



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

### 551 Korah Road & 0 Prentice Avenue

Application No.: 57T-24-501

Applicant: Steve Ficociello (c/o Mark Lepore)

Date: May 13, 2024  
Time: 5:00 PM

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

#### PURPOSE

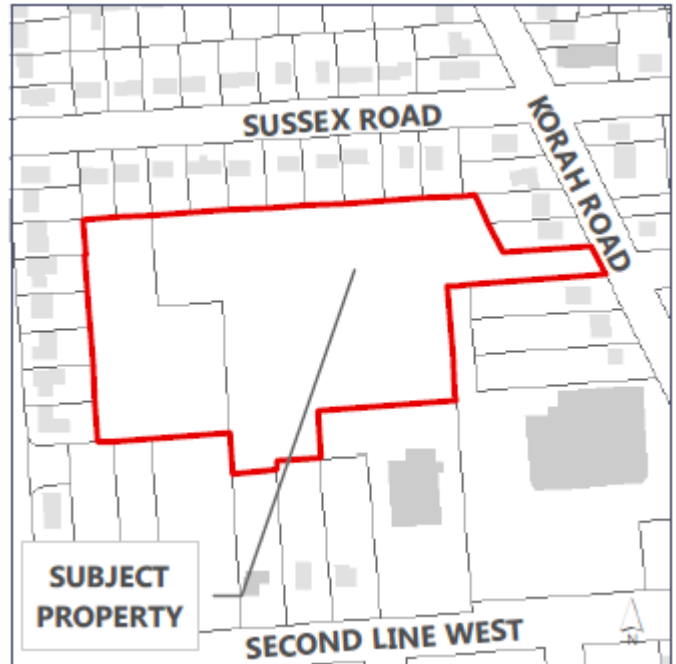
The Applicant Steve Ficociello (c/o Mark Lepore) is seeking Council's Approval to create a 10 Unit (lot), 30 dwelling units Vacant Land Condominium.

#### PROPOSED CHANGE

The applicant is seeking Draft Plan of Condominium approval to create a vacant land condominium consisting of 10 Units and a total of 30 multiple attached dwelling units. The current Medium Density Residential (R4) Zone upon the subject property permits townhouse units.

#### HAVE YOUR SAY

Input on the proposed Draft Plan of Vacant Land Condominium 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 Monday, May 13, 2024 at 5:00 PM to consider a proposed Draft Plan of Vacant Condominium (under section 51 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](mailto: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 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, May 9, 2024 and in person on Friday, May 10, 2024, during regular office hours in the Planning Division. Digital and physical copies of the report are available upon request. Inquiries should be directed to Nicholas Cicchini, Planning Division, at 705.759.5375 or [n.cicchini@cityssm.on.ca](mailto: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, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to [n.cicchini@cityssm.on.ca](mailto:n.cicchini@cityssm.on.ca) with your name, address and application file number on or before **Monday, May 13, 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.

PART 1 IS APPROVED UNDER SECTION 9 OF THE CONDOMINIUM ACT, 1998, S.O. 1998, CHAPTER 19 AND SECTION 51 OF THE PLANNING ACT, R.S.O., CHAPTER P.13.  
APPROVED UNDER THE PLANNING ACT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
PETER TONAZZO, MCOIP, RPP  
PLANNING DIRECTOR

LEVEL 1  
UNITS 1 TO 11 INCLUSIVE  
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ALGOMA No. 1 AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
REPRESENTATIVE FOR LAND REGISTRAR

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT, 1998, THE SURVEYOR'S ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER;  
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

April 12, 2024  
SAULT STE. MARIE, ONTARIO  
D. S. URSO  
ONTARIO LAND SURVEYOR  
for: **MONUMENT URSO SURVEYING LTD.**  
ONTARIO LAND SURVEYORS

**DECLARATION REGISTERED AS NO.**  
THIS PLAN COMPRISES ALL OF PINS 31594-0106, 31594-0089

**BEARING NOTE**  
BEARINGS ARE UTM GRID DERIVED FROM REAL TIME KINETIC OBSERVATIONS ON MONUMENTS 'A' AND 'B', SHOWN HEREON, HAVING A BEARING OF N86°27'30"E AND ARE REFERRED TO THE CENTRAL MERIDIAN 87° WEST LONGITUDE OF UTM ZONE 16 NAD 83 (CSRS)(2010.0).

- LEGEND**
- DENOTES FOUND MONUMENT
  - DENOTES PLANTED MONUMENT
  - IB DENOTES IRON BAR
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - M DENOTES MEASURED
  - P DENOTES DEPOSITED PLAN 1R-1182
  - P1 DENOTES DEPOSITED PLAN 1R-7871
  - P2 DENOTES DEPOSITED PLAN 1R-10302
  - P3 DENOTES DEPOSITED PLAN 1R-12096
  - P4 DENOTES DEPOSITED PLAN 1R-2704
  - P5 DENOTES REGISTRAR'S COMPILED PLAN H-625
  - P6 DENOTES DEPOSITED PLAN 1R-8635
  - P7 DENOTES PLAN BY D.S. URSO, O.L.S., FILE U-11135
  - REG DENOTES REGISTERED
  - PR DENOTES PROPORTION
  - S DENOTES SET
  - WT DENOTES WITNESS
  - OU DENOTES ORIGIN UNKNOWN
  - DSU DENOTES D.S. URSO SURVEYING LTD.
  - F5U DENOTES F.E. WALL, O.L.S.
  - TOI DENOTES TULLUGH GEOMATICS INC.
  - JBC DENOTES CHAMBERS, MILLER AND WALL, O.L.S.
  - WEB DENOTES W.E. BOLAN, O.L.S.
  - SLM DENOTES S.L. MacDOUGALL, O.L.S.
  - PIN DENOTES PROPERTY IDENTIFICATION NUMBER

PLAN OF SURVEY OF  
**PART OF LOTS 13, 16, 23, 31, 32,  
33 AND 34**  
**REGISTRAR'S COMPILED PLAN H-625**  
TOWNSHIP OF KORAH  
NOW IN THE  
**CITY OF SAULT STE. MARIE**  
**DISTRICT OF ALGOMA**  
SCALE: 1 : 500  
10 0 15 25  
METRES  
Monument Urso Surveying Ltd.

**METRIC NOTE**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048.

**INDEX OF PARTS**

PART 1	SHEET(S)	DESCRIPTION
1	1	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DESIGNATION OF UNITS OF LEVEL 1.
2	NIL	NIL
3	NIL	NIL
4	NIL	NIL

**SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS UNDER 157(1)(d)(e) CONDOMINIUM ACT, 1998.**

SUBJECT TO (SERVIENT INTERESTS)	PARTS	PLAN	DESCRIBED IN	NOTES
TOGETHER WITH (APPURTENANT INTERESTS)				

**CERTIFICATE OF DECLARANT**  
THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

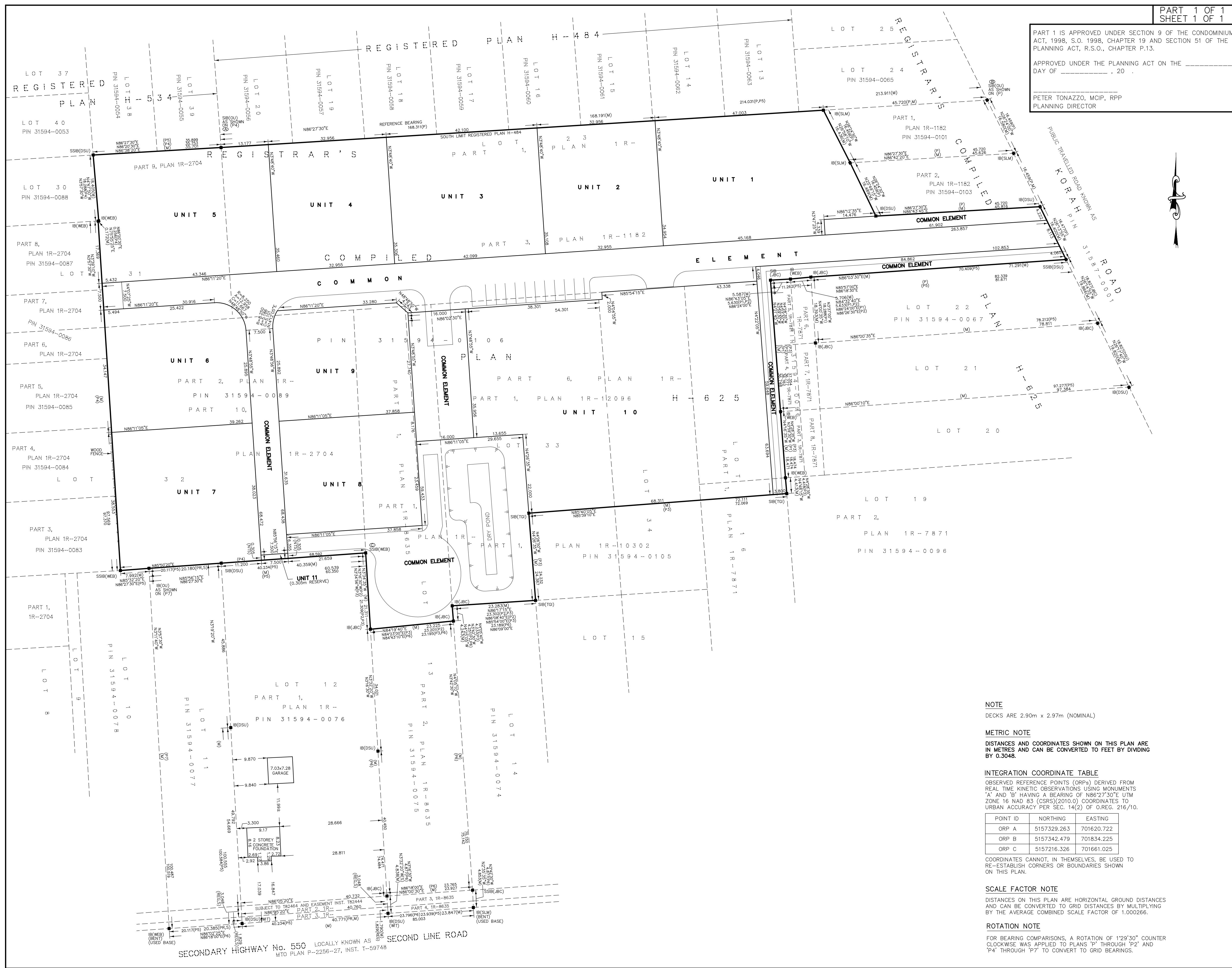
**DECLARANT:** 1000285353 ONTARIO INC.  
REGISTERED OWNER OF PINS 31594-0106, 31594-0089

DATED AT SAULT STE. MARIE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

STEVE FIOCIELLO  
1000285353 ONTARIO INC.  
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

Monument Urso Surveying Ltd.  
Ontario Land Surveyors • Canada Land Surveyors  
Planning Consultants

536 'C' FOURTH LINE EAST SAULT STE. MARIE ONT. P6A 6J8 TEL: (705) 254-7851 FAX: (705) 254-5571  
CLIENT: 1000285353 ONTARIO INC. DRAWN BY: KF CHECKED BY: DSU FIELD: FILE: U-12176-CO



**NOTE**  
DECKS ARE 2.90m x 2.97m (NOMINAL)

**METRIC NOTE**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048.

**INTEGRATION COORDINATE TABLE**  
OBSERVED REFERENCE POINTS (ORP) DERIVED FROM REAL TIME KINETIC OBSERVATIONS USING MONUMENTS 'A' AND 'B' HAVING A BEARING OF N86°27'30"E UTM ZONE 16 NAD 83 (CSRS)(2010.0) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
ORP A	5157329.263	701620.722
ORP B	5157342.479	701834.225
ORP C	5157216.326	701661.025

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**SCALE FACTOR NOTE**  
DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 1.000266.

**ROTATION NOTE**  
FOR BEARING COMPARISONS, A ROTATION OF 1'29"30" COUNTER CLOCKWISE WAS APPLIED TO PLANS 'P' THROUGH 'P7' AND 'P4' THROUGH 'P7' TO CONVERT TO GRID BEARINGS.

SECONDARY HIGHWAY No. 550 LOCALLY KNOWN AS SECOND LINE ROAD  
MTO PLAN P-2256-27, INST. T-59748