

NOTICE OF THE PASSING OF A BY-LAW
AMENDING ZONING BY-LAW 2005-150
FOR THE CORPORATION OF THE CITY OF SAULT STE. MARIE

TAKE NOTICE that the Council of The Corporation of the City of Sault Ste. Marie on the 22nd day of September, 2025 passed Zoning By-law 2025-139 under section 34 of the *Planning Act*, R.S.O. 1990, c. P.13. Council received written and oral submissions regarding the said By-law for which the effect was both duly considered and formed part of the deliberations of Council.

AND TAKE NOTICE that only a “specified person”, “public body”, “registered owner”, or “Minister” as defined under Section 1 of the Planning Act, may appeal to the Ontario Land Tribunal (OLT) in respect of the zoning by-law pursuant to section 34(19) by filing a notice of appeal with the Clerk of The Corporation of the City of Sault Ste. Marie at the address set out below not later than the 21st day of October, 2025. A notice of appeal must set out the reasons for the appeal along with the land use planning ground or grounds upon which the appeal is based and be accompanied by the fee required by the OLT. An objection filed with the City Clerk before the day of the passing of the Zoning by-law is **not** considered a notice of appeal under the *Planning Act*. A notice of appeal to the OLT must be filed with the City Clerk after the date of the passing of the by-law and not later than the date set out in this paragraph. The decision of the City Council is final, if the notice of appeal is not received.

If you wish to appeal to the OLT, you must use the OLT appeal form. A copy of the appeal form is available from the OLT website at <https://olt.gov.on.ca>. The form must be accompanied by a certified cheque or money order payable to the Minister of Finance in the amount of \$1,100.00.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies and a key map showing the location of the lands to which the by-law applies are attached. The complete by-law is available for inspection in the City Clerk’s Office during regular office hours, (8:30 a.m. to 4:30 p.m.).

DATED at Sault Ste. Marie, Ontario, this 1st day of October, 2025.

RACHEL TYCZINSKI, CITY CLERK
The Corporation of the
City of Sault Ste. Marie
Civic Centre, 99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5X6

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2025-139

The purpose of Zoning By-law 2025-139 is to amend Sault Ste. Marie Zoning By-law 2005-150 for the purpose of revising and updating City-wide parking regulations.

By-law 2005-150 is amended as follows:

APPENDIX A – LIST OF PARKING AMENDMENTS

AMENDMENT 1 – MAP CHANGE – ESTABLISH STRATEGIC GROWTH AREAS

This amendment proposes a map change, to establish the strategic development areas, as shown on the map attached as “Application A-8-25-Z: Subject Property Map.

AMENDMENT 2 –BARRIER-FREE SYMBOL

Repeal and Replace Section 5.5.1 and Table 11 with the following:

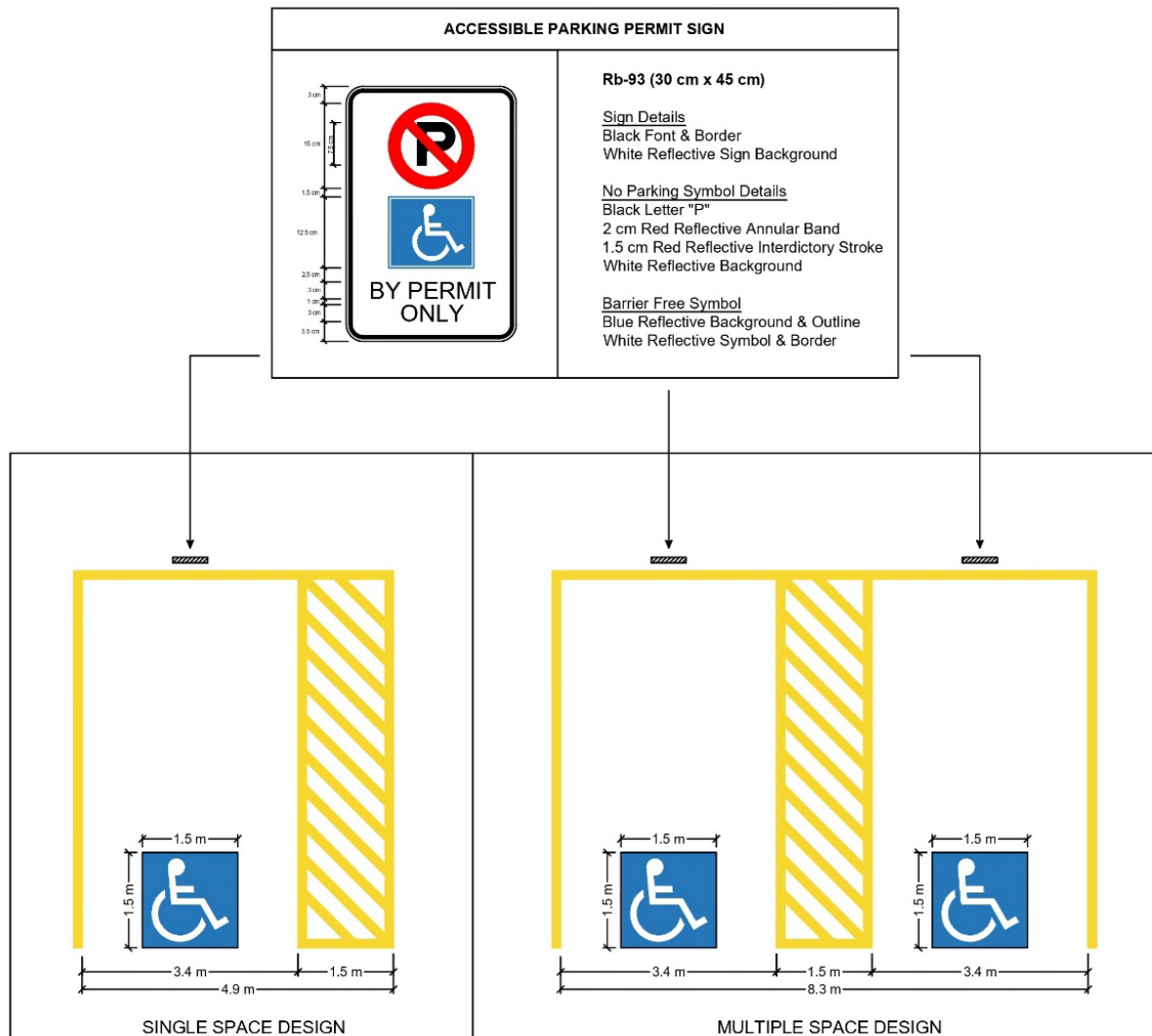
5.5.1 SURFACE TREATMENT OF REQUIRED BARRIER-FREE PARKING SPACES

Regardless of the surface treatment exceptions outlined in Section 5.2.2.1, all required barrier-free parking spaces must be paved. Furthermore, every barrier-free parking stall shall have the International Symbol of Access (ISA) symbol painted on the stall surface, subject to the following:

- A. The emblem shall measure no less than 1.5m by 1.5m
- B. The symbol must be painted in white on a solid blue rectangular field.
- C. The symbol shall be located at the centre of the entrance of every barrier-free parking space.

(See Next Page)

Table 11: Barrier-Free Parking Design



AMENDMENT 3 – AMENDMENT TO REQUIRED BARRIER-FREE PARKING REQUIREMENTS FOR NON-RESIDENTIAL USES

Repeal Section 5.5.2 and replace with an updated 5.5.2 as follows:

5.5.2 REQUIRED BARRIER-FREE PARKING SPACES FOR NON-RESIDENTIAL USES

The following barrier-free parking spaces shall be provided as part of the parking requirements set out in Section 5.7 for all uses, excluding Residential and those outlined in Section 5.5.2.1:

Number of Provided Parking Spaces for Non-Residential Uses	Minimum Number of Required Barrier-Free Parking Spaces
1	1 however, such space need not be marked as a barrier-free parking space
2 to 12	1 Space
13 to 35	2 Spaces
36 to 100	2 Spaces plus 4% of the total number of parking spaces over 35
101-200	5 Spaces plus 3% of the total number of spaces over 100.
200+	8 Spaces plus 2% of the total number of spaces over 200

AMENDMENT 4 – ADDITIONAL BARRIER-FREE PARKING SPACES REQUIRED FOR SPECIFIC USES

Add a new provision under Section 5.5.2

5.5.2.1 – ADDITIONAL REQUIRED BARRIER-FREE PARKING SPACES FOR SPECIFIC NON-RESIDENTIAL USES

Despite the barrier-free parking requirements outlined in Section 5.5.2, the following uses shall provide a minimum of 5% of provided parking spaces as barrier-free:

- A. *Assembly Facilities*
- B. *Funeral Service Establishments*
- C. *Ice Rinks*
- D. *Places of Worship*
- E. *Sports Stadiums*
- F. *Group Home*
- G. *Group Residence*
- H. *Hospice*
- I. *Hospitals*
- J. *Medical Centre,*
- K. *Nursing and Residential Care Facilities*

AMENDMENT 5 – EXCEPTION TO BARRIER-FREE PARKING REQUIREMENTS FOR CERTAIN RESIDENTIAL USES

Add a new Section 5.5.4

5.5.4 – EXCEPTION TO BARRIER-FREE SPACE PARKING REQUIREMENTS FOR CERTAIN RESIDENTIAL USES

Where residential units are accessed via individual driveways with no common parking lot, and such driveway provides the parking space, the requirement to provide barrier-free parking is waived.

AMENDMENT 6 – REDUCTIONS TO MINIMUM PARKING REQUIREMENTS

Repeal Section 5.7 and replace with a new Section 5.7 as per the table below:

5.7 MINIMUM PARKING REQUIREMENTS FOR ALL PERMITTED USES

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Residential Structure	No requirement for the first 4 dwelling units then 0.5 spaces per dwelling unit thereafter	0.75 spaces per dwelling unit	1 space per dwelling unit
Accommodation Services {2009-5}	0.75 spaces per guest room plus .75 spaces per employee on the largest shift	0.75 spaces per guest room plus .75 spaces per employee on the largest shift	1 space per guest room plus 1 space per employee on the largest shift
Agriculture Uses	No parking required for main use	No parking required for main use	No parking required for main use
Amusement and Fitness Facilities	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Amusement Parks	6 spaces/activity or attraction	7.5 spaces/activity or attraction	8 spaces/activity or attraction
Animal Pens and Cages	No parking required for main use	No parking required for main use	No parking required for main use
Arts, Culture, and Heritage Uses	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.6 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Assembly Facilities {2014-6}	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Athletic Fields	No parking required for main use	No parking required for main use	No parking required for main use
Auto Body Repair Establishments	No minimum parking for the first 450m ² , Gross Floor Area, 2.1	2.1 spaces per 100m ² for the first 1000m ² +	2.8 spaces per 100m ² for the first 1000m ² +

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
	spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	0.6 space per 200m ² thereafter	0.8 space per 200m ² thereafter
Bakeries	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.6 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Bandstands	No parking required for main use	No parking required for main use	No parking required for main use
Bed and Breakfasts	0.6 spaces per guest room plus + required parking for residence	0.75 spaces per guest room plus + required parking for residence	0.8 spaces per guest room plus + required parking for residence
Bingo Halls	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Bowling Greens	No parking required for main use	No parking required for main use	No parking required for main use
Broadcasting	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Building, Hardware, and Garden Supply Store	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Bulk Storage of Fossil Fuels	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
	spaces per 200m ² thereafter		
Campgrounds	No parking required for main use	No parking required for main use	No parking required for main use
Care Facilities	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Casinos	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Catering Establishments	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Cemeteries and Crematoriums	No parking required for main use	No parking required for main use	No parking required for main use
Colleges	0.6 spaces per 2 employees + 0.6 spaces per 10 students with full time enrollment	0.75 spaces per 2 employees + 0.75 spaces per 10 students with full time enrollment	0.8 spaces per 2 employees + 0.8 spaces per 10 students with full time enrollment
Computer and Electronics Manufacture and Repair	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Conservation Area	No parking required for main use	No parking required for main use	No parking required for main use
Contractors <i>Yards</i>	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Convenience Stores	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Day Care Facilities	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Dry Cleaning and Laundry Plants	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Elementary Schools	0.6 spaces per classroom	0.75 spaces per classroom	1 space per classroom
Emergency Response Centres	No parking required for main use	No parking required for main use	No parking required for main use
Food Services (Exclusions: Bakeries and Take-out Establishments)	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Food Services as an <i>Accessory Use</i> (Less than 25% of main building <i>Gross Floor Area</i>)	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 spaces per person max. building capacity
Fruit and Vegetable Stand	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Fuel Sales {2014-6}	No parking required for fuel sales uses	No parking required for fuel sales uses	No parking required for fuel sales uses
Funeral Service Establishments	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Furniture Store	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + .6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Golf Course	No parking required for main use	No parking required for main use	No parking required for main use
Greenhouse and Botanical Gardens	No parking required for main use	No parking required for main use	No parking required for main use
Group Home	No minimum parking for the first 450m ² , Gross Floor Area, 1.8 spaces per 100m ² of gross floor area thereafter	1.8 spaces per 100m ²	2.4 spaces per 100m ²
Group Residence	No minimum parking for the first 450m ² , Gross Floor Area, 1.8 spaces per 100m ² of gross floor area thereafter	1.8 spaces per 100m ²	2.4 spaces per 100m ²
Heavy Equipment Sales, Repair and Maintenance Services	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Hospices	No minimum parking for the first 450m ² , Gross Floor Area, 1.2 spaces per 100m ² of gross floor area thereafter	1.2 spaces per 100m ²	1.6 spaces per 100m ²

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Hospitals	No minimum parking for the first 450m ² , Gross Floor Area, 1.2 spaces per 100m ² of gross floor area thereafter	1.2 spaces per 100m ²	1.6 spaces per 100m ²
Ice Rinks	.06 spaces per person max. building capacity	.075 spaces per person max. building capacity	.08 per person max. building capacity
Industrial Plazas	No minimum parking for the first 450m ² , Gross Floor Area, 1.2 spaces per 100m ² of gross floor area thereafter	1.2 spaces per 100m ²	1.6 spaces per 100m ²
Information and Technology Services (Including Call Centres)	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Manufacturing	.06 spaces per employee on the largest shift	.075 spaces per employee on the largest shift	.08 spaces per employee on the largest shift
Marinas, Boat Launching Ramp, Wharves	12 spaces per launch ramp with minimum dimensions of 11m by 4m + 0.6 space per docking slip	12 spaces per launch ramp with minimum dimensions of 11m by 4m + 0.8 space per docking slip	12 spaces per launch ramp with minimum dimensions of 11m by 4m + 0.8 space per docking slip
Medical Centres	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Motion Picture and Sound Recording Studios	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	1 spaces per employee on the largest shift
Motor Vehicle Equipment Rental and Leasing	No minimum parking for the first 450m ² , Gross Floor Area, 2.1	2.1 spaces per 100m ² for the first 1000m ² +	2.8 spaces per 100m ² for the first 1000m ² +

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
	spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	0.75 space per 200m ² thereafter	0.8 space per 200m ² thereafter
Motor Vehicle Sales and Parts Dealers	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Movie Theatres	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Nursing and Residential Care Facilities {2011-81}	0.6 spaces per 2 beds	0.75 spaces per 2 beds	0.8 spaces per 2 beds
Office Uses	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Open Pit Aggregate Extraction	No parking required for main use	No parking required for main use	No parking required for main use
Parks and Playgrounds	No parking required for main use	No parking required for main use	No parking required for main use
Personal Services (Exclusion: Funeral Service Establishments)	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Personal Storage	No parking required for main use	No parking required for main use	No parking required for main use
Pet Care Services	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
	spaces per 200m ² thereafter		
Pits and Quarries	No parking required for main use	No parking required for main use	No parking required for main use
Places of Worship {2014-6} Where <i>Assembly Facilities</i> are accessory to a <i>Place of Worship</i> , the greater of the two parking requirements between the <i>Assembly Facility</i> and the place of worship shall be applied, rather than an aggregate	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Power Centres {2012-158}	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Printing and Related Support Activities	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Professional, Scientific, and Technical Services	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Publishing Industries	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
	spaces per 200m ² thereafter		
Rail Yards Related to Railway Uses	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift
Reload Centres for Logs and Pulpwood	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift
Rental and Leasing Services	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Repair and Maintenance Services	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Retail Trade	No minimum parking for the first 450m ² , Gross Floor Area, 2.7 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Road Transportation and Warehousing	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift
Rooming Houses	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Salvage Yards and Recycling Centres	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift
Secondary Schools	3 spaces per classroom	3 spaces per classroom	4 spaces per classroom
Shopping Centres	No minimum parking for the first 450m ² ,	2.1 spaces per 100m ²	2.8 spaces per 100m ²

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
	Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter		
Skateboard Park	No parking required for main use	No parking required for main use	No parking required for main use
Sports Stadiums	0.12 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Strip Plaza	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Take-out Facilities that are not part of a restaurant	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Tennis, Squash, and Racquet Ball Courts	No parking required for main use	No parking required for main use	No parking required for main use
Tourism Uses (Exclusions: Marinas and Amusement Parks)	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
University	0.6 spaces per 2 employees + 0.6 spaces per 10 students with full time enrollment	0.75 spaces per 2 employees + 0.75 spaces per 10 students with full time enrollment	0.8 spaces per 2 employees + 0.8 spaces per 10 students with full time enrollment
Utilities	No parking required for main use	No parking required for main use	No parking required for main use
Veterinary Clinic	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
	spaces per 200m ² thereafter		
Warehousing, Wholesaling, and Distribution Centres	0.6 spaces per employee on the largest shift	0.6 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift

AMENDMENT 7 – ELECTRIC VEHICLE (EV) READINESS REQUIREMENTS

Add a new Section 5.8

5.8 ELECTRICAL VEHICLE (EV) READINESS PARKING REQUIREMENTS

For all new residential developments requiring a minimum of 5 parking spaces, at least 20% of required parking spaces shall be EV Ready. This provision shall not apply to any existing buildings that are being converted to residential units or where additional residential units are being added to an existing building.

For the purpose of this Section EV Ready shall mean that the spaces are adjacent to a conduit that is capable of being electrified to accommodate future electric vehicle chargers.

AMENDMENT 8 – BICYCLE PARKING REQUIREMENTS

Add a new Section 5.9

5.9 MINIMUM BICYCLE PARKING REQUIREMENTS

Bicycle parking shall be provided in accordance with the following table:

Total Number of Parking Spaces in Parking Area	Minimum Number of Required Bicycle Parking Spaces
1 to 9	0
10 to 19	2
20 or more	3 for the first 20 spaces plus 1 for each additional 20 parking spaces

5.9.1 LOCATION OF BICYCLE PARKING

Bicycle parking may be located in up to 2 required non-barrier-free parking spaces, so long as the spaces occupied by bicycle parking do not exceed 5% of the required parking.

5.9.2 BICYCLE PARKING DIMENSIONS

A bicycle parking space shall meet the following minimum dimensions:

- A. Length of 1.8 metres;
- B. Width of 0.6 metres.

5.9.3 SECURING BICYCLES

Bicycle parking shall provide the ability for users to securely store their bicycle by one of the following methods:

- A. A bicycle storage room or cage with a locking door and controlled access;
- B. A bicycle locker or container, sized to accommodate one bicycle and is lockable by the user; or
- C. A bicycle rack, ring, post, or U-stand that enables secure locking of the frame and at least one wheel; and is anchored to ground or building structure.

The Following Amendments are Minor in Nature, and intended as ‘housekeeping amendments’:

AMENDMENT 9 – SURFACE TREATMENT REQUIREMENTS

Repeal Section 5.2.2 and replace with an updated 5.2.2 as follows:

5.2.2 SURFACE TREATMENT OF PARKING AREAS

Unless otherwise noted in this By-law, all parking areas shall be constructed with a concrete, or asphalt surface on top of a proper granular base.

AMENDMENT 10 – PARKING SPACES ON NEIGHBOURING LOTS

Repeal Section 5.3.5 and replace with an updated 5.3.5 as follows:

5.3.5 PARKING SPACES ON NEIGHBOURING LOTS

Required parking spaces for developments within the downtown, all commercial, institutional and industrial zones, and residential structures containing more than 5 dwelling units, may be provided on a neighbouring or contiguous lot, provided that;

- A. In the *downtown* and Traditional Commercial Zone (C1) required parking spaces must be within 300m of the *lot* in which the building or use is located. Where shared parking arrangements are located outside the *downtown* or Traditional Commercial Zone (C1), the benefitting *lot*, and the *lot* for parking must abut one another,
- B. Where an industrially zoned *lot* provides parking to benefit a commercially zoned *lot*, such parking must conform to the commercial parking regulations regarding surface treatment,
- C. The 2 *lots* are under the same ownership, or the land to be used for parking is held under a lease having a definite term in excess of 10 years,

- D. The land to be used for parking is in a Commercial, Institutional, Low Density Residential (R3), Medium Density Residential (R4), High Density Residential (R5) or Industrial Zone, and
- E. The owner of the use or building served by the parking lot shall maintain the required number of parking spaces for as long as the use exists.

AMENDMENT 11 – REVISED DEFINITION OF ‘THE DOWNTOWN’ FOR PARKING PURPOSES

Add a new Section 5.10

5.10 INTERPRETATION ‘THE DOWNTOWN’

Notwithstanding the definition of the ‘Downtown’ found in Section 2.9, for the purposes of Section 5 – Parking Regulations, ‘Downtown’ shall refer to ‘Strategic Development Area – First Neighbourhoods’.