

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2020-152

SUBJECT PROPERTY: 35 Fairview Avenue

The purpose of Zoning By-law 2020-152 is to rezone the property from R2 (Single Detached Residential) zone to R2.S (Single Detached Residential) zone with a “Special Exception” to permit, in addition to those uses permitted in an R2 zone, the following special exceptions:

- 1) Permit a triplex.
- 2) Reduce the parking requirement from 4 to 3 spaces with a combined stall width not exceeding 8.5 metres.
- 3) Permit parking spaces in the required front yard setback.
- 4) Reduce the west side yard setback from 1.2 to 0.9 metres.
- 5) Permit a stairway structure to project to within 0 metres of the west lot line subsequent to Ontario Building Code requirements.

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.

The Subject Property has been designated an area of site plan control.

