

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

**BY-LAW NO. 2025-117**

**ZONING:** A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 99 Melville Road, (Mangesh Shende).

**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. **99 MELVILLE ROAD; LOCATED ON THE WEST SIDE OF MELVILLE ROAD APPROXIMATELY 230 METRES SOUTHEAST OF THE TRUNK ROAD AND DACEY ROAD INTERSECTION; CHANGE FROM R2 TO R2.S WITH A “SPECIAL EXCEPTION”**

The zone designation on the lands described in Section 2 of this by-law, which lands are shown on Map 47/1-39 of Schedule “A” to By-law 2005-150, is changed from R2 (Gentle Density Residential) zone to R2.S (Gentle Density Residential) zone with a “Special Exception”.

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

By-law 2005-151 is amended by adding section (445) and heading as follows:

**“(445) – 99 Melville Road**

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the on the west side of Melville Road approximately 230 metres southeast of the Trunk Road and Dacey Road intersection and having civic no. 99 Melville Road and outlined and marked “Subject Property” on the map attached as Schedule 445 hereto is changed from R2 (Gentle Density Residential) zone to R2.S (Gentle Density Residential) zone with a “Special Exception” to, in addition to those uses permitted in an R2 zone:

1. Permit a Rooming House with a maximum of 12 units, in addition to those uses already permitted in an R2 Zone;
2. Require a minimum of 12 parking spaces in association with the Rooming House;

3. That a continuous hedgerow consisting of evergreen trees, bushes, or shrubs be planted along both side lot lines, but not required within the first 7.5 metres from the front lot line. The hedgerow shall reach a minimum height of 1.8 metres above established grade at maturity.”

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 11<sup>th</sup> day of August, 2025.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

