

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2022-117

SUBJECT PROPERTY: NORTHERN 95 METRES OF 865 SECOND LINE EAST

The purpose of Zoning By-law 2022-117 is to rezone the property from RA (Rural Area) zone to C4.S (General Commercial) zone with a “Special Exception” to reduce the required landscaped open space from 50% to 30% for the required exterior side yard only.

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

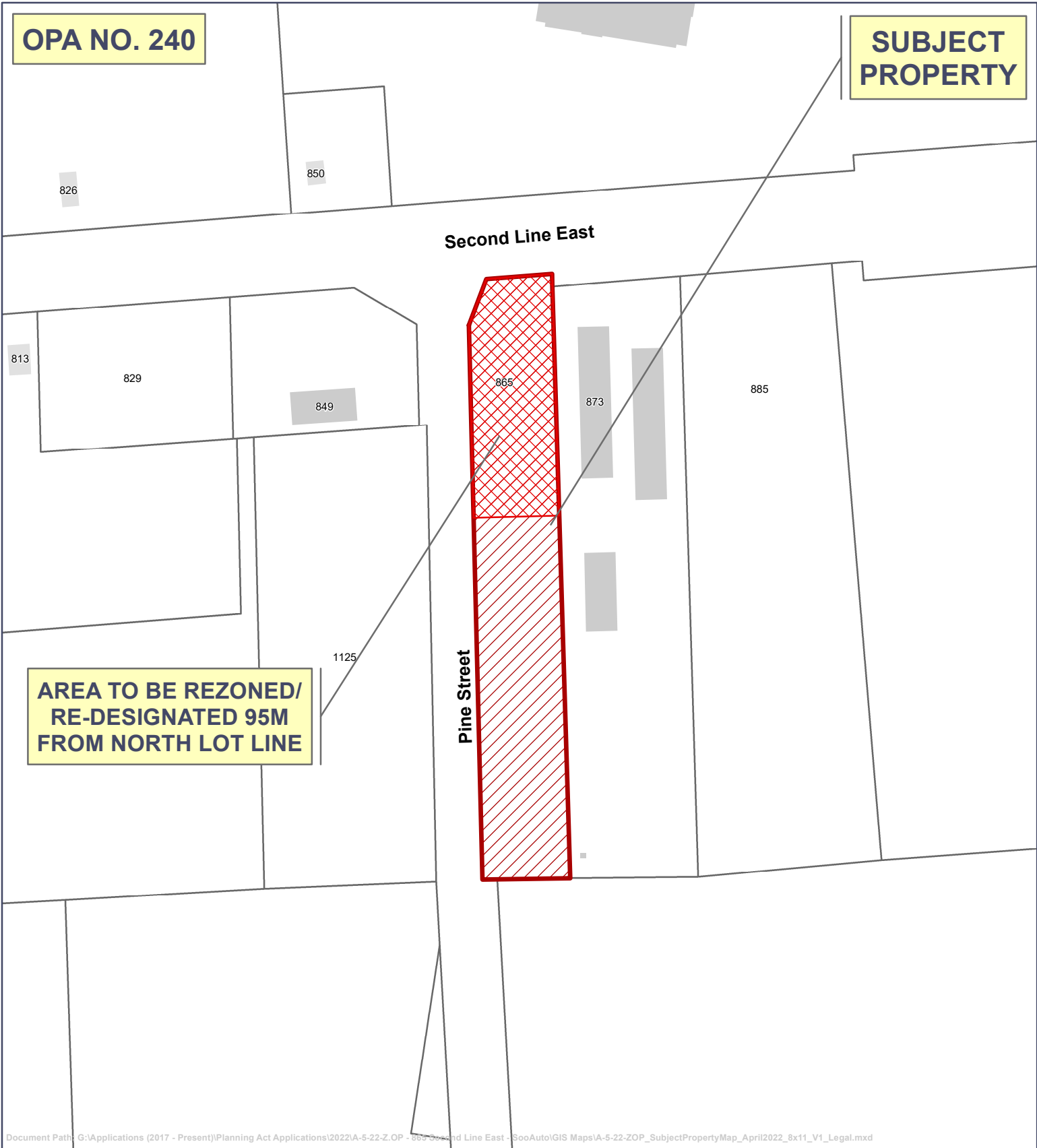
This by-law shall not come into force until Official Plan Amendment No. 240 is approved by Council and the final date for appeal has expired without an appeal being filed.

An Explanatory Note in respect of Official Plan Amendment By-law 2022-116 concerning Amendment No. 240 to the Official Plan is attached.

The subject property has been designated an area of site plan control.

OPA NO. 240

SUBJECT PROPERTY



AREA TO BE REZONED/
RE-DESIGNATED 95M
FROM NORTH LOT LINE

Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2022\A-5-22-Z.OP - 865 Second Line East - SoAuto\GIS Maps\A-5-22-ZOP_SubjectPropertyMap_April2022_8x11_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
 saultstemarie.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




Property Information

Civic Address: 865 Second Line E
 Roll No.: 030080085000000
 Map No.: 72/1-77
 Application No.: A-5-22-ZOP
 Date Created: April 21, 2022

Legend

-  Subject Parcel
-  Area To Be Rezoned/Re-Designated
-  Parcel Fabric

**AMENDMENT NO. 240
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

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

LOCATION

Pin: 31514-0120 (LT); PT SEC 32 TARENTORUS AS IN T208223 AMENDED BY T324747 EXCEPT PT 3 1R12031; CITY OF SAULT STE. MARIE, having Civic Number 865 Second Line East, located at the south east corner of the Pine Street and Second Line East intersection.

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 is hereby amended by re-designating the northerly 95 metres of the subject property from Residential to Commercial.

INTERPRETATION

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

OPA NO. 240

SUBJECT PROPERTY

Second Line East

COM

RA

IND

RES

AREA TO BE REZONED/
RE-DESIGNATED 95M
FROM NORTH LOT LINE

Pine Street

Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2022\A-5-22-Z-OP - 865 Second Line East - GeoAuto\GIS Maps\A-5-22-ZOP_LanduseMap_April2022_8x11_V1.mxd

Application Map Series

- Subject Property Official Plan Landuse
- Existing Zoning Aerial Image
- Official Plan Amendment

Property Information

Civic Address: 865 Second Line E
 Roll No.: 030080085000000
 Map No.: 72/1-77
 Application No.: A-5-22-ZOP
 Date Created: April 21, 2022

Legend

- Subject Parcel
- Area To Be Rezoned/Re-Designated
- Residential
- Commercial
- Institutional
- Parks Recreation
- Industrial
- Rural Area
- Airport Lands
- Parcel Fabric



**SAULT
STE.MARIE**

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

This map is for general reference only

Orthophoto: None

Projection Details:

NAD 1983 UTM Zone 16N

GCS North American 1983

0 12.5 25 50 Meters
 1:2,000

