

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2021-74

SUBJECT PROPERTY: 907 THIRD LINE EAST

The purpose of Zoning By-law 2021-74 is to amend Section 2 of By-law 2005-151 by repealing section 2(306) and adding the following subsection 2(306) and heading as follows:

“2(306) – 907 THIRD LINE EAST

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the south west corner of Third Line East and Foxborough Trail and having civic no. 907 Third Line East and outlined and marked “Subject Property” on the map attached as Schedule 306 hereto is changed from R3.S (Low Density Residential) zone with a “Special Exception” to R3.S (Low Density Residential) zone with an amended “Special Exception” and from R4.S (Medium Density Residential) zone with a “Special Exception” to R4.S (Medium Density Residential) zone with an amended “Special Exception”, subject to the following special conditions:

1) The area shown as Block 2 may be used for the following uses only, in addition to those uses permitted in an R4 (Medium Density Residential) zone:

- a) Accessory Uses;
- b) Care Facility;
- c) Fitness Facility;
- d) Group Home;
- e) Group Residence;
- f) Hospice;
- g) Medical Centre;
- h) Nursing and Residential Care Facility;
- i) Parks and Playground;
- j) Place of Worship; and
- k) Recreational Facilities – Excluding animal pens and cages, bandstands and horse riding establishments.

2) The additional uses permitted in Block 2 shall adhere to the Institutional zone regulations as set out in Zoning By-law 2005-150.

3) The additional uses permitted in Block 2 shall not exceed 5-storeys in height.

4) The areas shown as Blocks 1 & 3 are limited to the following permitted uses only:

- a) Single Detached Dwelling;
- b) Semi-detached Dwelling;
- c) Duplex Dwelling;

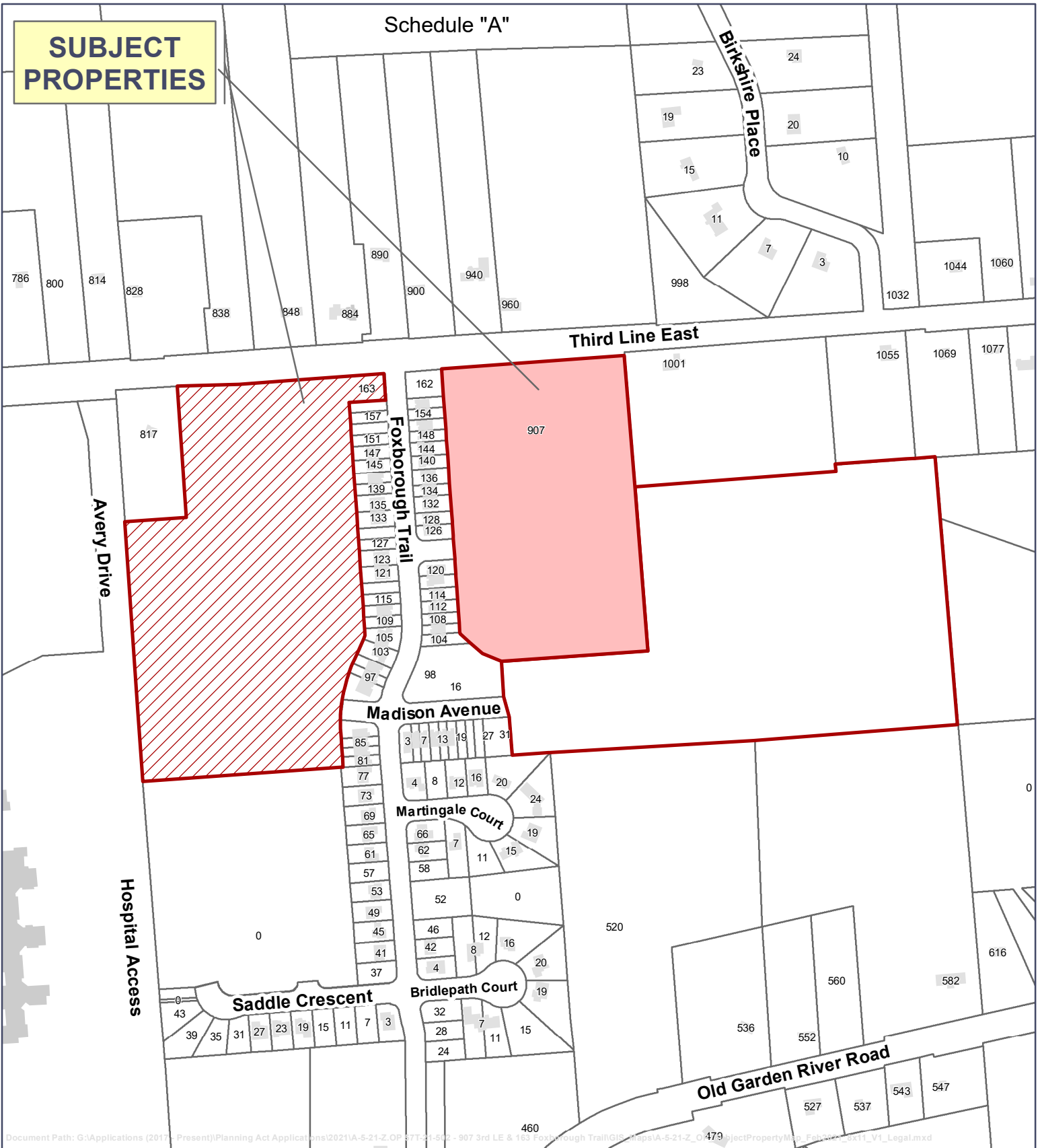
- d) Bed and Breakfast;
 - e) Home Based Business; and
 - f) Accessory Uses.
- 5) That in Block 2, single detached dwellings be added as a permitted use, in addition to the uses permitted in an R4 Zone.
- 6) On Block 3, the resulting lots and buildings shall be oriented in a manner such that the rear yards are adjacent to the Windsor Farms Subdivision to the south.

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 as amended by Official Plan Amendment No. 231.

SUBJECT PROPERTIES

Schedule "A"



Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2021\A-5-21-Z-OP\377-21-502 - 907 3rd LE & 163 Foxborough Trail\GIS Maps\A-5-21-Z-OP\SubjectPropertyMap_Feb2021_0x11_V1_Legal.mxd

Application Map Series
 Subject Property Official Plan Landuse
 Existing Zoning Aerial Image
 Official Plan Amendment

Legal Department Reference
 Schedule "A"

 **SAULT STE. MARIE**
Planning and Enterprise Services
 Community Development and Enterprise Services Department
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstемarie.ca | 705-759-5368 | planning@cityssm.on.ca





This map is for general reference only
 Orthophoto: None
 Projection Details:
 NAD 1983 UTM Zone 16N
 GCS North American 1983

0 20 40 80 Meters 1:5,000



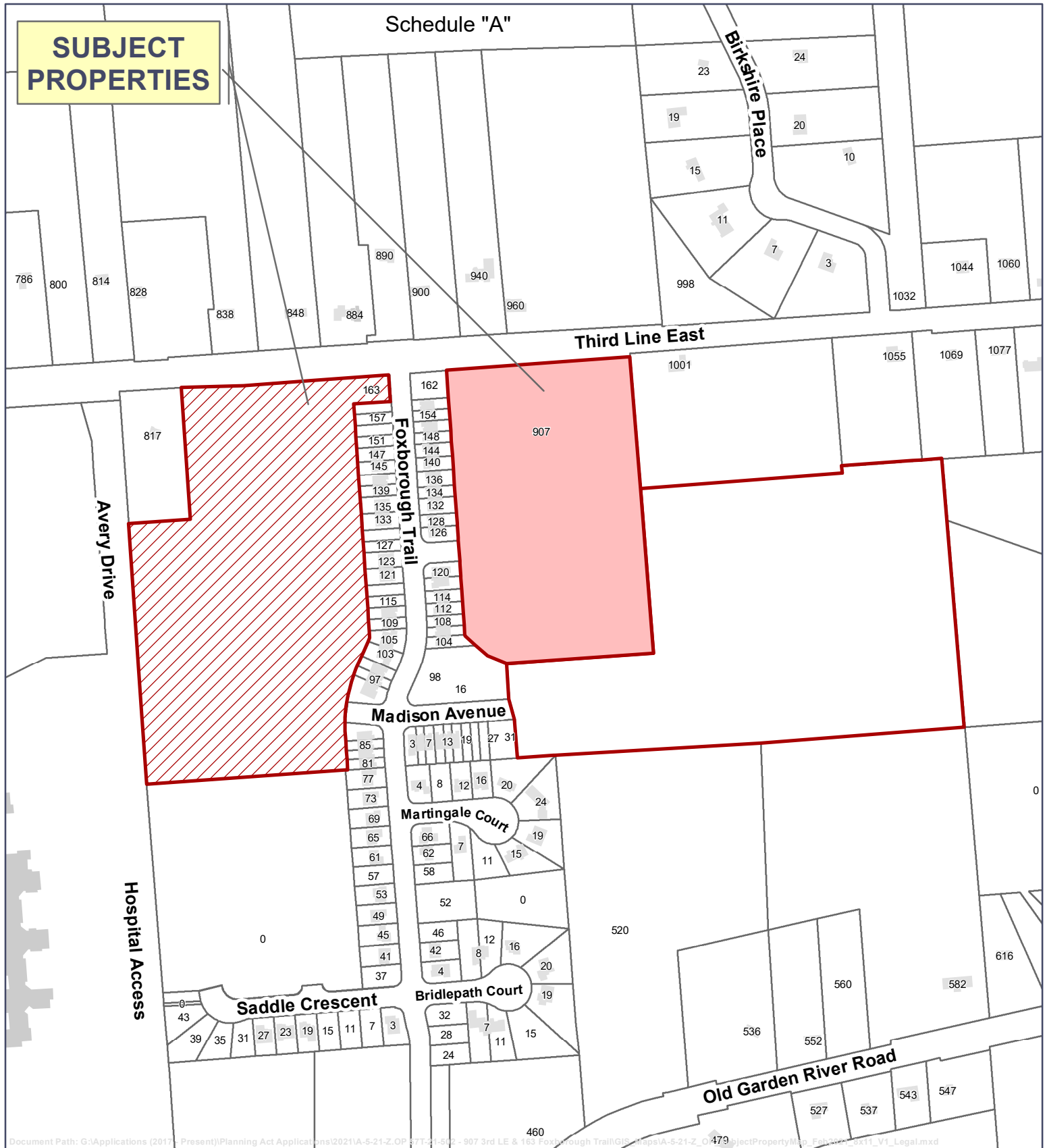
Property Information
 Civic Address: 163 Foxborough Trail & 1023 Third Line East
 Roll No.: 030075002850000 & 030075001000000
 Map No.: 100/1-114
 Application No.: A-5-21-Z-OP
 Date Created: February 19, 2021

Legend

-  Draft Plan of Subdivision Amendment & Z-OP
-  Draft Plan of Subdivision Amendment & OP
-  No Changes
-  Parcel Fabric

SUBJECT PROPERTIES

Schedule "A"



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SAULT STE. MARIE
Planning and Enterprise Services
 Community Development and Enterprise Services Department
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