

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

**BY-LAW NO. 2026-13**

**ZONING:** A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 140 Black Road (PT LT 1 CON 3 ST. MARY'S PT 2, 4 1R1880 EXCEPT PT 1 1R7561 & PT 1 1R11687, T/W T306610; SAULT STE. MARIE) and 815 McNabb Street (PT LT 1 CON 3 ST. MARY'S PT 1 1R1880 EXCEPT PT 2 1R11687; SAULT STE. MARIE) (Suncor Energy Inc. c/o Blair Gagnon).

**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. **140 BLACK ROAD AND 815 MCNABB STREET; LOCATED ON THE SOUTHEAST CORNER OF THE BLACK ROAD AND MCNABB STREET INTERSECTION; CHANGE FROM M2 TO M2.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 30/1-34 of Schedule "A" to By-law 2005-150, is changed from M2 (Medium Industrial) zone to M2.S (Medium Industrial) zone with a "Special Exception".

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

By-law 2005-151 is amended by adding section (447) and heading as follows:

**“(447) – 140 Black Road and 815 McNabb Street**

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the southeast corner of the Black Road and McNabb Street intersection and having civic no. 140 Black Road and civic no. 815 McNabb Street and outlined and marked "Subject Property" on the map attached as Schedule 447 hereto is changed from M2 (Medium Industrial) zone to M2.S (Medium Industrial) zone with a "Special Exception" to, in addition to those uses permitted in an M2 zone:

1. A cardlock fuel pump facility.”

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.

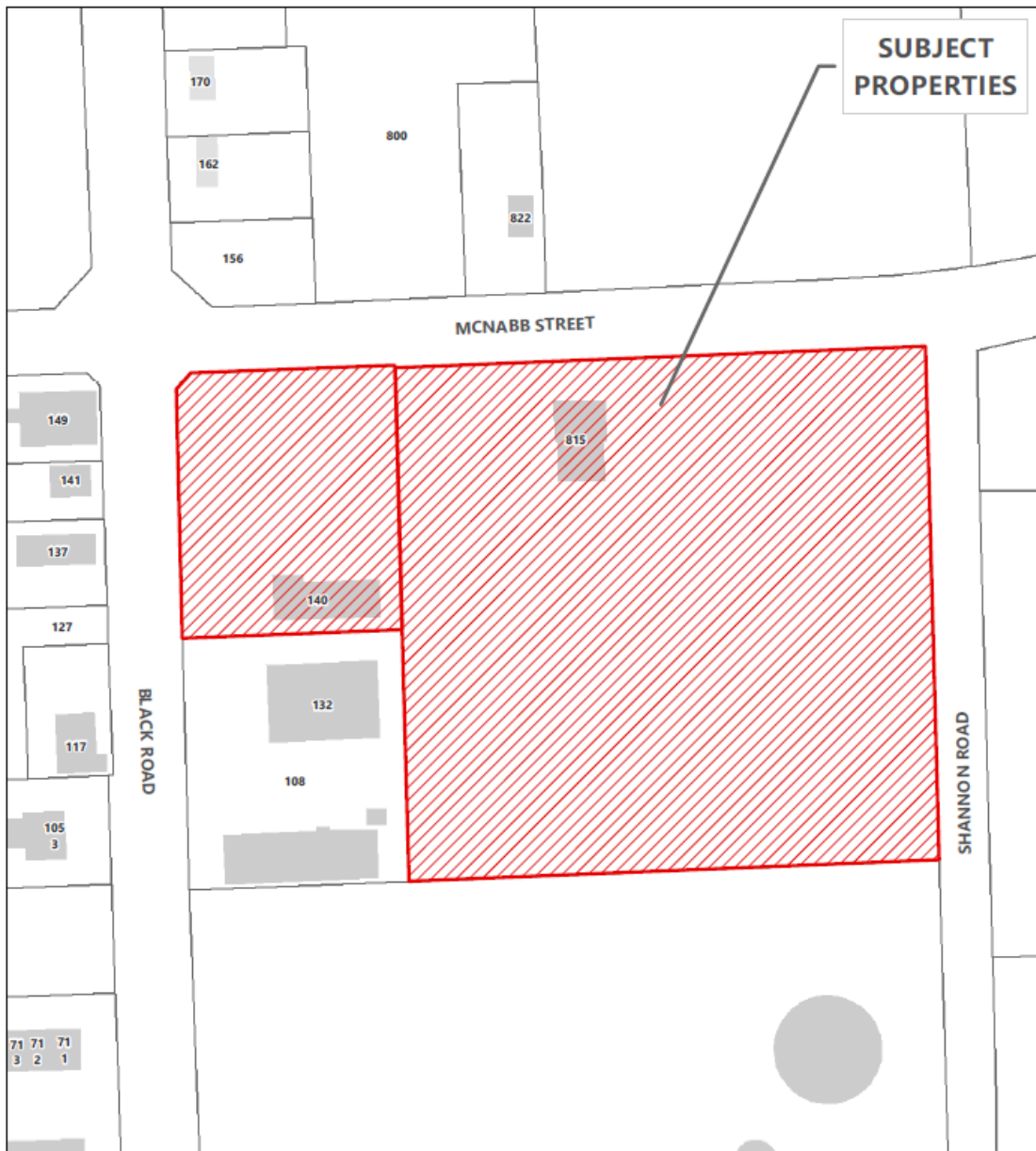
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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

SCHEDULE "A" TO BY-LAW 2026-13 AND  
SCHEDULE 447 TO BY-LAW 2005-151



**Application A-10-25-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 Properties
-  Parcel Fabric
-  Residential
-  Commercial/Industrial

Civic Address: 140 Black Rd., 815 McNabb St.  
Roll No.: 030005004000000, 030005004010000  
Map No.: 30/1-34  
Date Created: November 27, 2025

0 30 60 m  
This map is for general reference only.

