

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

**BY-LAW NO. 2026-14**

**DEVELOPMENT CONTROL:** A by-law to designate the lands located at 815 McNabb Street (PT LT 1 CON 3 ST. MARY'S PT 1 1R1880 EXCEPT PT 2 1R11687; SAULT STE. MARIE) and 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) an area of site plan control (Suncor Energy Inc. c/o Blair Gagnon).

**THE COUNCIL** of The Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. **DEVELOPMENT CONTROL AREA**

The lands described on Schedule "A" attached hereto are hereby designated to be an area of site plan control pursuant to section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13 and amendments thereto.

2. **SITE PLAN POWERS DELEGATED**

The Council hereby delegates to the Planning Director or his/her designate for the City of Sault Ste. Marie, Council's powers to enter into a site plan agreement dealing with any of the works or matters mentioned in Section 41 of the *Planning Act* as amended, for the lands shown as Subject Property on the map attached as Schedule "A" to this by-law.

3. **SCHEDULE "A"**

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

4. **PENALTY**

Any person who contravenes this by-law including the obligations pursuant to the agreement entered into under the authority of this by-law is liable upon conviction therefore to penalty provisions as contained in the *Planning Act* and the *Municipal Act, 2001*.

5. **BY-LAW 1989-250 REPEALED**

By-law 1989-250 is hereby repealed.

6. **EFFECTIVE DATE**

This by-law takes effect from the date of its final passing.

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

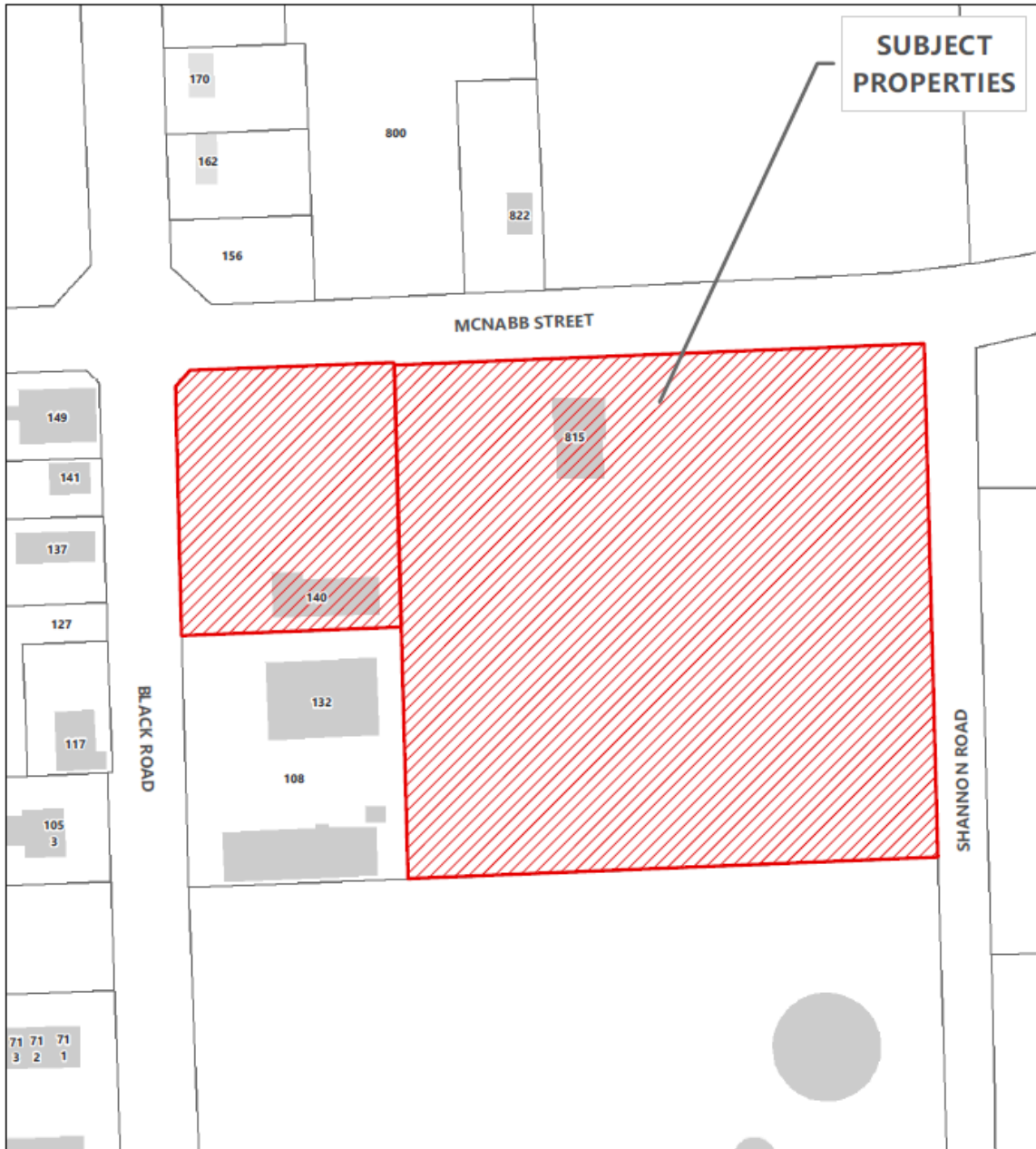
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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

SCHEDULE "A" TO BY-LAW 2026-14



Application A-10-25-Z: Subject Property

Property Information

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



**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

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

