



NOTICE OF APPLICATION & PUBLIC MEETING

Date: Monday, March 23, 2026

Time: 5:00 PM

Location: City of Sault Ste. Marie, Civic Centre (99 Foster Drive), Council Chambers

SUBJECT PROPERTY

Address: City Wide Amendments – Unless otherwise specified

Application: A-4-26-Z

Applicant: City of Sault Ste. Marie (c/o Planning Division)

PURPOSE

To obtain Council approval of a city-initiated application of housekeeping amendments to Zoning By-law 2005-150 to clarify technical language and improve implementation. The proposed amendments will be citywide unless otherwise specified.

PROPOSED CHANGE

Proposed Changes to Zoning By-law 2005-150 are displayed below under the “List of Amendments” heading.

TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, March 23, 2026, at 5:00 p.m. to consider a proposed amendment to Zoning By-Law No. 2005-150 under Section 34 of The Planning Act, Chap. P.13, R.S.O.1990, as amended. Rogers TV will broadcast this meeting and may be viewed on Rogers TV Community Programming Channel, Sootoday.com, and on the City’s YouTube Channel <https://www.youtube.com/saultstemarieca>.

Any person wishing to present at the public meeting may do so electronically or in person. Electronic participants must contact the City Clerk at cityclerk@cityssm.on.ca or 705-759-5388 to register as a presenter. Registered presenters will be provided with instructions as to how to attend the meeting in advance. Any written submissions received in advance of the meeting will be included with Council’s Agenda.

MORE INFORMATION

The application may be reviewed upon request. The report of the Planning Division will be available on Friday, March 20, 2026, as part of City Council’s Agenda. Please contact Nicholas Cicchini at 705.759.5375 or n.cicchini@cityssm.on.ca to request a digital copy. Please refer to the application file number.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Nicholas Cicchini, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to n.cicchini@cityssm.on.ca with your name, address, and application file number on or before Monday, March 23, 2026.

If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

As per the Planning Act, appeal rights are only provided to specified persons, public bodies, applicants, registered owners of any land to which the by-law and/or plan would apply to, the Minister, and the appropriate approval authority.

If a specific person, public body, registered owner of a subject property does not make oral submission at a public meeting or make written submission to the City of Sault Ste. Marie before the By-law is passed, the specified person, public body or registered owner of a subject property may not be entitled to appeal the decision of the Council of the City of Sault Ste. Marie to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

LIST OF AMENDMENTS

AMENDMENT 1:

Add ‘Waste Transfer Facility’ as a defined use and establish holding provision requirements

Amend Section 1.78 (Salvage Yards and Recycling Centre) to include “Waste Transfer Facility” and add a new subsection (1.78.1) (Holding Provision), to read as follows:

1.78. SALVAGE YARDS, RECYCLING CENTRES, AND WASTE TRANSFER FACILITIES

Establishments primarily engaged in wrecking, disassembling, repairing, sorting, processing, and or reselling second-hand goods and scrap materials, and may also include the receiving, consolidation, temporary storage, and transfer of waste and recyclable materials to another facility for processing or disposal. Including the following or similar goods;

- Motor vehicles, parts, and tires
- Scrap metal
- Wastepaper and cardboard
- Glass and plastic containers
- Lumber and building materials
- Other scrap materials and source separated recyclables

Salvage Yards, Recycling Centres, and Waste Transfer Facilities are subject to the removal of a *Holding Provision*.

1.78.1 REMOVAL OF HOLDING PROVISION

Requirements for the removal of the Holding Provision include the following:

- Site Plan - Showing all exterior details of the development including but not limited to building, stationary and mobile equipment locations, any buffering measures, access, parking, storage etc.
- Land Use Compatibility Study - with special regard for MECP’s D-series Guidelines and NPC300, as they relate to off-site impacts to nearby sensitive receptors.
- Operational Plan - with special regard for how waste will be handled, stored, removed, and transferred prior to disposal or processing. Fluids removal must occur on an impermeable surface with adequate catchment to mitigate against any spills. Fluids must be stored in appropriate tanks with secondary catchment and shielding.
- Public Consultation - To obtain public insight into the proposed development. The aforementioned plans and study should be submitted and reviewed by city staff prior to the public information session. Where the sale of city land is involved, public consultation shall occur prior to purchase. The City will provide mailing labels, and the mailing radius will be determined based upon the land use compatibility study.

AMENDMENT 2

Update Zoning By-law mapping and provisions to reflect Official Plan Strategic Development Areas (SDAs)

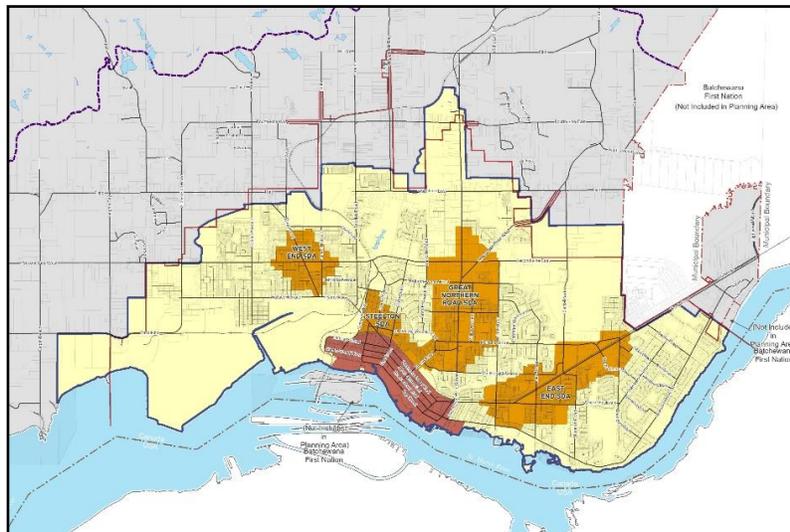
Amend Section 2.0 (Definitions) by adding a new subsection (2.46 Strategic Development Areas) to read as follows:

2.46. STRATEGIC DEVELOPMENT AREA (SDA)

Strategic Development Areas (SDAs) are specific lands within the *Urban Settlement Area* identified to accommodate a significant portion of future growth, through development, redevelopment and intensification. The 5 SDAs are shown on Schedule “C” to the City’s Official Plan, as amended and include:

1. *First Neighbourhoods SDA* – Generally consisting of the Downtown area, extending south to the water, north to the rail line, east to the former Sault Area Hospital site and west to West Street.
2. *Steelton SDA* – Generally centred around the Steelton Area.
3. *Great Northern Road SDA* – Generally centred around Great Northern Road, extending south to MacDonal Avenue, north to Terrance Avenue, west to Reid Street and east to Pine Street.
4. *West End SDA* – Generally centred around the Second Line West Korah Road intersection, extending south to Wallace Terrace, North to Langdon Road, East to Moody Street and West to Nichol Avenue.
5. *East End SDA* – Generally centred around Trunk Road, extending North to McNabb Street, South to Queen Street, West to Upton Road, and East to Gibb Street.

Note: Please refer to Schedule “C” of the City’s Official Plan for a detailed outline of the SDAs, the descriptions above and map below are for illustration purposes only.



AMENDMENT 3

Repeal frontage requirement provision for severing attached residential structures

Amend section 4.14. (Additional Regulations for All Zones) by repealing subsection 4.14.10 (Frontage Requirements when Severing Attached Residential Structures) in its entirety.

AMENDMENT 4

Relocate Site Plan Control clause for dwelling units

Amend the following sections of Zoning By-law 2005-150 by deleting the sentence “Lots that are proposed to have 11 or more dwelling units are subject to Site Plan Control” where it appears within the list of permitted uses:

- 11.1 (Institutional I Zone),
- 13.1.1 (Traditional Commercial C1 Zone),
- 13.2.1 (Central Commercial C2 Zone),
- 13.3.1 (Commercial Transitional CT2 Zone),
- 13.4.1 (Riverfront C3 Zone),
- 13.5.1 (General Commercial C4 Zone),
- and 13.6.1 (Shopping Centre C5 Zone)

Further, amend Section 4.14 (Additional Regulations for All Zones) by adding a new subsection 4.14.13 to read as follows:

“A lot containing or proposed to contain 11 or more dwelling units shall be subject to Site Plan Control”.

AMENDMENT 5

Repeal ‘Downtown’ definition and consolidate references under the First Neighbourhoods SDA terminology

Amend the following sections of Zoning By-law 2005-150:

- 4.8 (Sign Triangle Requirements for Buildings and Structures)
- 4.11.9 (Front And Exterior Side Yard Landscaping Exemption)
- 5.3.3 (Location Of Parking Spaces)
- 5.4.2 (New Uses in Existing Buildings Located in the Downtown or Traditional Commercial Zones)
- 5.4.3 (New Construction in Downtown or Traditional Commercial Zones)
- 7.3.1 (Sightline Setbacks from Public Street Intersections)
- 9.7.2 (Low Density Residential (R3) Zone Building Regulations)
- 9.8.2 (Medium Density Residential (R4) Zone Building Regulations)
- 9.9.2 (High Density Residential (R5) Zone Building Regulations)
- 11.1 (Permitted Uses)

by deleting the phrase: *“the downtown”* wherever it appears within that section and replacing it with *“First Neighbourhoods SDA.”*

AMENDMENT 6

Repeal ‘Downtown’ provisions to implement First Neighbourhoods SDA

Amend the following sections of Zoning By-law 2005-150:

- 2.9 (The Downtown)
- 5.10 (Interpretation of “The Downtown”)
- 9.7.3.1 (Parking in the Downtown)

by repealing the provision(s) in their entirety.

AMENDMENT 8

Require snow guards on steep or metal roofs near lot lines

Amend Section 4.14 (Additional Regulations for All Zones) by adding a new subsection identified as 4.14.14 to read as follows:

“4.14.14: BUILDINGS AND STRUCTURES CONSTRUCTED WITH METAL ROOFS

Any building or structure constructed with a metal roof or any building or structure with a roof containing a slope of 10/12 or greater, with the slope facing a property boundary and is within 1.0m or less of the said property boundary, shall contain snow guards.”

AMENDMENT 9

Amend parking requirements in Strategic Development Areas to reflect intended reduced rates

Amend Zoning By-law 2005-150, Section 5.7 (Minimum Parking Requirements for All Permitted Uses), Table 9, by repealing the minimum parking requirements for the land uses identified in Appendix B to this amending by-law and replacing the requirements set out in Appendix B.

AMENDMENT 10

Permit R2 building regulations for accessory structures on undersized rural lots

Amend Section 8.2 (Additional General Provisions for all Rural Area Zones) by revising subsection as 8.2.2 (c) to read as follows:

“8.2.2. c) Where a lot has an area of less than 0.5ha, a residential dwelling and all Accessory Structures to the dwelling may be constructed in accordance with the building regulations set out in the Gentle Density Residential (R2) Zone.”

AMENDMENT 11

Remove duplicate clause

Amend Section 9.3 (Parking Regulations in All Residential Zones) of Zoning By-law 2005-150: by repealing the following provision.

“Every residentially zoned lot shall provide the required parking space(s) as set out in Section 5.7. Such required parking shall not be located within any required front and exterior side yard.”

AMENDMENT 12

Permit accessory buildings and structures in interior side yards

Amend Section 9.1.7 (a) (All Other Accessory Buildings and Structures) by adding “*interior side,*” and by deleting the phrasing “*Except where the lot abuts the water, all accessory buildings, may be located within the front yard*” to read as follows:

9.1.7 ALL OTHER ACCESSORY BUILDINGS AND STRUCTURES

Unless otherwise noted in this By-law, accessory buildings or structures on residentially zoned lots shall comply with the following:

- a. *With the exception of garages and carports, all accessory buildings or structures shall be located within the interior side yard or rear yard. Where a lot abuts Lake Superior or the St. Mary’s River, accessory buildings or structures may also be located within the front yard, in addition to the interior side yard and rear yard*

AMENDMENT 13

Increase permitted office gross floor area outside of the First Neighbourhood SDA

Amend Sections 13.1.1 (C1 Zone: Permitted Uses) and 13.5.1 (C4 Zone: Permitted Uses) by deleting the requirement “*Maximum gross floor area = 300 m²*” from the permitted use “*Office Uses*” and replacing it with “*Maximum gross floor area = 700 m²*”, so that the permitted use reads as follows:

- *Office Uses - Maximum gross floor area = 700 m² (this maximum does not apply to office uses located within an existing building or within the First Neighbourhoods SDA).*
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AMENDMENT 14

Permit lot line to lot line development for select C1 frontage properties

Amend Section 13.1.3. (Additional Traditional Commercial (C1) Zone Regulations) by adding a new subsection identified as 13.1.3.2 to read as follows:

13.1.3.2 LANDS FRONTING GORE ST, WELLINGTON ST EAST, AND KORAH RD

Notwithstanding section 13.1.2 (Table 24), lands zoned Traditional Commercial (C1) that have frontage on street segments identified in Table 1 may comply with the building regulations set out in Table 2:

Table 1: Street Boundaries

Street	Limits
Gore Street	Wellington Street East to Bay Street
Wellington Street East	Carmen's Way to Gore Street
Korah Road	Dovercourt Road to Wallace Terrace

Table 2: Building Regulations

Front yard	0m
Exterior side yard	0m
Interior side yard	0m
Abutting a Residential Zone	1.2 for 1 storey, 1.8 for 2 storeys
Rear yard	0m
Abutting a Residential Zone	10m
Maximum building height	3 Storeys

AMENDMENT 15

Rezone to remove Special Exception S-89 (Station Mall Expansion, 293 Bay Street)

Rezone the subject property from Shopping Centre (C5.S-89) with a Special Exception to Shopping Centre (C5) Zone by repealing Special Exception 89 (S-89) Station Mall Expansion – 293 Bay Street in its entirety.

AMENDMENT 16

Amend Special Exception S-153 by repealing Special Provision No. 1

Rezone the subject property from Riverfront (C3.S-153) Zone with a Special Exception to Riverfront (C3.S-153 Amended) Zone with an amended special exception by repealing special provision No. 1.

APPENDIX B

AMENDMENT 9: Minimum Parking Requirements for all Permitted Uses

5.7 MINIMUM PARKING REQUIREMENTS FOR ALL PERMITTED USES

Developments shall provide parking spaces in accordance with the minimum requirements set out in Table 9 for the applicable permitted use unless otherwise specified in this By-law. Additional parking spaces may be provided.

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Area - Other	Remainder of City
Amusement and Fitness Facilities	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Assembly Facilities {2014-6}	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Bingo Halls	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Care Facilities	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Casinos	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Food Services (Exclusions: Bakeries and Take-out Establishments)	0.03 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 Accessory Use (Less than 25% of main building Gross Floor Area)	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 spaces per person max. building capacity
Funeral Service Establishments	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Motor Vehicle Equipment Rental and Leasing	No minimum parking for the first 450m ² , Gross Floor	2.1 spaces per 100m ² for the first 1000m ² + 0.75	2.8 spaces per 100m ² for the first 1000m ² + 1 space

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Area - Other	Remainder of City
	Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	space per 200m ² thereafter	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 + 1 space per 200m ² thereafter
Movie Theatres	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
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	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Retail Trade	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 Area - Other	Remainder of City
Rooming Houses	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity