



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

### 726 Wellington Street West

Application No.: A-10-19-Z

Applicant: BDI Holdings Inc. c/o Brandon Stubbs

Date: Tuesday, May 21, 2019  
 Time: 5:30 PM

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

#### PURPOSE

The applicant wishes to rezone the property to permit the construction of a semi-detached dwelling, consisting of 2 dwelling units.

#### PROPOSED CHANGE

The applicant, BDI Holdings Inc., wishes to rezone the subject property from Single Detached Residential Zone (R2) to Low Density Residential Zone (R3.S) with a special exception to:

1. Reduce the south interior side yard from 3m to 1.2m
2. Reduce the north exterior side yard (Bainbridge St.) from 4.5m to 4m
3. To permit portions of the required parking spaces to be located in a required exterior side yard, (Bainbridge St.)
4. To increase the maximum fence height in a required front yard (Wellington St. W.) from 0.9m to 1.8m

#### HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcome and encouraged. You can provide input by speaking at the public meeting or by making a written submission.

#### 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 for review **Friday, May 17, 2019**, during regular office hours in the Planning Division. Inquiries should be directed to Peter Tonazzo, at 705-759-2780 or p.tonazzo@cityssm.on.ca. Please refer to the application file number.

#### WRITTEN SUBMISSION

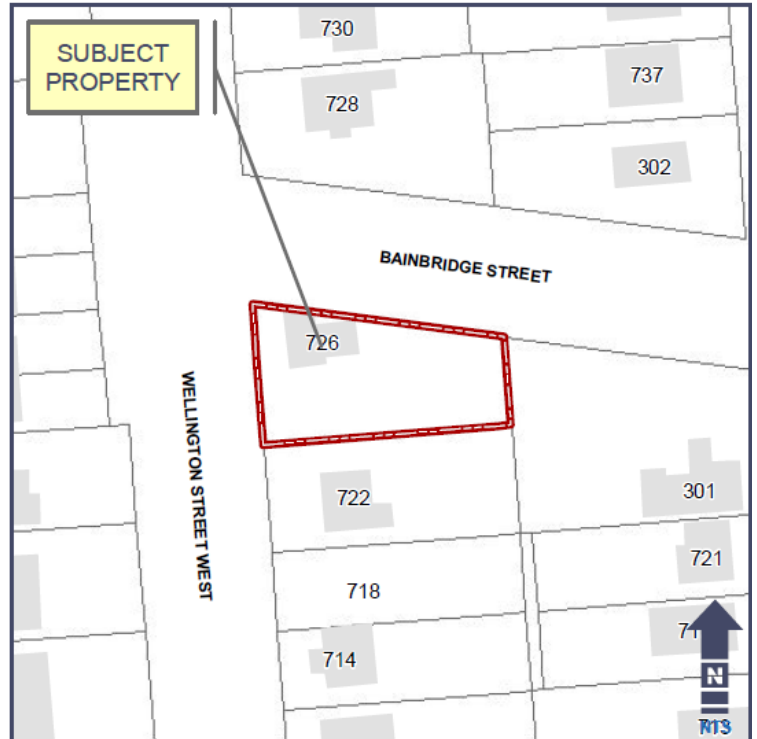
To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Peter Tonazzo, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mailed to p.tonazzo@cityssm.on.ca with your name, address and application file number on or before **Tuesday, May 21, 2019**.

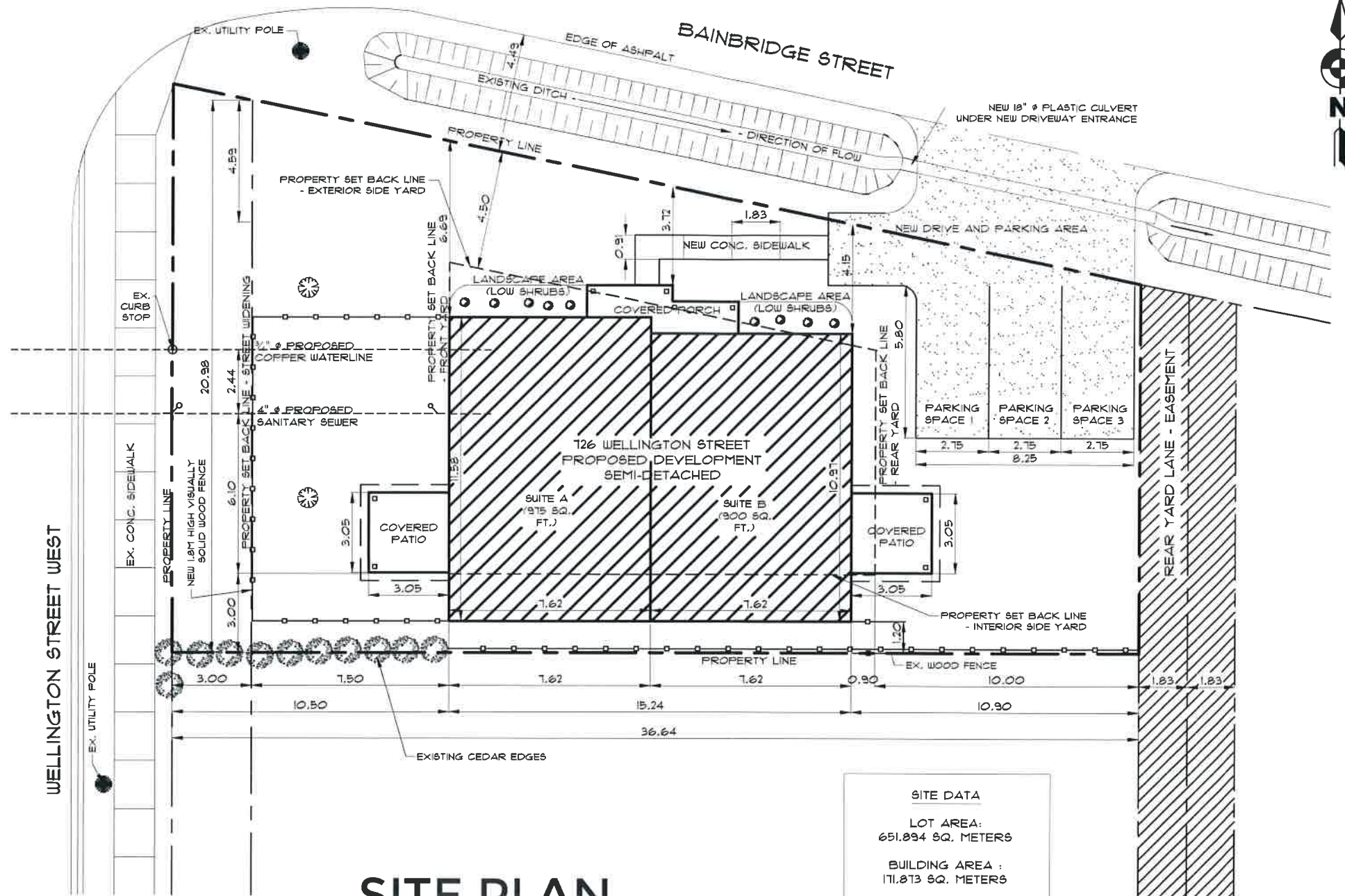
If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

#### 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 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.






# SITE PLAN

SCALE: 1:200

NOTE- THIS IS NOT A LEGAL BINDING SURVEY. THIS PLAN IS TO OUTLINE PROPERTY AND BUILDING MEASUREMENTS ONLY. IT IS NOT A LEGAL DOCUMENT. A TIE IN SURVEY WOULD FINALIZE EXACT BUILDING LOCATION AND DIMENSIONS.

SITE DATA	
LOT AREA:	651,894 SQ. METERS
BUILDING AREA :	171,873 SQ. METERS
COVERED PATIO AREA:	26,072 SQ. METERS
LANDSCAPE AREA:	390,468 SQ. METERS



**NORQUAY ENGINEERING**

500 WELLINGTON STREET WEST, SAULT STE. MARIE, ONTARIO  
 PHONE - (705) 759-1555 EMAIL - INFO@NORQUAYENG.CA  
 FIRM BCIN: 102327 DESIGNER BCIN: 40781

PROJECT:		726 WELLINGTON STREET WEST	
DRAWING:		PROPOSED SEMI-DETACHED DEVELOPMENT	
ADDRESS	ADDRESS	SCALE:	SCALE:
DRN BY: J.M. FRENCH	DRN BY: J.M. FRENCH	1:200	1:200
CKD BY: F.G. DECLERCK	CKD BY: F.G. DECLERCK	DATE:	DATE:
No. 1	No. 1	ISSUANCE	ISSUANCE
2	2	FOR REZONING	FOR REZONING
		REVISED FOR REZONING	REVISED FOR REZONING
		DATE	DATE
		12/04/2019	12/04/2019
		INITIALS	INITIALS
		FGD	FGD
		FGD	FGD
		NO-19021	NO-19021
		APRIL 11, 2019	APRIL 11, 2019