

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2023-139

SUBJECT PROPERTY: 1281 GREAT NORTHERN ROAD

The purpose of Zoning By-law 2023-139 is to rezone the property from HZ.S.160 (Highway) zone with a “Special Exception” to HZ.S.160 Amended (Highway) zone with an amended “Special Exception” as follows:

Section 2 of By-law 2005-151 is amended by repealing section 2(160) and adding the following subsection 2(160 Amended) and heading as follows:

2(160 Amended) 1281 Great Northern Road

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the southwest corner of Great Northern Road and Fourth Line East and having civic no. 1281 Great Northern Road and outlined and marked “Subject Property” on the map attached as Schedule 160 Amended hereto is changed from HZ.S.160 (Highway) zone with a “Special Exception” to HZ.S.160 Amended (Highway) zone with an amended “Special Exception” to, in addition to those uses permitted in an HZ zone:

1. Permit Professional Scientific and Technical Services; and
2. Waive the surface treatment requirements outlined in Zoning By-law 2005-150, Section 5.2.2 for the Professional Scientific and Technical Services parking only.

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

This by-law is in conformity with the Official Plan for the City of Sault Ste. Marie.

