

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2025-143

ZONING: A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 163 Memorial Avenue; 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, 23, 27, 30, 31, 34, 35, 38, 29, 42, 43, 46, 50, 54, 58, 79 Mulberry Street; and 159 Foxborough Trail (Fox Run Subdivision).

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. **163 MEMORIAL AVENUE; 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, 23, 27, 30, 31, 34, 35, 38, 29, 42, 43, 46, 50, 54, 58, 79 MULBERRY STREET; AND 159 FOXBOROUGH TRAIL; LOCATED IN BLOCK 2 OF THE FOX RUN SUBDIVISION**

The zone designation on the lands described in section 2 of this by-law, which lands are shown on Map 100 attached as Schedule "A" to By-law 2005-150, is changed from R4.306 (Medium Density Residential) zone with a "Special Exception" to R4.306 Amended (Medium Density Residential) zone with an amended "Special Exception".

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

Section 1(306) of By-law 2005-151 is amended by:

Adding the following new clause to Special Exception 306, subsection 1:

"I. Residential Structures containing one or more dwelling units"

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.

5. **BY-LAW 2025-127 REPEALED**

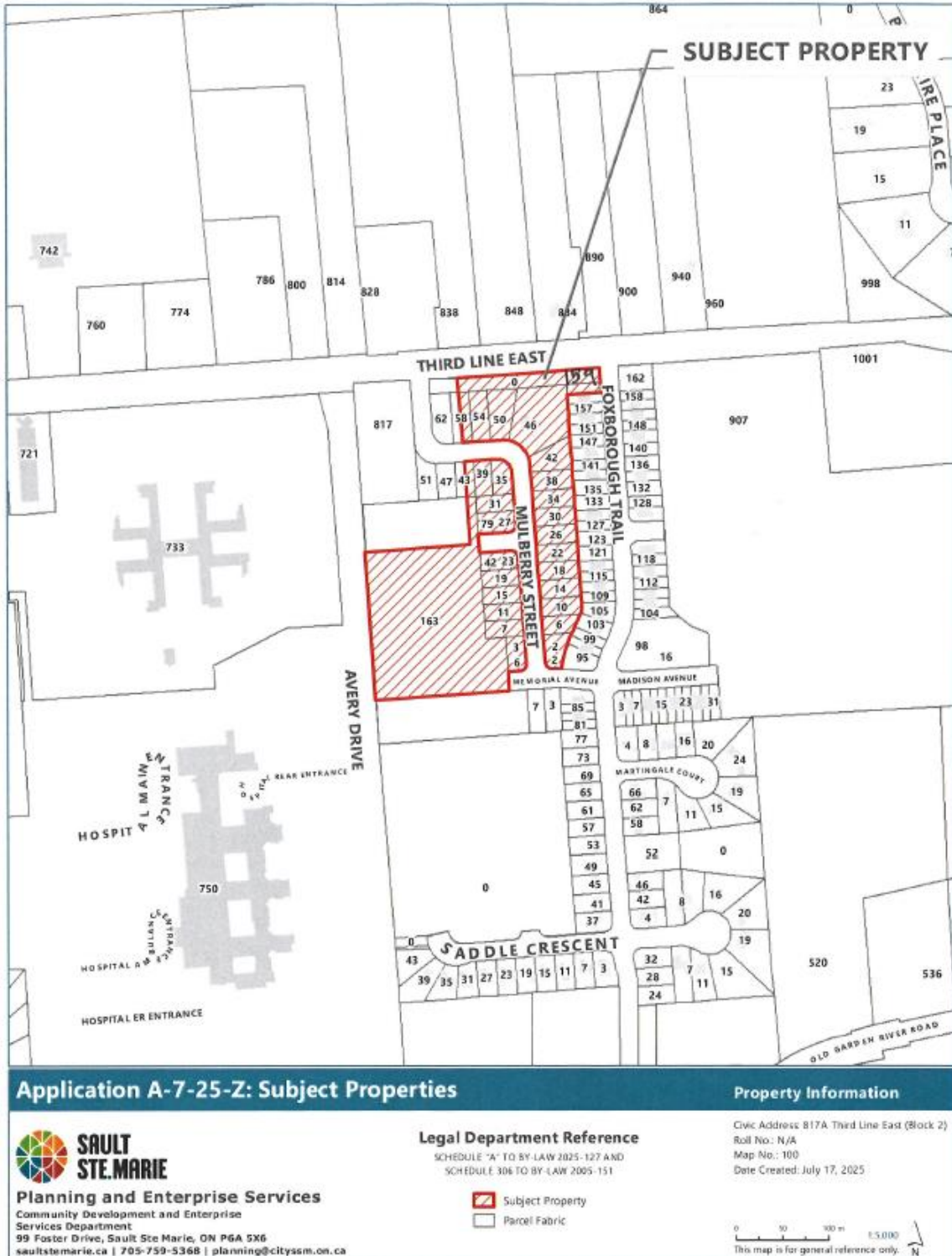
By-law 2025-127 is hereby repealed.

PASSED in Open Council this 22nd day of September, 2025.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

SCHEDULE "A" TO BY-LAW 2025-143 AND
 SCHEDULE 306 TO BY-LAW 2005-151



Application A-7-25-Z: Subject Properties

Property Information



SAULT STE. MARIE
 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

Legal Department Reference

SCHEDULE "A" TO BY-LAW 2025-127 AND
 SCHEDULE 306 TO BY-LAW 2005-151

- Subject Property
- Parcel Fabric

Civic Address: 817A Third Line East (Block 2)
 Roll No.: N/A
 Map No.: 100
 Date Created: July 17, 2025

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 This map is for general reference only.