

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

**BY-LAW NO. 2025-99**

**ZONING:** A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 33 Nichol Avenue, Jacob McEachern and Lana Perry.

**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. **33 NICHOL AVENUE; LOCATED ON THE WEST SIDE OF NICHOL AVENUE, APPROXIMATELY 103 METERS NORTH OF ITS INTERSECTION WITH SECOND LINE WEST; CHANGE FROM R2.S378 to R2.S378 WITH AN AMENDED “SPECIAL EXCEPTION”**

The zone designation on the lands described in Section 2 of this by-law, which lands are shown on Map 79/1-89 of Schedule “A” to By-law 2005-150, is changed from R2.S378 (Gentle Density Residential) zone with a “Special Exception” to R2.S378 Amended (Gentle Density Residential) zone with an amended “Special Exception”.

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

Section 2 of By-law 2005-151 is amended by repealing section 2(378) and adding the following subsection 2(378) and heading as follows:

**“2(378) 33 Nichol**

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the west side of Nichol Avenue and having civic no. 33 Nichol Avenue and outlined and marked “Subject Property” on the map attached as Schedule 378 hereto is changed from R2.S378 (Gentle Density Residential) zone with a “Special Exception” to R2.S378 Amended (Gentle Density Residential) zone with an amended “Special Exception”, to permit, in addition to those uses permitted in the R2.S378 zone, an indoor archery range, subject to the following provisions:

1. Require a minimum of nine parking spaces in association with the archery range only;
2. Permit one parking space to be located within a required front yard setback; and

3. Permit the use of crushed stone or other similar hard dustless surface for the provision of required parking spaces for the archery range only.”

3. **HOUSEKEEPING AMENDMENT**

Subsection 3, of special exemption 2(378) shall be continued on civic no. 21 and 25 Nichol Avenue, severed from 33 Nichol Avenue after the passing of special exemption by-law 2018-111, and benefiting from the below provision before this zoning amendment, to read:

**“378 - 21 Nichol Avenue**

Reduce the required R2 lot area upon the subject property from 550 to 517 square metres.”

**378 - 25 Nichol Avenue**

Reduce the required R2 lot area upon the subject property from 550 to 517 square metres.”

4. **SCHEDULE “A”**

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

5. **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 23<sup>rd</sup> day of June, 2025.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

SCHEDULE "A" TO BY-LAW 2025-99 AND  
SCHEDULE 378 TO BY-LAW 2005-151



<b>Application A-5-25-Z: Subject Property</b>		<b>Property Information</b>	
 <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	 Subject Property  Parcel Fabric  Residential  Commercial/Industrial	Civic Address: 33 Nichol Avenue Roll No.: 060013039000000 Map No.: 79/1-89 Date Created: April 2, 2025	
	 1:1,000 <small>This map is for general reference only.</small>		