

EXPLANATORY NOTE IN RESPECT OF ZONING BY-LAW 2026-55

SUBJECT PROPERTY: 1281 GREAT NORTHERN ROAD (LT 49 RCP H739 TARENTORUS EXCEPT PT 2, 1R9853 & PT 1 1R10607; PT LT 48 RCP H739 TARENTORUS PT 2 1R10607; SAULT STE. MARIE)

The purpose of Zoning By-law 2026-55 is to rezone the property from HZ.S.160 (Highway) zone with a “Special Exception” to HZ.S.160 Amended (Highway) zone with an amended “Special Exception” to permit the following uses in addition to those permitted in an HZ zone:

1. Permit office uses and/or personal services to a maximum of combined gross floor area of 700 m².; and
2. Permit a Subcontractors Shop which may include the following uses or similar to:
 - a. Electrician’s shop
 - b. Exterior siding and window contractor’s shop
 - c. Flooring shop
 - d. Heating and cooling contractor’s shop
 - e. Plumber’s shop.

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.

