

**AMENDMENT NO. 245
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

This Amendment is an amendment to the Text of the Official Plan as it relates to the Residential Policies of the Plan.

LOCATION

PT LT 23 RCP H735 TARENTORUS PT 5 & 8 1R11903; EXCEPT PTS 5 & 6 PL 1R13436 SUBJECT TO AN EASEMENT OVER PT 8 1R11903 IN FAVOUR OF PT LT 23 RCP H735, PTS 1, 2 & 3 1R11903 AS IN AL74386; located on the east side of Black Road, approximately 200 metres north of the intersection of Black Road and Second Line East, civic no. 690 Black Road.

BASIS

This Amendment is necessary in view of a request to permit a residential dwelling.

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

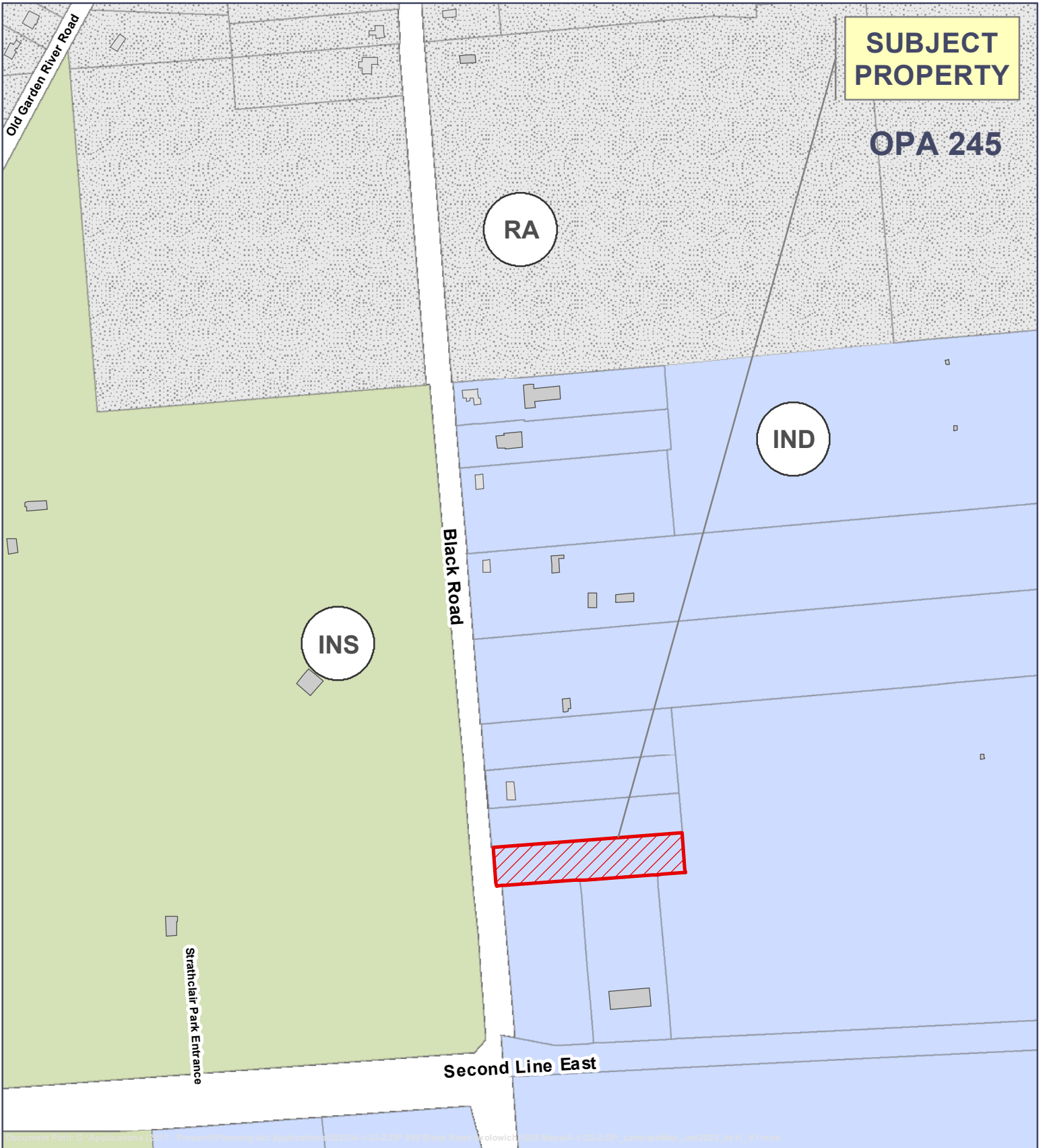
The Official Plan for the City of Sault Ste. Marie is hereby amended by adding the following paragraph to the Special Exceptions Section:

“Special Exceptions”

160. Notwithstanding Industrial policies of the Official Plan, the property described as PT LT 23 RCP H735 TARENTORUS PT 5 & 8 1R11903; EXCEPT PTS 5 & 6 PL 1R13436 SUBJECT TO AN EASEMENT OVER PT 8 1R11903 IN FAVOUR OF PT LT 23 RCP H735, PTS 1, 2 & 3 1R11903 AS IN AL74386; located on the east side of Black Road, approximately 200 metres north of the intersection of Black Road and Second Line East, civic no. 690 Black Road., may be occupied by a single-detached dwelling upon the industrially designated property.

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.



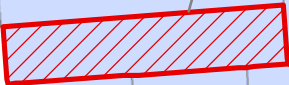
**SUBJECT
PROPERTY**

OPA 245

RA

IND

INS



Second Line East

Strathclair Park Entrance

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Application Map Series
 Subject Property Official Plan Landuse
 Existing Zoning Aerial Image
 Official Plan Amendment

Property Information
 Civic Address: 690 Black Road
 Roll No.: 030082003000000
 Map No.: 88/516/1-98
 Application No.: A-1-23-Z.OP
 Date Created: January 24, 2023

Legend

- Subject Property: 690 Black Road
- Residential
- Commercial
- Institutional
- Parks Recreation
- Industrial
- Rural Area
- Airport Lands
- Parcel Fabric

SAULT STE. MARIE
Planning and Enterprise Services
 Community Development and Enterprise
 Services Department
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 saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

This map is for general reference only
 Orthophoto: None
 Projection Details:
 NAD 1983 UTM Zone 16N
 GCS North American 1983

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2023-38

SUBJECT PROPERTY: 690 Black Road

The purpose of Zoning By-law 2023-38 is to rezone the property from RA (Rural Area) zone to RA.S (Rural Area) zone with a “Special Exception” to, in addition to those uses permitted in an RA zone:

1. Permit a repair and maintenance shop for hand-held power tools, air tools and other hand-held tools.
2. Increase the rear yard setback for any sensitive use, including but not limited to a residential dwelling, from locating within 100m of the rear line.
3. Apply the Rural Area Zone (RA) building regulations for a single-detached dwelling to the tool and repair shop, excluding the rear yard setback requirement as described in #2.
4. Reduce the setback for a commercial vehicle from 15 metres to 5 metres from any side lot line.

The location of the subject property is shown on the map attached hereto.

This by-law shall not come into force until Official Plan Amendment No. 245 is approved by Council and the final date for appeal has expired without an appeal being filed.

An Explanatory Note in respect of Official Plan Amendment By-law 2023-37 concerning Amendment No. 245 to the Official Plan is attached.

