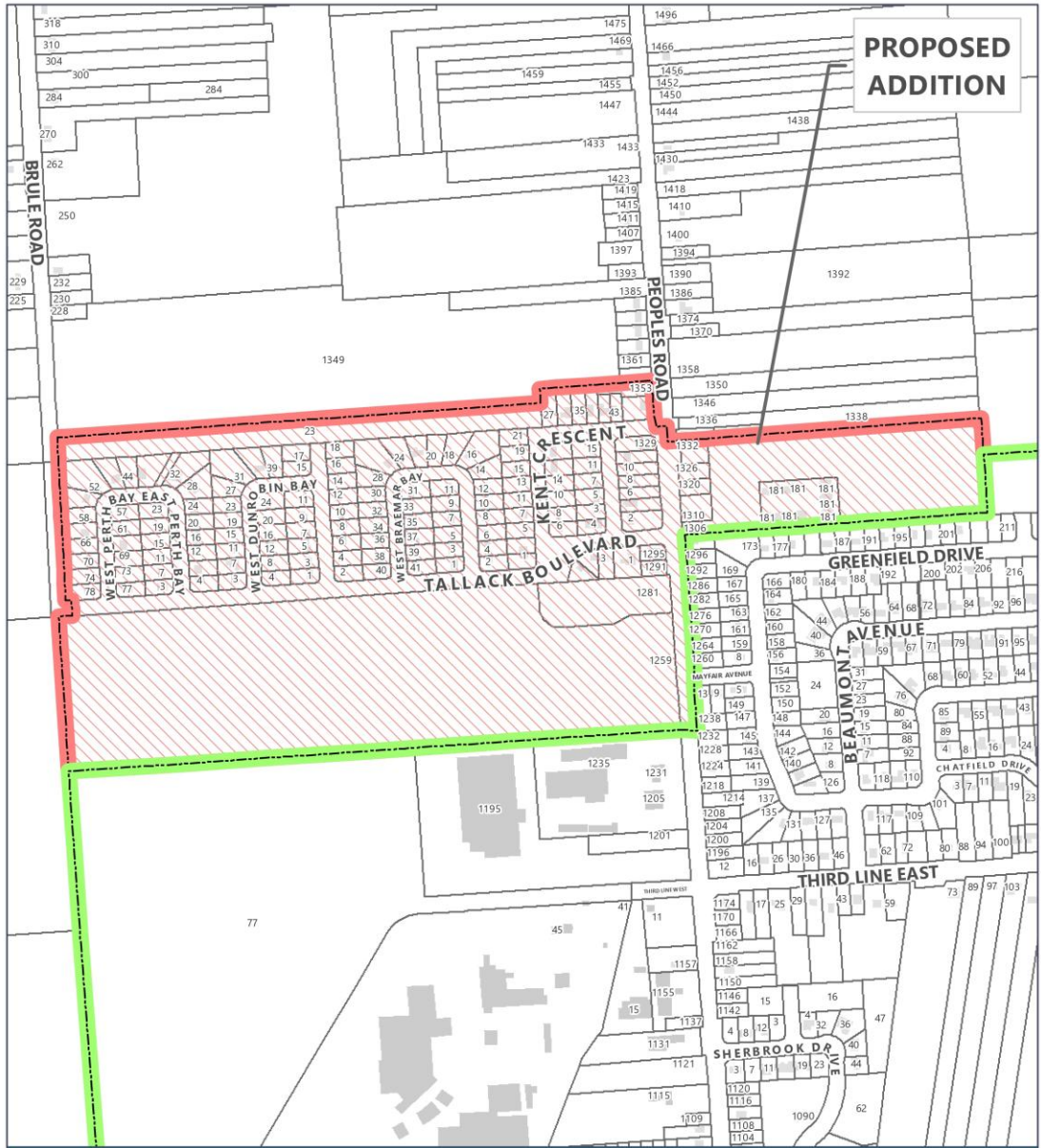


USA Amendment 2: Garson's Farm / Rossmore Road (Add 51 ha)

The USA is expanded to include lands surrounded by urban development on three sides and adjacent to the Elliott Sports Complex and Peoples Road industrial area.



USA Amendment 3: Peoples Road and Tallack Boulevard (Add 39 ha)
 The USA is expanded to include the former Canadian Martyrs School property, the existing Green Acres Subdivision (already serviced), and 1281 Peoples Road.



Urban Settlement Area: Proposed Addition

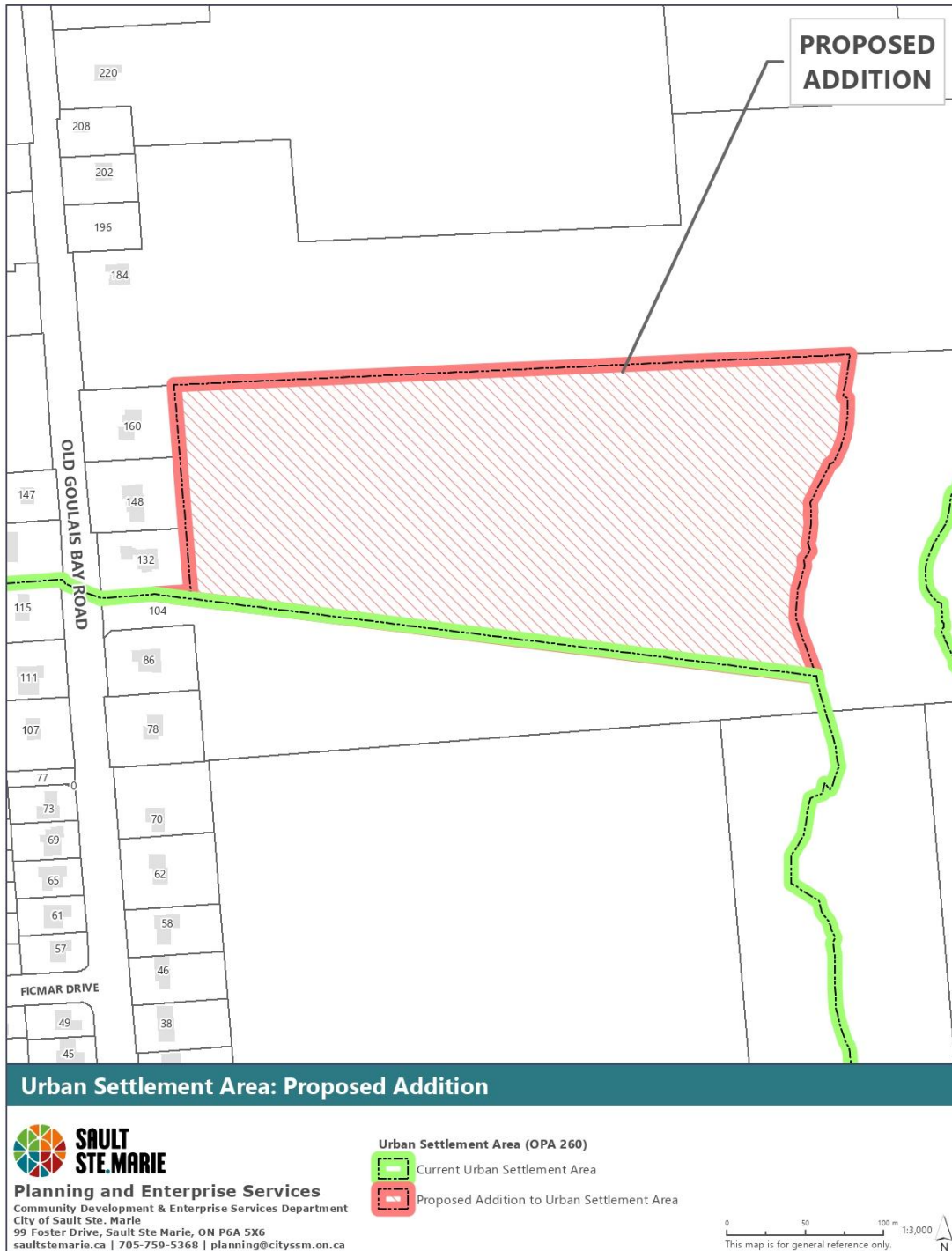


SAULT STE. MARIE
Planning and Enterprise Services
 Community Development & Enterprise Services Department
 City of Sault Ste. Marie
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

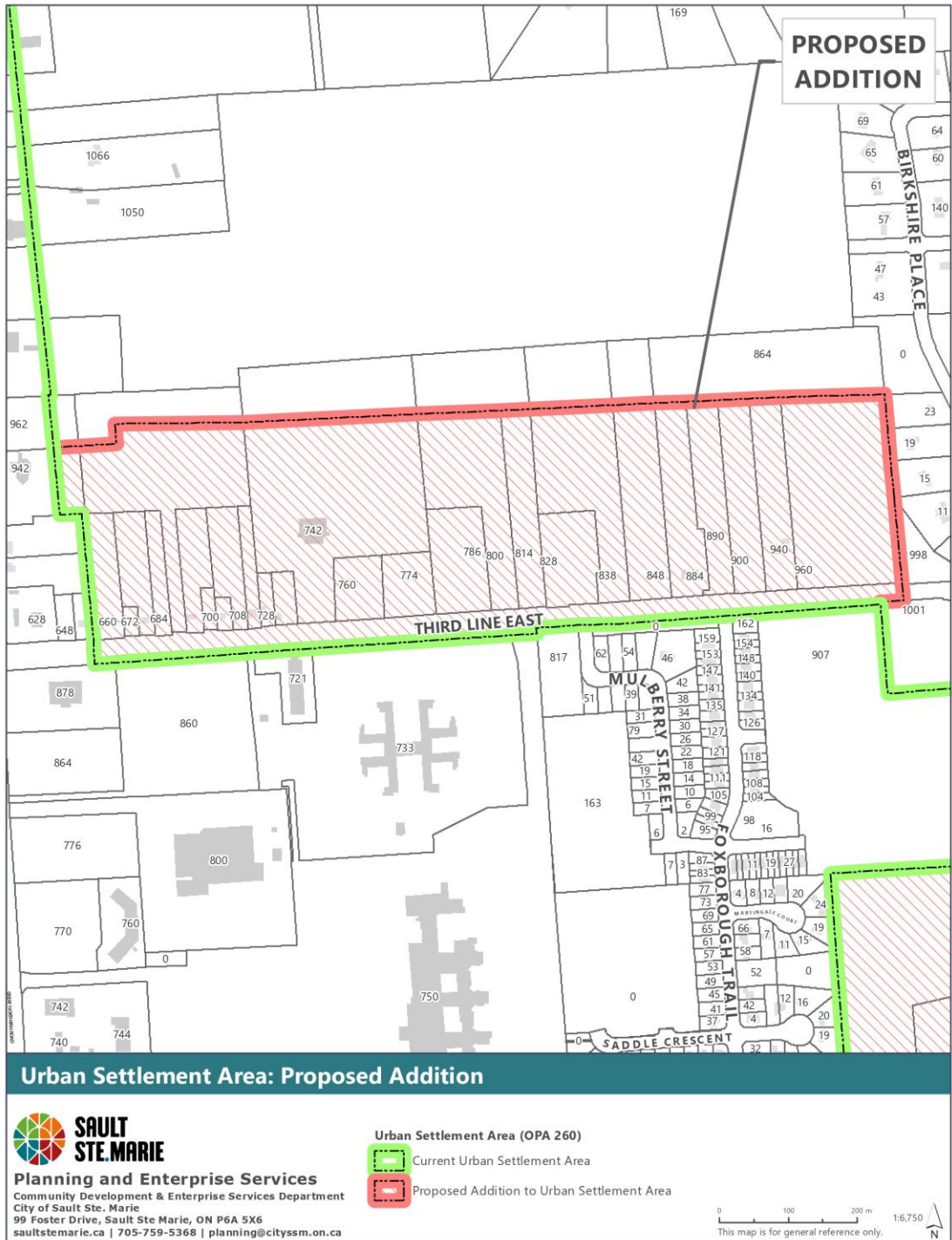
- Urban Settlement Area (OPA 260)
- Current Urban Settlement Area
- Proposed Addition to Urban Settlement Area



USA Amendment 4: Third Line East and Old Goulais Bay Road (Add 7 ha)
 The USA boundary is expanded to continue towards the north lot line. The utility corridor towards the north and the ravine towards the east are logical boundaries.



USA Amendment 6: Third Line East of Great Northern Road (Add 34 ha)
 The USA is expanded to include lands between Great Northern Road and the hydro corridor west of Birkshire Place.



USA Amendment 7: Old Garden River Road Area (Add 16 ha)

The USA is expanded to include Rural-designated lands generally located east of Old Garden River Road and surrounded on three sides by the existing USA.



USA Amendment 8: Queen Street East and Fournier Road (Add 57 ha)

The eastern edge of the Urban Settlement Area has experienced ongoing urban development and development interest. It is proposed to extend the Urban Settlement Area boundary eastward toward Fournier Road in order to establish a logical long-term settlement boundary and identify additional lands that may be appropriate for future urban development.



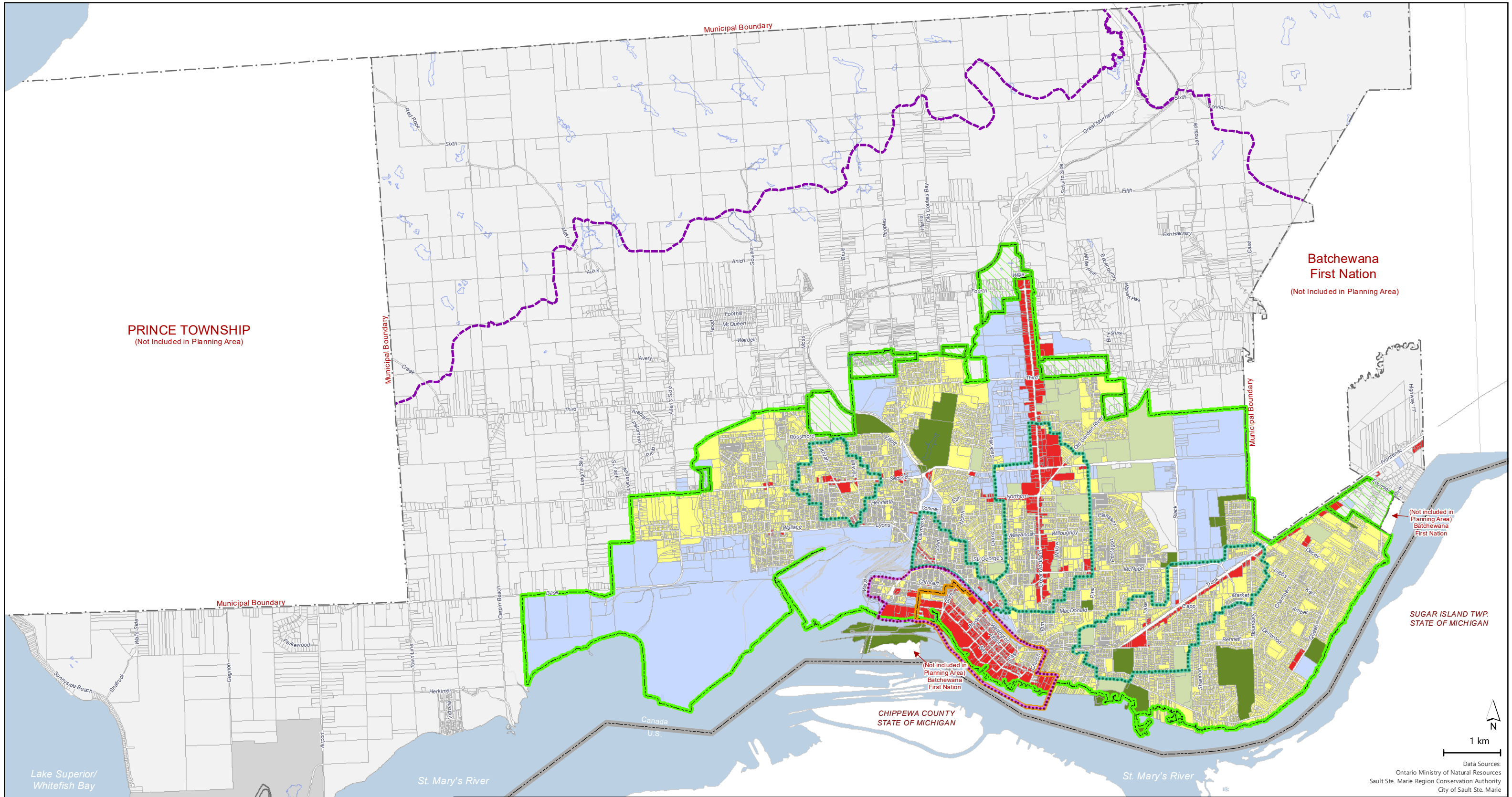
INTERPRETATION

The boundaries shown on Schedule C shall be interpreted in accordance with the Official Plan.

SCHEDULES

The following schedules form part of this Amendment:

- Schedule C (Amended) Land Use



OPA '260' City of Sault Ste. Marie: OP Schedule 'C' - Land Use



Planning & Enterprise Services
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 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

- Residential
- Commercial
- Institutional
- Parks Recreation
- Industrial
- Rural Area
- Airport Lands
- Shield Line
- Current Urban Settlement Area
- Proposed Addition to Urban Settlement Area
- Downtown (OPA 121)
- Strategic Development Area - First Neighbourhoods (OPA 252)
- Strategic Development Area - Other (OPA 252)

1 km
 Data Sources:
 Ontario Ministry of Natural Resources
 Sault Ste. Marie Region Conservation Authority
 City of Sault Ste. Marie

January 21, 2026

Peter Tonazzo
Director of Planning
The Corporation of the City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, ON P6A 5X6

Email: s.thapa@cityssm.on.ca

Dear Peter:

Re: Area-Wide (Urban Settlement Area Expansion) – Application No. #A-3-26 OP260

With regards to the above referenced rezoning application, please refer to the below comments:

- PUC Distribution Inc. has no comments.
- The Public Utilities Commission of the City of Sault Ste. Marie has no concerns, however, additional system upgrades or watermain extensions may be required to service these proposed areas. Any costs associated with waterworks upgrades will be reviewed during the development process along with determining who is responsible for these costs.

We would also like to take the opportunity to request that the developer(s) reach out to us early in the planning stages with respect to electrical or water servicing for any development.

Yours truly,
PUC SERVICES INC.



Matthew Ritchie, P.Eng.
Senior Water Engineer

MR*km

Jonathan Kircal

To: Amanda Cipriano
Subject: RE: Request for Comment : A-3-26 OPA 260

From: Amanda Cipriano <a.cipriano@cityssm.on.ca>
Sent: Friday, December 19, 2025 4:27 PM
To: Samir Thapa <s.thapa@cityssm.on.ca>
Cc: Dan Perri <d.perri@cityssm.on.ca>; Maggie McAuley <m.mcauley@cityssm.on.ca>; Jerry Tulloch <j.tulloch@cityssm.on.ca>
Subject: FW: Request for Comment : A-3-26 OPA 260

PW supports growth with the understanding that increased City infrastructure such as lane km's of roads, sewers, etc. may result in additional maintenance responsibilities and costs in the future.

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 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.