EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2022-95

SUBJECT PROPERTY: SOUTHERNLY 74 METRES OF 522 ALLEN'S SIDE ROAD

The purpose of Zoning By-law 2022-95 is to rezone the property from RA (Rural Area) zone to M1.S291 (Light Industrial) zone with a "Special Exception 291" to, in addition to those uses permitted in an M1 zone:

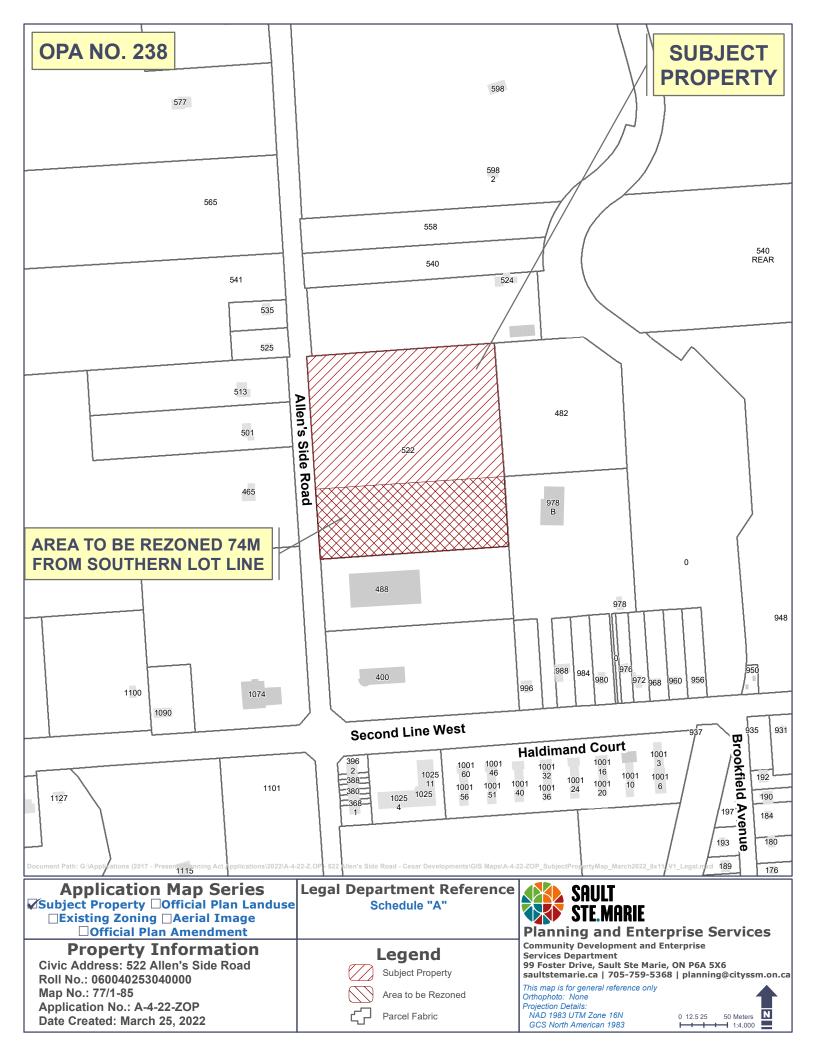
- 1. Permit the manufacture and assembly of solar panels.
- 2. Prohibit the following uses:
 - Contractors yard
 - Delivery and courier services,
 - Dry cleaning and laundry plants,
 - Manufacturing of food and beverages,
 - Rental and leasing, and
 - Warehousing, wholesaling and distribution centres.

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. 238 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 2022-94 concerning Amendment No. 238 to the Official Plan is attached.

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



AMENDMENT NO. 238 TO THE SAULT STE. MARIE OFFICIAL PLAN

PURPOSE

This Amendment is an amendment to Land Use Schedule C of the Official Plan.

LOCATION

PART SEC 27 KORAH DESIGNATED AS PART 1 PL 1R12264; CITY OF SAULT STE. MARIE; Sault Ste. Marie having Civic Number, 522 Allen's Side Road, located at the east side of Allen's Side Road, 206 metres north of the intersection of Allen's Side Road and Second Line West.

BASIS

This Amendment is necessary in view of a request to permit industrial uses on the subject property.

The proposal does not conform to the existing Land Use Schedule C map of the Official Plan.

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

Land Use Schedule C of the Sault Ste. Marie Official Plan is hereby amended by redesignating the southern 74 metres of 522 Allen's Side Road from Rural Area to Industrial.

INTERPRETATION

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

