

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2021-40

SUBJECT PROPERTY: 134, 136, 138 JOHN STREET

The purpose of Zoning By-law 2021-40 is to rezone the property from R3 (Low Density Residential) zone to R3.S (Low Density Residential) zone with a "Special Exception" to, in addition to those uses permitted in an R3 zone:

1. Permit office space, an assembly facility and an arts, cultural and heritage use establishment;
2. That the required setbacks from John Street be reduced to 0.5m for both the former assembly hall and church buildings and that the required setback from Albert Street West be reduced to 1.5m for the former church building.

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.

