

NOTICE OF THE PASSING OF BY-LAWS  
AMENDING ZONING BY-LAWS 2005-150 AND 2005-151  
FOR THE CORPORATION OF THE CITY OF SAULT STE. MARIE

TAKE NOTICE that the Council of The Corporation of the City of Sault Ste. Marie on the 23<sup>rd</sup> day of June 2025 passed Zoning By-law 2025-99 under section 34 of the Planning Act, R.S.O. 1990, c. P.13. Council received written and oral submissions regarding the said By-law for which the effect was both duly considered and formed part of the deliberations of Council.

AND TAKE NOTICE that only a specified person, public body, registered owner, or Ministry may appeal to the Ontario Land Tribunal (OLT) in respect of the zoning by-law pursuant to section 34(19) by filing a notice of appeal with the Clerk of The Corporation of the City of Sault Ste. Marie at the address set out below not later than the 28th day of July, 2025. A notice of appeal must set out the reasons for the appeal along with the land use planning ground or grounds upon which the appeal is based and be accompanied by the fee required by the OLT. An objection filed with the City Clerk before the day of the passing of the Zoning by-law is **not** considered a notice of appeal under the *Planning Act*. A notice of appeal to the OLT must be filed with the City Clerk after the date of the passing of the by-law and not later than the date set out in this paragraph. The decision of the City Council is final, if the notice of appeal is not received.

If you wish to appeal to the OLT, you must use the OLT appeal form. A copy of the appeal form is available from the OLT website at <https://olt.gov.on.ca>. Each appeal must be accompanied by a certified cheque or money order payable to the Minister of Finance in the amount of \$1,100.00.

An explanation of the purpose and effect of the by-laws, describing the lands to which they apply and a key map showing the location of the lands to which the by-laws apply is attached. The complete by-laws are available for inspection in my office during regular office hours, (8:30 a.m. to 4:30 p.m.).

DATED at Sault Ste. Marie, Ontario, this 7th day of July, 2025.

RACHEL TYCZINSKI, CITY CLERK  
The Corporation of the  
City of Sault Ste. Marie  
Civic Centre, 99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6

## **EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2025-99**

### **SUBJECT PROPERTY: 33 NICHOL AVENUE**

The purpose of Zoning By-law 2025-99 is to rezone the property from R2.S378 (Gentle Density Residential) zone with a “Special Exception” to R2.S378 Amended (Gentle Density Residential) zone with an amended “Special Exception”, to permit, in addition to those uses permitted in the R2.S378 zone, an indoor archery range, subject to the following provisions:

1. Require a minimum of nine parking spaces in association with the archery range only;
2. Permit one parking space to be located within a required front yard setback; and
3. Permit the use of crushed stone or other similar hard dustless surface for the provision of required parking spaces for the archery range only.”

### **HOUSEKEEPING AMENDMENT**

Subsection 3, of special exemption 2(378) shall be continued on civic no. 21 and 25 Nichol Avenue, severed from 33 Nichol Avenue after the passing of special exemption by-law 2018-111, and benefiting from the below provision before this zoning amendment, to read:

“378 - 21 Nichol Avenue

Reduce the required R2 lot area upon the subject property from 550 to 517 square metres.”

378 - 25 Nichol Avenue

Reduce the required R2 lot area upon the subject property from 550 to 517 square metres.”

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

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



## Application A-5-25-Z: Subject Properties

## Property Information



### Planning and Enterprise Services

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

### Legal Department Reference

Schedule "A"

-  Subject Property
-  Parcel Fabric

Civic Address: 33 Nichol Avenue  
Roll No.: 060013039000000  
Map No.: 79/1-89  
Date Created: April 2, 2025

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This map is for general reference only.

