

# EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2024-27

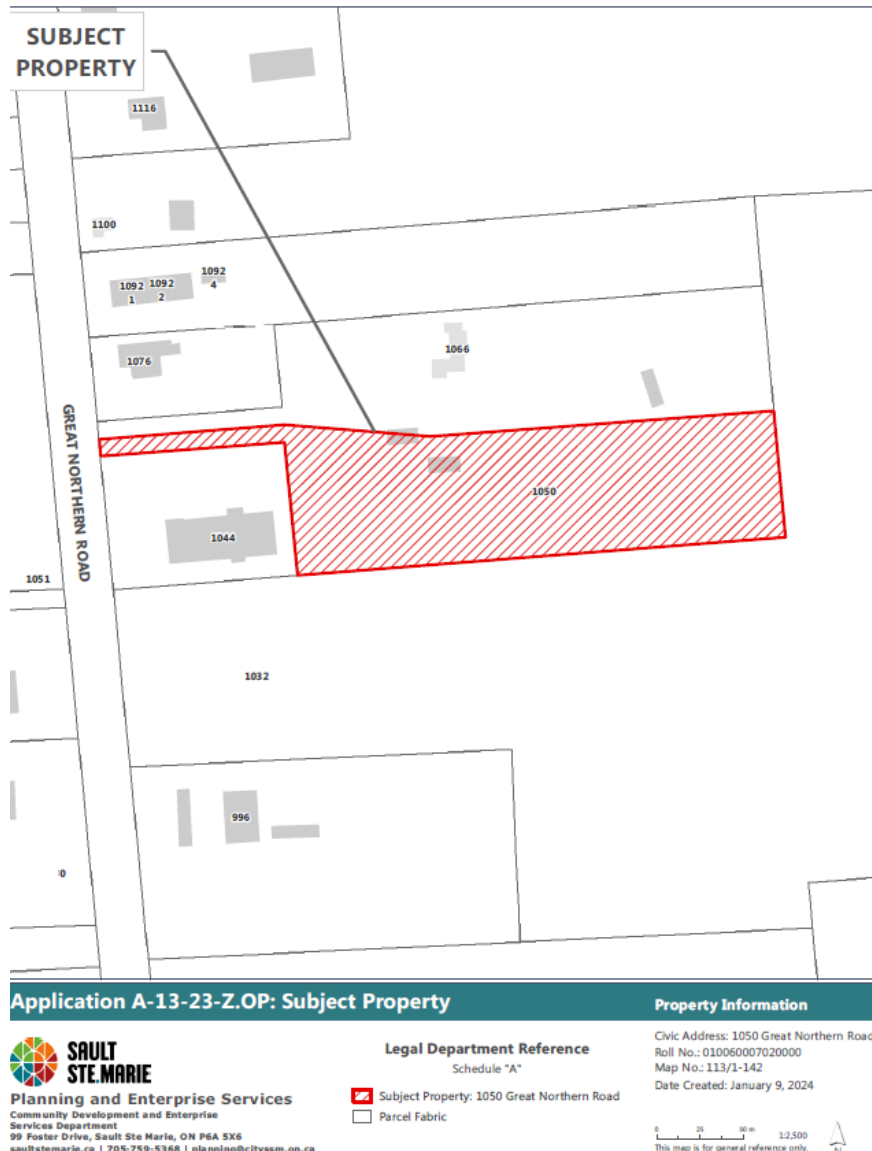
## SUBJECT PROPERTY: 1050 GREAT NORTHERN ROAD

The purpose of Zoning By-law 2024-27 is to rezone the property from RA.S208 (Rural Area) zone with a "Special Exception" to HZ.S208 (Highway) zone with an amended "Special Exception" to, in addition to those uses permitted in a Highway Zone, waive the buffer requirements along the north lot line.

The location of the subject property is shown on the map attached hereto.

This by-law shall not come into force until Official Plan Amendment No. 250 is approved by Council and the final date for appeal has expired without an appeal being filed.

An Explanatory Note in respect of Official Plan Amendment By-law 2024-26 concerning Amendment No. 250 to the Official Plan is attached.



**AMENDMENT NO. 250  
TO THE  
SAULT STE. MARIE OFFICIAL PLAN**

**PURPOSE**

This Amendment is an amendment to Land Use Schedule C of the Official Plan.

**LOCATION**

PIN 31510-0190, Part of Lot 36 RCP H-737 Part 4 Deposited Plan 1 R-1 1069, having Civic Address 1050 Great North Road, Sault Ste. Marie, ON, located on the east side of Great Northern Road, approximately 650 meters north of Third Line East.

**BASIS**

This Amendment is necessary in view of a request to permit commercial uses on the subject property.

The proposal does not conform to the existing Land Use Schedule C map of the official plan.

Council now considers it desirable to amend the Official Plan.

**DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO**

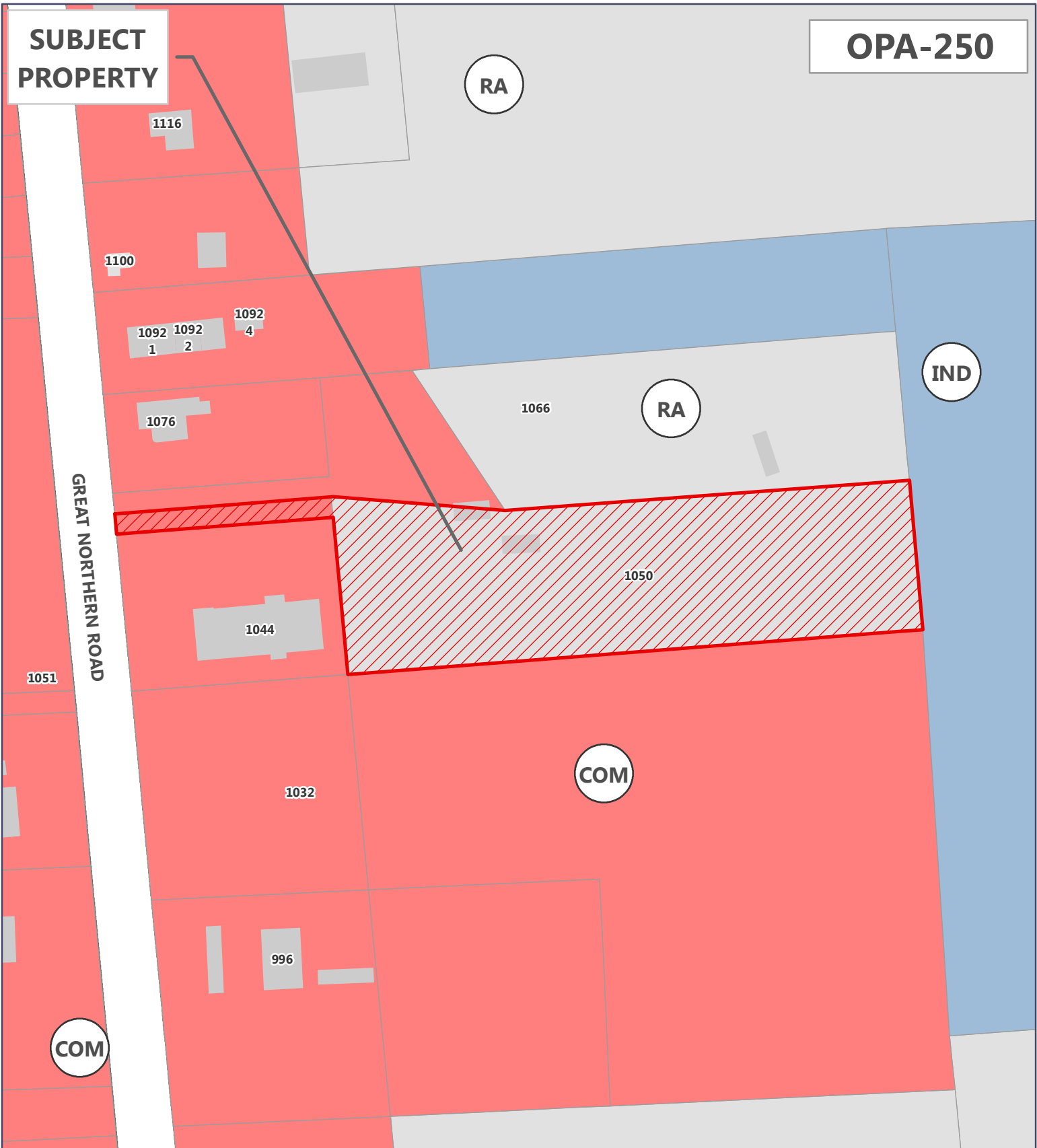
Land Use Schedule C of the Sault Ste. Marie Official Plan hereby amended by re-designating the subject property from Rural Area to Commercial.

**INTERPRETATION**

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.

**SUBJECT  
PROPERTY**

**OPA-250**



**Application A-13-23-Z.OP: Official Plan Land Use**

**Property Information**



**Planning and Enterprise Services**

Community Development and Enterprise  
Services Department  
99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
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- Subject Property: 1050 Great Northern Road
- Parcel Fabric
- Residential
- Commercial
- Institutional
- Parks Recreation
- Industrial
- Rural Area
- Airport Lands

Civic Address: 1050 Great Northern Road  
Roll No.: 010060007020000  
Map No.: 113/1-142  
Date Created: January 9, 2024

0 25 50 m 1:2,500  
This map is for general reference only.

