

## EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2025-70

The purpose of Zoning By-law 2025-70 is to amend Sault Ste. Marie Zoning By-law 2005-150 concerning clarifying technical language and improving implementation.

Bylaw 2005-150 is amended as follows:

**(a) Section 8.4.1 (Permitted Uses) Amended**

Section 8.4.1 Reintroduction of Residential Uses in the REX Zone is amended by permitting *“a residential structure containing no more than one dwelling unit on an existing lot, subject to rural area zone regulations”*.

**(b) Section 9.6.2 (Standards Table) Amended**

Section 9.6.2 Rear Yard Setback Adjustment for One-Storey Homes in the R2 Zone Standards Table is amended by *“reducing the rear yard setback to 1.2 metres for one-storey residential structures on R2 lots except for those that abut Lake Superior and St. Mary’s River”*.

**(c) Section 8.5.1 (Permitted Uses) and Section 9.5.1 (Permitted Uses) Amended**

Section 8.5.1 (Permitted Uses) in the Rural Area Zone (RA) and Section 9.5.1 (Permitted Uses) in the Estate Residential Zone (R1) are hereby amended by deleting *“Residential Structure containing up to 2 dwelling units”* and replacing it with *“Residential Structure/s with no more than 2 dwelling units per lot”*.

**(d) Section 9.6.1 (Permitted Uses) and Section 9.7.1 (Permitted Uses) Amended**

Section 9.6.1 (Permitted Uses) and Section 9.7.1 (Permitted Uses) in the Gentle Density Residential Zone (R2) are hereby amended by deleting *“Residential Structure”* and replacing it with *“Residential Structure/s”*.

**(e) Section 9.8.1 (Permitted Uses) Amended**

Section 9.8.1 (Permitted Uses) in the Medium Density Residential Zone (R4) is hereby amended by deleting *“Residential Structure – containing at least 2 dwelling units”* and replacing it with *“Residential Structure/s – at least two dwelling units per lot”*.

**(f) Section 9.9.1 (Permitted Uses) Amended**

Section 9.9.1 (Permitted Uses) in the High Density Residential Zone (R5) is hereby amended by deleting *“Residential Structure - containing at least 4 dwelling units”* and replacing it with *“Residential Structure/s – at least four dwelling units per lot”*.