

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW NO. 2025-34**

**ZONING:** A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 22 MacDonald Avenue (Bellex Corporation c/o Joe Ruscio).

**THE COUNCIL** of The Corporation of the City of Sault Ste. Marie, pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c. P.13 and amendments thereto, **ENACTS** as follows:

1. **22 MACDONALD AVENUE; LOCATED ON THE NORTHWEST CORNER OF MACDONALD AND GLADSTONE AVENUES; CHANGE FROM R5.S391 TO R5.S391 AMENDED SPECIAL EXCEPTION**

The zone designation on the lands described in section 2 of this by-law, which lands are shown on Map 27 of Schedule "A" to By-law 2005-150, is changed from R5.S391 (High Density Residential) zone with a "Special Exception" to R5.S391 (High Density Residential) zone with an amended "Special Exception".

2. **BY-LAW 2005-151 AMENDED**

Section 2(391) of By-law 2005-151 is amended by repealing section 2(391) and adding the following subsection 2(391) and heading as follows:

**"2(391) 22 MacDonald Avenue**

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the northwest corner of MacDonald and Gladstone Avenues and having civic no. 22 MacDonald Avenue and outlined and marked "Subject Property" on the map attached as Schedule 391 hereto is changed from R5.S391 (High Density Residential) zone with a "Special Exception" to R5.S391 (High Density Residential) zone with an amended "Special Exception", to permit, in addition to those uses permitted in a R5 zone:

- a) Permit parking to encroach within 8 metres of a required front yard (Gladstone Avenue).
- b) Permit parking to encroach within 2 metres of a required exterior side yard (MacDonald Avenue).
- c) Permit a 60 square metre accessory building to be located within 5 metres from the front lot line, and further,
- d) Limit the number of residential dwelling units to 230.

- e) Limit building heights to 9 storeys.
- f) Waive the requirement that at least 50% of the required front and exterior side yards be landscaped.”

3. **SCHEDULE “A”**

Schedule “A” hereto forms a part of this by-law.

4. **CERTIFICATE OF CONFORMITY**

It is hereby certified that this by-law is in conformity with the Official Plan for the City of Sault Ste. Marie authorized and in force on the day of the passing of this by-law.

**PASSED** in Open Council this 24<sup>th</sup> day of February, 2025.

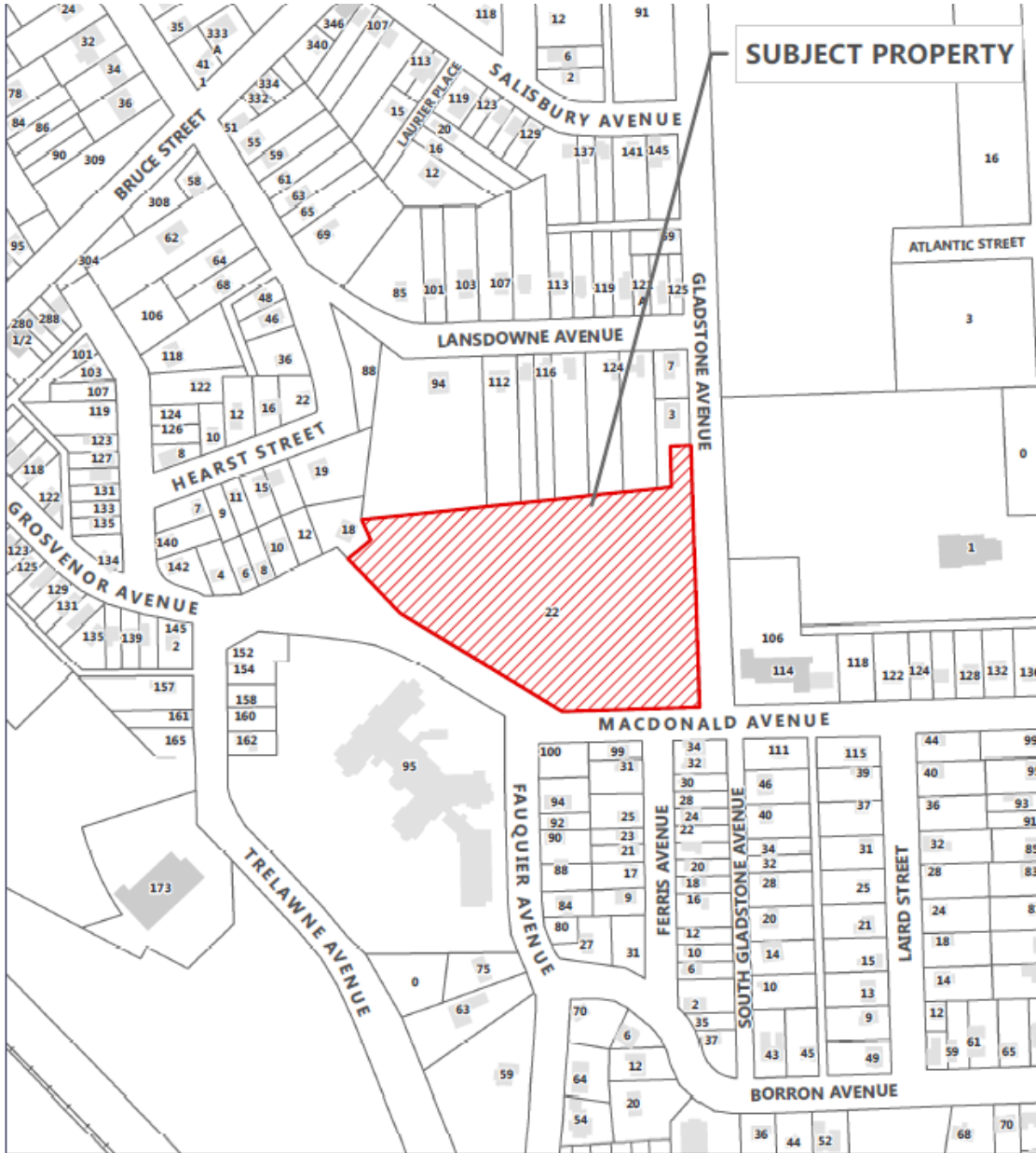
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**ACTING MAYOR – COREY GARDI**

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**CITY CLERK – RACHEL TYCZINSKI**

**SCHEDULE "A" TO BY-LAW 2025-34 AND  
SCHEDULE 391 TO BY-LAW 2005-151**



Application A-1-25-Z: Subject Properties		Property Information
 <p><b>SAULT STE. MARIE</b> 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><b>Legal Department Reference</b> Schedule "A"</p> <p><input checked="" type="checkbox"/> Subject Property <input type="checkbox"/> Parcel Fabric</p>	<p>Civic Address: 22 Macdonald Ave Roll No.: 020032069000000 Map No.: 27 Date Created: February 3, 2025</p>
	<p>0 30 60 m 1:3,000 This map is for general reference only. N</p>	