

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2022-42

SUBJECT PROPERTY: 16 CAESAR ROAD

The purpose of Zoning By-law 2022-42 is to rezone the Northern 5.18M of 16 Caesar Road from R4 (Medium Density Residential) zone to C4.S (General Commercial) zone with a "Special Exception" to, in addition to those uses permitted in an C4.S zone:

1. Permit a parking lot in association with 149 Trunk Road only;
2. Permit access from Trunk Road only; and,
3. No other uses for a C4 are permitted.

The remaining portion of 16 Caesar Road be rezoned from R4 (Medium Density Residential) zone to R4.S (Medium Density Residential) zone with a "Special Exception" to, in addition to those uses permitted in an R4 zone:

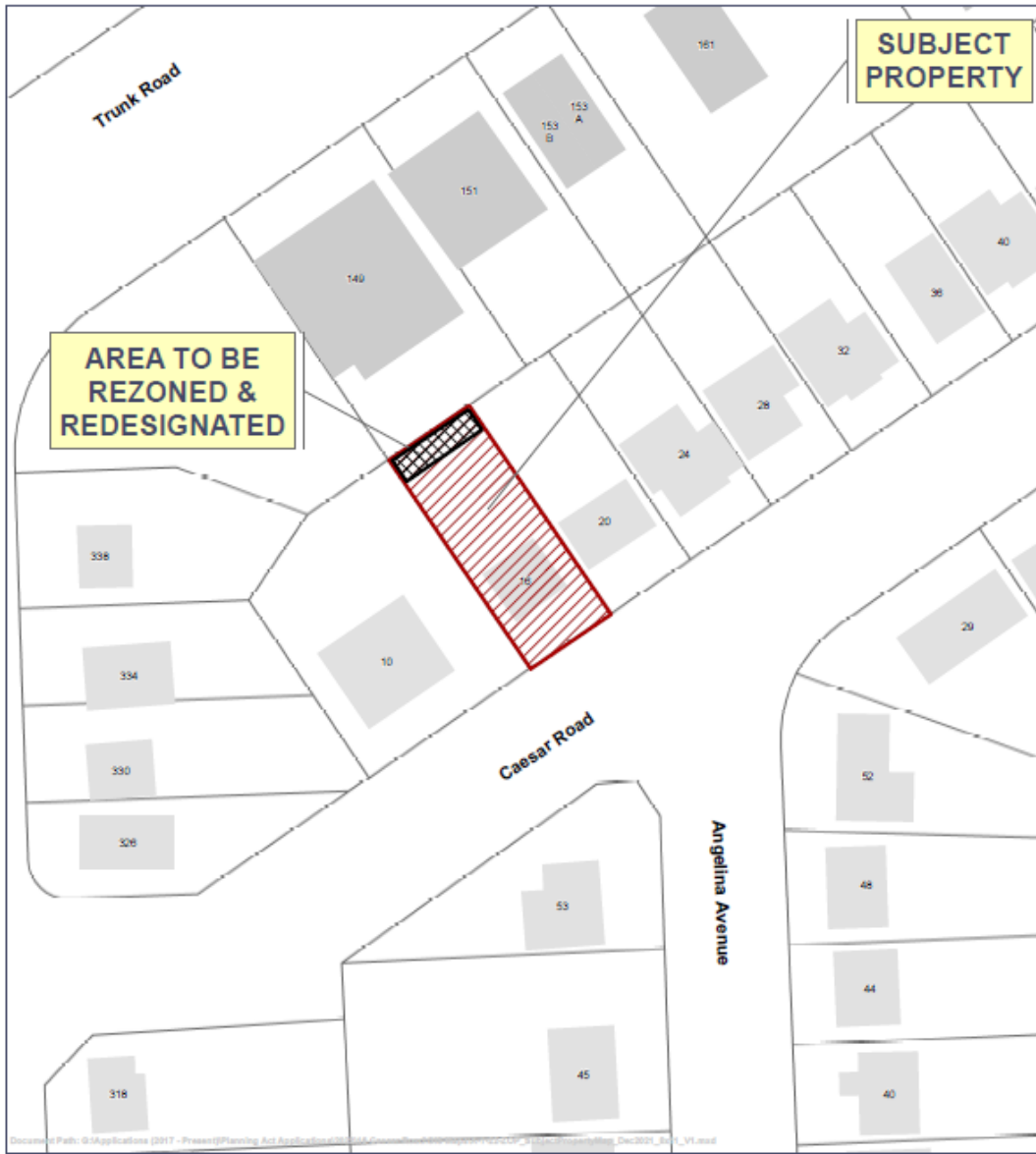
1. Reduce the required frontage from 18 metres to 15 metres.
2. Reduce the required front yard setback from 7.5 metres to 5.5 metres.




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. 237 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 2022-41 concerning Amendment No. 237 to the Official Plan is attached.

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



<p>Application Map Series</p> <p><input checked="" type="checkbox"/> Subject Property <input type="checkbox"/> Official Plan Landuse</p> <p><input type="checkbox"/> Existing Zoning <input type="checkbox"/> Aerial Image</p> <p><input type="checkbox"/> Official Plan Amendment</p>	<p>Legal Department Reference</p>	 <p>SAULT STE. MARIE Planning and Enterprise Services Community Development and Enterprise Services Department 99 Foster Drive, Sault Ste Marie, ON P6A 5X6 saultstemarie.ca 705-759-5368 planning@cityssm.on.ca</p>
<p>Property Information</p> <p>Civic Address: 16 Caesar Road Roll No.: 010006066000000 Map No.: 21 Application No.: A-1-22-ZOP Date Created: December 16, 2021</p>	<p>Legend</p> <p> Subject Property</p> <p> Parcel Fabric</p>	<p><i>This map is for general reference only</i></p> <p>Orthophoto: None Projection Details: NAD 1983 UTM Zone 18N GCS North American 1983</p> <p>0 2.5 5 10 Meters</p> 