The Corporation of the City of Sault Ste. Marie

C O U N C I L R E P O R T

June 23, 2025

TO:	Mayor Matthew Shoemaker and Members of City Council
AUTHOR:	Salvatore Marchese, Junior Planner
DEPARTMENT:	Community Development and Enterprise Services
RE:	A-5-25-Z – 33 Nichol Avenue – Amendment Report

Purpose
The purpose of this report is to correct a typographical error in the recommendation for Planning Report A-5-25-Z – 33 Nichol Avenue.

Background
At the May 12, 2025 meeting, City Council approved application A-5-25-Z for a site specific Zoning By-law amendment for 33 Nichol Avenue.

Analysis
The planning report for application A-13-23-Z recommended that 21 and 25 Nichol Avenue be rezoned from Gentle Density Residential Zone with Special Exception 378 (R2.378) to Gentle Density Residential Zone with a new Special Exception (R2.S) for each property to reduce the lot area from 550 to 517 square meters.

The correct wording of the recommendation is to give 21 and 25 Nichol Avenue their own Special Exception that carries over Provision 3 from the existing Special Exception 378. The portion of the Special Exception that applies the reduced lot area across the southern 32 metres of the property is not necessary as these lots have been divided and no longer reflect the original 32 meters from when 21 and 25 Nichol Avenue were one parcel with 33 Nichol Avenue.

By-law 2025-99 has been prepared to reflect the above statement. The revised by-law is present elsewhere on Council's agenda and is recommended for approval.

Financial Implications
This report will not result in any incremental changes to municipal finances.

Strategic Plan / Policy Impact / Climate Impact
This report is not directly linked to any Strategic Directions contained within the Corporate Strategic Plan. There are no significant climate change impacts anticipated from this amendment.

Recommendation
It is therefore recommended that Council take the following action:

The relevant By-law 2025-99 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

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