

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2023-123

SUBJECT PROPERTY: 188 BLOOR STREET WEST

The purpose of Zoning By-law 2023-123 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 a Triplex;
2. Reduce the required exterior side yard setback from 4.5 metres to 3.0 metres for the triplex only;
3. Reduce the required number of parking spaces from 4 to 3 for the triplex only.

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.

