



The Corporation of the City of Sault Ste. Marie
99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6
saultstemarie.ca | 705.759.2500 | info@cityssm.on.ca

NOTICE OF APPLICATION & PUBLIC MEETING

68 Dacey Road

Application No.: A-2-24-Z

Applicant: Canada Corporation #15144311 (David Peck and Tracy Buffone)

Date: Tuesday, February 20, 2024
Time: 5:00 PM

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

PURPOSE

The applicant, Canada Corporation #15144311 (David Peck and Tracy Buffone) has submitted an application to rezone 68 Dacey Road to facilitate the construction of five multiple-attached dwellings (townhomes) and a single-detached dwelling, totaling 21 residential units.

PROPOSED CHANGE

To rezone the subject property from Single Detached Residential Zone (R2) to Low Density Residential (R3.S), with a special exception subject to the following special provisions:

1. Reduce the required frontage of 20 metres to 17 metres; and
2. Permit both multiple attached dwellings and a single-detached dwelling.



HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcome 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 Tuesday, February 20, 2024 at 5:00 p.m. to consider a Zoning By-law Amendment (under section 34 of the Planning Act, R.S.O 1990, c. P13, 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 upon request. The report of the Planning Division will be available on Friday, Friday February 16, 2024 as part of City Council's Agenda. Please contact Steve Zuppa at 705.759.5279 or s.zuppa@cityssm.on.ca to request a digital copy. Please refer to the application file number.

WRITTEN SUBMISSION

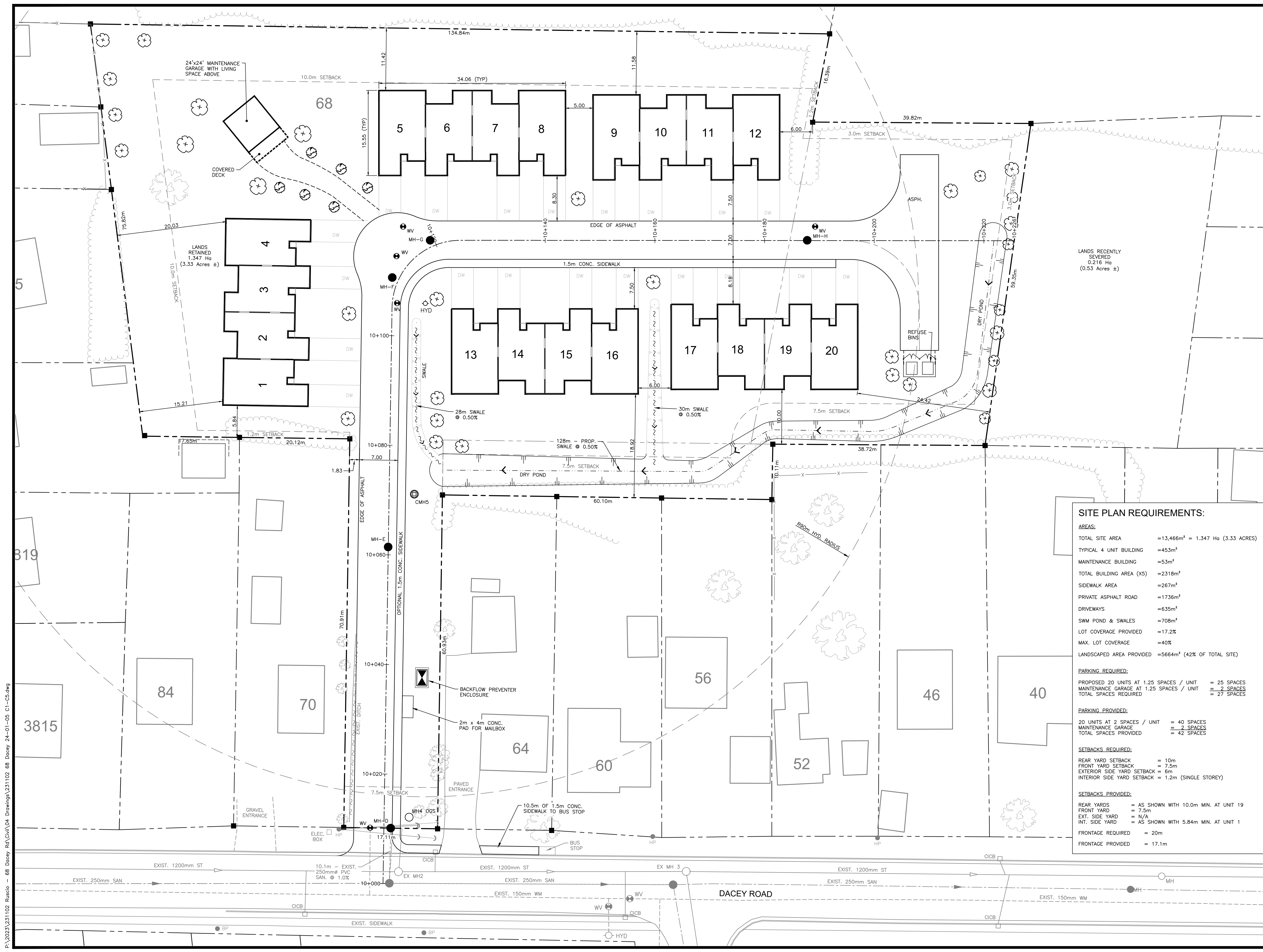
To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Steve Zuppa, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to s.zuppa@cityssm.on.ca with your name, address and application file number on or before **Tuesday, February 20, 2024**.

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.

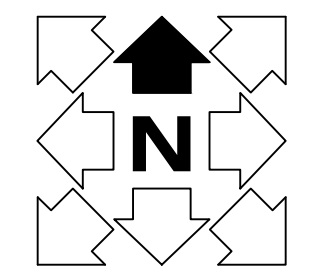
LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

If a person or public body 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 person or public body 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.



P:\2023\231102 Rusico - 68 Dacey Rd\Civil\04 Drawings\231102 68 Dacey 24-01-05 C1-C5.dwg



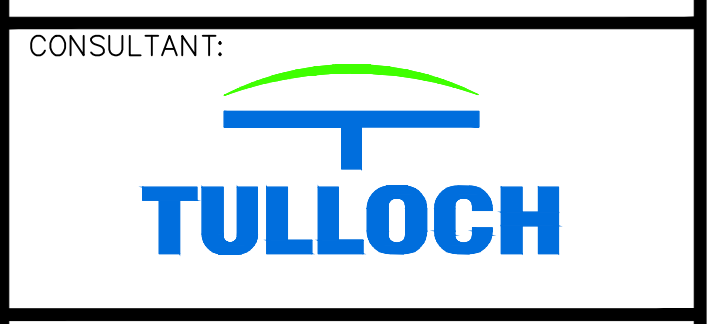
KEY PLAN

ENGINEER'S SEAL:

PRELIMINARY

DATE	REV.	REVISION	BY	APP'D
24-01-05	1	ISSUED TO CITY FOR REZONING	KTN	JVM
23-12-19	0	ISSUED TO CITY FOR REZONING	KTN	JVM

CLIENT:
CANADA CORP. 15144311
68 DACEY ROAD
SAULT STE. MARIE, ON



PROJECT TITLE:
**TOWNHOME DEVELOPMENT
68 DACEY ROAD**

DRAWING TITLE:
**PRELIMINARY
SITE PLAN**

SITE PLAN REQUIREMENTS:

AREAS:	
TOTAL SITE AREA	= 13,466m ² = 1.347 Ha (3.333 ACRES)
TYPICAL 4 UNIT BUILDING	= 453m ²
MAINTENANCE BUILDING	= 53m ²
TOTAL BUILDING AREA (X5)	= 2318m ²
SIDEWALK AREA	= 267m ²
PRIVATE ASPHALT ROAD	= 1736m ²
DRIVEWAYS	= 635m ²
SWM POND & SWALES	= 708m ²
LOT COVERAGE PROVIDED	= 17.2%
MAX. LOT COVERAGE	= 40%
LANDSCAPED AREA PROVIDED	= 5664m ² (42% OF TOTAL SITE)
PARKING REQUIRED:	
PROPOSED 20 UNITS AT 1.25 SPACES / UNIT	= 25 SPACES
MAINTENANCE GARAGE AT 1.25 SPACES / UNIT	= 2 SPACES
TOTAL SPACES REQUIRED	= 27 SPACES
PARKING PROVIDED:	
20 UNITS AT 2 SPACES / UNIT	= 40 SPACES
MAINTENANCE GARAGE	= 2 SPACES
TOTAL SPACES PROVIDED	= 42 SPACES
SETBACKS REQUIRED:	
REAR YARD SETBACK	= 10m
FRONT YARD SETBACK	= 7.5m
EXT. SIDE YARD	= N/A
INT. SIDE YARD	= AS SHOWN WITH 5.84m MIN. AT UNIT 1
SETBACKS PROVIDED:	
REAR YARDS	= AS SHOWN WITH 10.0m MIN. AT UNIT 19
FRONT YARD	= 7.5m
EXT. SIDE YARD	= N/A
INT. SIDE YARD	= AS SHOWN WITH 5.84m MIN. AT UNIT 1
FRONTAGE REQUIRED	= 20m
FRONTAGE PROVIDED	= 17.1m

KTN	KN / JM	NN	JVM
DRAWN	DESIGNED	CHECKED	APPROVED
1:300		DEC. 19, 2023	
SCALE		DATE	
231102	1	C2	
PROJECT No.	REVISION	DRAWING	