

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2025-72

ZONING: A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 0 Chippewa Street (1000571972 Ontario Inc. c/o Harjinder Kang).

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. **0 CHIPPEWA STREET; LOCATED WEST OF THE STUB ENDS OF CHIPPEWA, ATWATER, AND AMHERST STREETS, SPECIFICALLY BLOCK A NORTH**

The zone designation on a portion of the lands having civic address 0 Chippewa Street, specifically those lands shown as “Block A North” on Map 77/91 of Schedule “A” to By-law 2005-150, being the northern half of Block A, extending 500 meters west from the east lot line, is changed from RA (Rural Area) zone to R3 (Low Density Residential) zone.

2. **0 CHIPPEWA STREET; LOCATED WEST OF THE STUB ENDS OF CHIPPEWA, ATWATER, AND AMHERST STREETS, SPECIFICALLY BLOCK A SOUTH**

The zone designation on a portion of the lands having civic address 0 Chippewa Street, specifically those lands shown as “Block A South” on Map 77/91 of Schedule “A” to By-law 2005-150, being the southern half of Block A, extending approximately 220 meters north from the southern lot line is changed from RA (Rural Area) zone to R4 (Medium Density Residential) zone.

3. **0 CHIPPEWA STREET; LOCATED WEST OF THE STUB ENDS OF CHIPPEWA, ATWATER, AND AMHERST STREETS, SPECIFICALLY BLOCK E**

The zone designation on a portion of the lands having civic address 0 Chippewa Street, specifically those lands shown as “Block E” on Map 77/91 of Schedule “A” to By-law 2005-150, is changed from RA (Rural Area) zone to R3 (Low Density Residential) zone.

4. **0 CHIPPEWA STREET; LOCATED WEST OF THE STUB ENDS OF CHIPPEWA, ATWATER, AND AMHERST STREETS, SPECIFICALLY BLOCK B (APARTMENT BUILDINGS)**

The zone designation on the lands described in Section 8 of this By-law, which lands are shown as Block B on Map 77/91 of Schedule "A" to By-law 2005-150, is changed from RA (Rural Area) zone to R4.S (Medium Density Residential) zone with a "Special Exception".

5. **0 CHIPPEWA STREET; LOCATED WEST OF THE STUB ENDS OF CHIPPEWA, ATWATER, AND AMHERST STREETS, SPECIFICALLY BLOCK C AND BLOCK G (SINGLE, SEMIS AND TOWNHOUSES)**

The zone designation on the lands described in Section 9 of this By-law, which lands are shown as Block C and Block G on Map 77/91 of Schedule "A" to By-law 2005-150, is changed from RA (Rural Area) zone to R3.S (Low Density Residential) zone with a "Special Exception".

6. **0 CHIPPEWA STREET; LOCATED WEST OF THE STUB ENDS OF CHIPPEWA, ATWATER, AND AMHERST STREETS, SPECIFICALLY BLOCK D (NEIGHBOURHOOD COMMERCIAL BUILDING)**

The zone designation on the lands described in Section 10 of this By-law, which lands are shown as Block D on Map 77/91 of Schedule "A" to By-law 2005-150, is changed from RA (Rural Area) zone to CT2.S (Commercial Transitional) zone with a "Special Exception".

7. **0 CHIPPEWA STREET; LOCATED WEST OF THE STUB ENDS OF CHIPPEWA, ATWATER, AND AMHERST STREETS, SPECIFICALLY BLOCK F (PRIVATE AMENITY BUILDING)**

The zone designation on the lands described in Section 11 of this By-law, which lands are shown as Block F on Map 77/91 of Schedule "A" to By-law 2005-150, is changed from RA (Rural Area) zone to R3.S (Low Density Residential) zone with a "Special Exception".

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

By-law 2005-151 is amended by adding section (441) and heading as follows:

“(441) – Part of 0 Chippewa Street, being Block B (apartment buildings)

Despite the provisions of By-law 2005-150, the zone designation on a portion of the lands located on the west of the stub ends of Chippewa,

Atwater and Amherst Streets and having civic no. 0 Chippewa Street, specifically those lands outlined and marked as “Block B” on the map attached as Schedule 441 hereto is changed from RA (Rural Area) 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 front yard setback (north facing) from 7.5 meters to 3.5 meters.
2. Reduce the interior side yard setback (west facing) from 7.5 meters to 5 meters.
3. Permit parking in a required front yard.
4. Permit loading spaces to be located in a parking aisle.
5. Waive the requirement that loading spaces be visually screened.”

9. **BY-LAW 2005-151 FURTHER AMENDED**

By-law 2005-151 is further amended by adding section (442) and heading as follows:

“(442) – Part of 0 Chippewa Street, being Blocks C and G (single, semis, and townhouses)

Despite the provisions of By-law 2005-150, the zone designation on a portion of the lands located on the west of the stub ends of Chippewa, Atwater and Amherst Streets and having civic no. 0 Chippewa Street, specifically those lands outlined and marked as “Block C” and “Block G” on the map attached as Schedule 442 hereto is changed from RA (Rural Area) zone to R3.S (Low Density Residential) zone with a “Special Exception” to, in addition to those uses permitted in an R3 zone:

1. Reduce the ‘other side yard setback’ from 3 meters to 1.8 meters for a two-storey building, and 1.2 meters for a one-storey building.
2. Reduce the rear yard setback from 10 meters to 1.2 meters for one-storey residential structures.
3. Increase the maximum lot coverage from 40% to 47% for one-storey residential structures.”

10. **BY-LAW 2005-151 FURTHER AMENDED**

By-law 2005-151 is further amended by adding section (443) and heading as follows:

“(443) – Part of 0 Chippewa Street, being Block D (neighbourhood commercial building)

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the west of the stub ends of Chippewa, Atwater and Amherst Streets and having civic no. 0 Chippewa Street, specifically those lands outlined and marked as “Block D” on the map attached as Schedule 443 hereto is changed from RA (Rural Area) zone to CT2.S (Commercial Transitional) zone with a “Special Exception” to, in addition to those uses permitted in a CT2 zone:

1. Prohibit the following uses: residential structures, bed and breakfasts, group homes and residences, nursing and residential care facilities, rooming houses, bars and taverns, parking lots, and short-term rentals.
2. Increase the gross floor area of retail trade from 300 square meters to 400 square meters.
3. Reduce the required number of parking spaces to the downtown equivalent where applicable.”

11. **BY-LAW 2005-151 FURTHER AMENDED**

By-law 2005-151 is further amended by adding section (444) and heading as follows:

“(444) – Part of 0 Chippewa Street, being Block F (Private Amenity Building)”

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the west of the stub ends of Chippewa, Atwater and Amherst Streets and having civic no. 0 Chippewa Street, specifically those lands outlined and marked as “Block F” on the map attached as Schedule 444 hereto is changed from RA (Rural Area) zone to R3.S (Low Density Residential) zone with a “Special Exception” to, in addition to those uses permitted in a R3 zone:

1. Permit amusement and fitness facilities, arts and cultural heritage uses, day care facilities, recreational facilities.
2. Reduce the required number of parking spaces to the downtown equivalent where applicable.”

12. **SCHEDULE “A”**

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

13. **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 as amended by Official Plan Amendment No. 258 (T-170).

PASSED in Open Council this 29th day of April, 2025.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

SCHEDULE "A" TO BY-LAW 2025-72 AND
 SCHEDULES 441, 442, 443 AND 444 TO BY-LAW 2005-151

