

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2024-135

SUBJECT PROPERTY: 418 FOURTH LINE WEST

The purpose of Zoning By-law 2024-135 is to rezone the property from PR (Parks and Recreation) zone to R1.S (Estate Residential) zone with a "Special Exception" to, in addition to those uses permitted in an R1.S zone:

1. Reduce the required minimum lot area from 0.4 hectares to 0.37 hectares;
2. The driveway between the edge of the road and the lot line must be paved with a hard surface, such as asphalt;
3. Development be connected to both municipal water and sewer services.

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.

