

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.

OPA NO. 238

SUBJECT PROPERTY

577

598

565

598
2

558

540

540
REAR

541

524

535

525

513

Allen's Side Road

501

522

482

AREA TO BE REZONED 74M FROM SOUTHERN LOT LINE

465

978
B

488

0

1100

1090

1074

400

978

948

988

984

980

976

972

968

960

956

950

Second Line West

Haldimand Court

Brookfield Avenue

935

931

192

190

184

180

189

176

1101

396

2

388

380

368

1

1025

11

1001

60

1001

56

1001

46

1001

51

1001

32

1001

36

1001

16

1001

24

1001

10

1001

6

1001

3

937

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Application Map Series

- Subject Property
- Official Plan Landuse
- Existing Zoning
- Aerial Image
- Official Plan Amendment

Legal Department Reference
Schedule "A"



SAULT STE. MARIE
Planning and Enterprise Services
 Community Development and Enterprise Services Department
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstемarie.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






0 12.5 25 50 Meters
1:4,000

Property Information

Civic Address: 522 Allen's Side Road
 Roll No.: 060040253040000
 Map No.: 77/1-85
 Application No.: A-4-22-ZOP
 Date Created: March 25, 2022

Legend

-  Subject Property
-  Area to be Rezoned
-  Parcel Fabric

**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 re-designating 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.

OPA NO. 238

SUBJECT PROPERTY

RA

IND

540 REAR

AREA TO BE REZONED 74M FROM SOUTHERN LOT LINE

Allen's Side Road

Second Line West

Haldimand Court

Brookfield Avenue

RES

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Application Map Series

- Subject Property Official Plan Landuse
- Existing Zoning Aerial Image
- Official Plan Amendment

Property Information

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 Roll No.: 060040253040000
 Map No.: 77/1-85
 Application No.: A-4-22-ZOP
 Date Created: March 25, 2022

Legend

- Subject Property
- Area to be Rezoned
- Residential
- Commercial
- Institutional
- Parks Recreation
- Industrial
- Rural Area
- Airport Lands
- Parish Public



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

This map is for general reference only

Orthophoto: None

Projection Details:

NAD 1983 UTM Zone 16N

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