

## EXPLANATORY NOTE IN RESPECT OF ZONING BY-LAW 2025-117

### SUBJECT PROPERTY: 99 MELVILLE ROAD

The purpose of Zoning By-law 2025-117 is to rezone the property from R2 (Gentle Density Residential) zone to R2.S (Gentle Density Residential) zone with a “Special Exception” to, in addition to the uses permitted in an R2 zone,

1. Permit a Rooming House with a maximum of 12 units, in addition to those uses already permitted in an R2 Zone;
2. Require a minimum of 12 parking spaces in association with the Rooming House;
3. That a continuous hedgerow consisting of evergreen trees, bushes, or shrubs be planted along both side lot lines, but not required within the first 7.5 metres from the front lot line. The hedgerow shall reach a minimum height of 1.8 metres above established grade at maturity.

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

