

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2026-15

ZONING: A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 460 Old Garden River Road (LT 31 RCP H731 TARENTORUS T/W & S/T T248503; SAULT STE. MARIE) (Brian Meredith and the Estate of Fairy Ila Mae Meredith).

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. **460 OLD GARDEN RIVER ROAD ; LOCATED IMMEDIATELY NORTH AT THE T-INTERSECTION OF OLD GARDEN RIVER ROAD AND WINDSOR TRAIL; CHANGE FROM RA TO R2 WITH A “SPECIAL EXCEPTION”**

The zone designation on the lands described in Section 2 of this by-law, which lands are shown on Map 100/1-114 of Schedule “A” to By-law 2005-150, is changed from RA (Rural Area) zone to R2 (Gentle Density Residential) zone with a “Special Exception”.

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

By-law 2005-151 is amended by adding section (448) and heading as follows:

“(448) – 460 Old Garden River Road

Despite the provisions of By-law 2005-150, the zone designation on the lands located immediately north at the T-intersection of Old Garden River Road and Windsor Trail and having civic no. 460 Old Garden River Road and outlined and marked “Subject Property” on the map attached as Schedule 448 hereto is changed from RA (Rural Area) zone to R2.S (Gentle Density Residential) zone with the following special provision:

1. That prior to any development or site alteration on the subject property, the Owner submits a grading and drainage plan with a stormwater report, prepared by a qualified professional, to the satisfaction of the Director of Engineering or their designate.”

3. **SCHEDULE “A”**

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

4. **CERTIFICATE OF CONFORMITY**

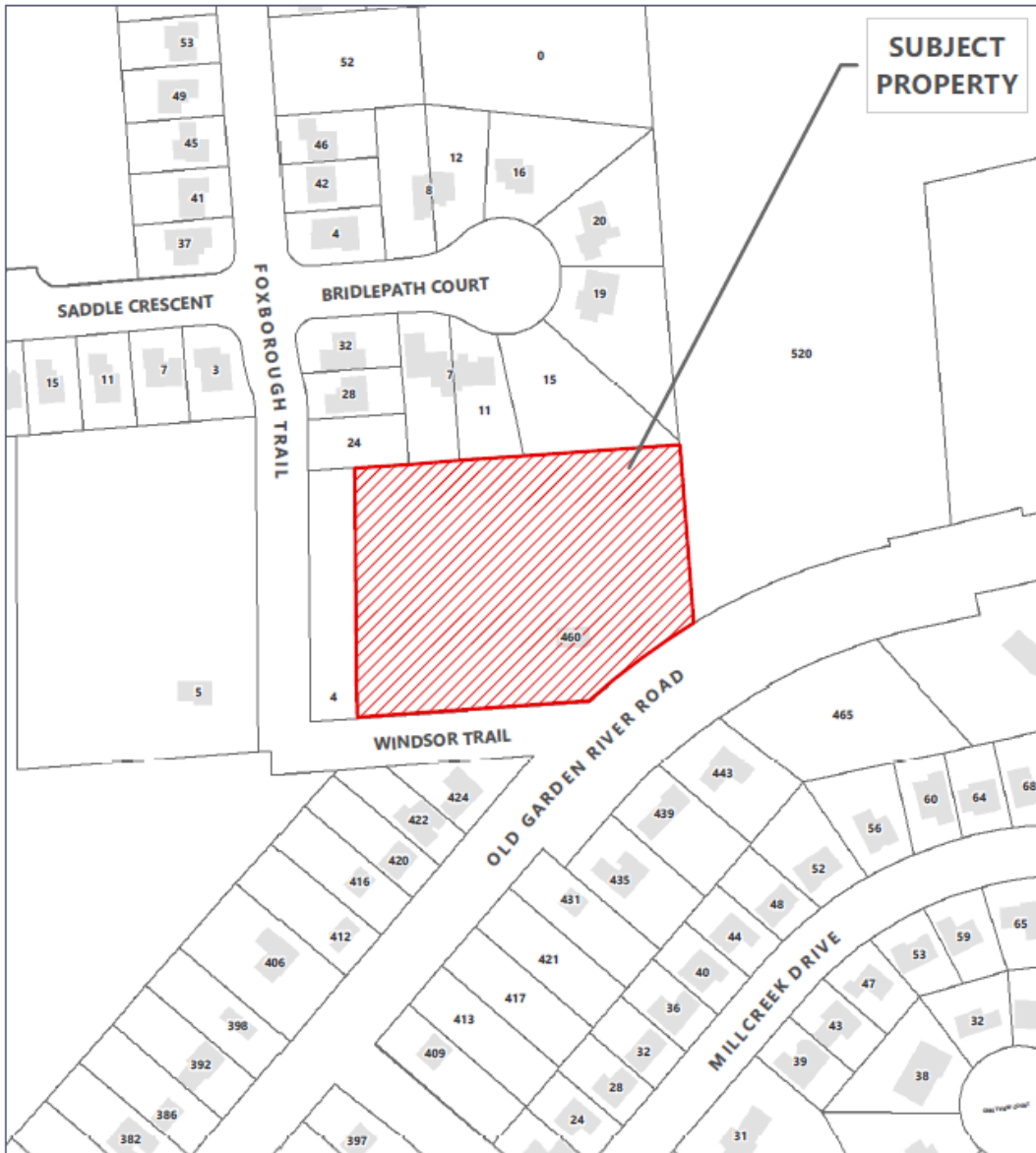
It is hereby certified that this by-law is in conformity with the Official Plan for the City of Sault Ste. Marie authorized and in force on the day of the passing of this by-law.

PASSED in Open Council this 2nd day of February, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

SCHEDULE "A" TO BY-LAW 2026-15 AND
SCHEDULE 448 TO BY-LAW 2005-151



Application A-12-25-Z: Subject Property


Property Information



Planning and Enterprise Services
Community Development & Enterprise Services Department
City of Sault Ste. Marie
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: 460 Old Garden River Rd.
Roll No.: 030075016020000
Map No.: 100/1-114
Date Created: November 28, 2025


This map is for general reference only.