

## EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2026-37

The purpose of Zoning By-law 2026-37 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 1.25. (Contractors Yard) Amended**

Section 1.25. defined permitted use is hereby amended to read as “*establishments primarily engaged in activities generally needed the development and/or maintenance of properties, buildings, and structures. The activities performed may include new construction, additions, alterations, maintenance, and repairs.*”

### **(b) Section 1.78. (Salvage Yards, Recycling Centres, and Waste Transfer Facilities) Amended**

Section 1.78. defined permitted use is hereby amended to read as “*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. Salvage Yards, Recycling Centres, and Waste Transfer Facilities are subject to the removal of a Holding Provision.*”

Section 1.78. is also hereby amended by adding the following new 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.”

### **(c) Section 2.9 (The Downtown) Repealed**

Section 2.9. (The Downtown) is hereby repealed in its entirety:

“The boundaries of Downtown Sault Ste. Marie are described as all properties bounded by or with frontage on:

#### **The North By:**

- Wellington Street, including those properties on Bruce Street south of Huron Central Railway

#### **The East By:**

- Church Street
- Queen Street East
- The easterly property line of the hospital lands

#### **The West By:**

- North Street
- Cathcart Street
- Andrew Street
- Albert Street West
- Huron Street
- The former St. Mary’s Paper property.”

### **(d) Section 2.48. (Urban Settlement Area) Amended**

Section 2.48. (Urban Settlement Area) is hereby amended by adding the following new provision:

#### **“2.48.1 Strategic Development Areas (SDAs)**

*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 five (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 MacDonald 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 and 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.”

**(e) Section 4.8.1. (Sight Triangle Regulations) Amended**

Section 4.8.1. Sight Triangle Regulations is amended to read as *“on a corner lot, no building, structure, or fence shall be erected, and no landscaping, hedge, shrubs or foliage shall be allowed to grow beyond a height of greater than 0.75m above established grade, within a distance of 9m from the intersecting lot lines, or projections thereof, that abut a street intersection. In the First Neighbourhoods SDA, the Traditional Commercial Zone, or where there is a fully signalized street intersection, the site triangle is reduced to 5m from any intersecting lot lines, or projections thereof, which abut a street intersection.”*

**(f) Section 4.11.9 (Front and Exterior Side Yard Landscaping Exemption) Amended**

Section 4.11.9. Front and Exterior Side Yard Landscaping Exemption is hereby amended by deleting “Lots located in the defined “Downtown” are exempt from the regulation that requires 50% of the required front and exterior yard to be landscaped” and replacing it with “Lots located in the defined “*First Neighbourhood SDA*” are exempt from the regulation that requires 50% of the required front and exterior yard to be landscaped.”

**(g) Section 4.14.10. (Frontage Requirements When Severing Attached Residential Structures) Repealed**

Section 4.14.10. Frontage Requirements When Severing Attached Residential Structures is hereby repealed in its entirety:

**“4.14.10. Frontage Requirements when Severing Attached Residential Structures**

Within the R2, R3, R4, R5 zone, where a series of two or more attached dwellings are proposed to be constructed in a line or a row, with each unit having a shared wall, the minimum frontage requirements will be 8 metres plus any required side yard setback.”

**(h) Section 4.14. (Additional Regulations for All Zones) Amended**

Section 4.14 Additional Regulations for All Zones is hereby amended by adding the following new provisions:

**1. “4.14.13 Site Plan Control for Residential Developments**

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

**2. “4.14.14. Building 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.”

**(i) Section 5.3.3. (Location of Parking Spaces) Amended**

Section 5.3.3. Location of Parking Spaces is amended to read as “No parking spaces shall be allowed:

- a) In a *required or exterior side yard*, including a highway zone and institutional zone, but excluding all other commercial, industrial, parks and recreation zones, and Low Density Residential (R3) Zone uses in the *First Neighbourhoods SDA*,
- b) Within an area required for a future road widening as identified in Section 16 of this by-law.”

**(j) Section 5.4. (Parking Exceptions) Amended**

Section 5.4.2. New Uses in Existing Buildings Located in *The Downtown* or Traditional Commercial Zones is hereby amended by deleting the following:

**“5.4.2. New Uses in Existing Buildings Located in *The Downtown* of Traditional Commercial Zones**

When new use commences in a legally existing building located in *the downtown*, or traditional commercial zone (C1), no additional parking is required beyond that or already supplied, provided that the building’s gross floor area is not increased.”

And replacing with the following:

**“5.4.2. New Uses in Existing Buildings Located in the *First Neighbourhoods SDA* or Traditional Commercial Zones**

When new use commences in a *legally existing* building located in the *First Neighbourhoods SDA*, or the Traditional Commercial Zone (C1), no additional parking is required beyond that already supplied, provided that the building’s *gross floor area* is not increased.”

Section 5.4.3. New Construction in *The Downtown* or Traditional Commercial Zones is amended by deleting the following:

**“5.4.3. New Construction in *The Downtown* or Traditional Commercial Zones**

When a building located in *the downtown*, or Traditional Commercial Zone (C1) is demolished or the gross floor area of a existing building is increased, the new building, or addition, need only supply the number of parking spaces that existed prior to construction, plus the required parking as set out in Section 5.7, which shall only be applied to the additional or expanded *gross floor area*.”

And replacing it with the following:

**“5.4.3. New Construction in the *First Neighbourhoods SDA* or Traditional Commercial Zones**

When a building located in the *First Neighbourhoods SDA*, or Traditional Commercial Zone (C1) is demolished or the gross floor area of a existing building is increased, the new building, or addition, need only supply the number of parking spaces that existed prior to construction, plus the required parking as set out in Section 5.7, which shall only be applied to the additional or expanded *gross floor area*.”

**(k) Section 5.7 (Minimum Parking Requirements for All Permitted Uses) Amended**

Section 5.7. Minimum Parking Requirements for All Permitted Uses is hereby amended by deleting the current *Table 9: Minimum Parking Requirements for All Permitted Uses* and replacing it with the following table:

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
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	0.03 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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
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
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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
Bakeries	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> 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	0.03 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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Building, Hardware, and Garden Supply Store	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Bulk Storage of Fossil Fuels	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Campgrounds	No parking required for main use	No parking required for main use	No parking required for main use

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
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
Catering Establishments	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> 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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Conservation Area	No parking required for main use	No parking required for main use	No parking required for main use
Contractors Yards	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Convenience Stores	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Day Care Facilities	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Dry Cleaning and Laundry Plants	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> 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)	0.03 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 <i>Accessory Use</i> (Less than 25% of main building <i>Gross Floor Area</i> )	0.03 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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
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	0.03 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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + .6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
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 <sup>2</sup> , Gross Floor Area, 1.8 spaces per 100m <sup>2</sup> of gross floor area thereafter	1.8 spaces per 100m <sup>2</sup>	2.4 spaces per 100m <sup>2</sup>
Group Residence	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 1.8 spaces per 100m <sup>2</sup> of gross floor area thereafter	1.8 spaces per 100m <sup>2</sup>	2.4 spaces per 100m <sup>2</sup>
Heavy Equipment Sales, Repair and Maintenance Services	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Hospices	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 1.2 spaces per 100m <sup>2</sup> of gross floor area thereafter	1.2 spaces per 100m <sup>2</sup>	1.6 spaces per 100m <sup>2</sup>
Hospitals	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 1.2 spaces per 100m <sup>2</sup> of gross floor area thereafter	1.2 spaces per 100m <sup>2</sup>	1.6 spaces per 100m <sup>2</sup>
Ice Rinks	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	.08 per person max. building capacity
Industrial Plazas	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 1.2 spaces per 100m <sup>2</sup> of gross floor area thereafter	1.2 spaces per 100m <sup>2</sup>	1.6 spaces per 100m <sup>2</sup>

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
Information and Technology Services (Including Call Centres)	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
Manufacturing	0.06 spaces per employee on the largest shift	0.075 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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 1 space per 200m <sup>2</sup> thereafter
Motor Vehicle Sales and Parts Dealers	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 1 space per 200m <sup>2</sup> 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
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

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Office Uses	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> 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	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
Power Centres {2012-158}	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
Printing and Related Support Activities	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Professional, Scientific, and Technical Services	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
Publishing Industries	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> 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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter
Repair and Maintenance Services	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> thereafter

<b>Permitted Uses</b>	<b>Strategic Development Area - First Neighbourhoods (Downtown)</b>	<b>Strategic Development Areas - Other</b>	<b>Remainder of City</b>
Retail Trade	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
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	0.03 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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
Take-out Facilities that are not part of a restaurant	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
Tennis, Squash, and Racquet Ball Courts	No parking required for main use	No parking required for main use	No parking required for main use

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Tourism Uses (Exclusions: Marinas and Amusement Parks)	No minimum parking for the first 450m <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> of gross floor area thereafter	2.1 spaces per 100m <sup>2</sup>	2.8 spaces per 100m <sup>2</sup>
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 <sup>2</sup> , Gross Floor Area, 2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.6 spaces per 200m <sup>2</sup> thereafter	2.1 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.75 space per 200m <sup>2</sup> thereafter	2.8 spaces per 100m <sup>2</sup> for the first 1000m <sup>2</sup> + 0.8 space per 200m <sup>2</sup> 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

**(l) Section 5.10. (Interpretation of “The Downtown”) Repealed**

Section 5.10. Interpretation of “The Downtown” is hereby repealed in its entirety:

“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*.”

**(m) Section 7.3.1. (Sightline Setbacks from Public Street Intersections) Amended**

Section 7.3.1. Sightline Setbacks from Public Street Intersections is amended to read as “On a corner lot, a fence shall be erected, no hedge, shrubs, or foliage shall be allowed to grow beyond a height of greater than 0.75m above established grade, within a distance of 9m from the intersecting lot lines, or projections thereof, that abut a street intersection, except in the *First Neighbourhoods SDA*, the traditional commercial zone, or where there is a fully signalized street intersection, the defined site triangle is reduced to 5m from any intersecting property lines, or projections thereof, that abut a street intersection.”

**(n) Section 8.2.2. (Existing Lots Lacking the Required Frontage or Area) Amended**

Section 8.2.2. Existing Lots Lacking the Required Frontage or Area is amended to read as “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.”

**(o) Section 9.1.7. (All Other Accessory Buildings and Structures) Amended**

Section 9.1.7. All other Accessory Buildings and Structures is amended to read as

“ 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.”

**(p) Section 9.3. (Parking Regulations in All Residential Zones) Amended**

Section 9.3. Parking Regulations in All Residential Zones is amended by deleting “Every residentially zoned lot shall provide the required parking space(s) as set out in Section 5.7. Such required parking shall not located within any *required front and exterior side yard.*”

**(q) Section 9.7.2. (Low Density Residential (R3) Zone Building Regulations) Amended**

Section 9.7.2 Low Density Residential (R3) Zone Building Regulations is hereby amended by deleting the current *Table 19: R3 Zone Building Regulations* and replacing it with the following table:

<b>Standards (Minimum, unless otherwise noted)</b>	<b>1 Storey</b>	<b>2 Storeys</b>	<b>3 Storeys</b>
<b>Lot Area</b> <i>(in the First Neighbourhoods SDA)</i>	460m <sup>2</sup> (279m <sup>2</sup> )	460m <sup>2</sup>	N/A
<b>Frontage</b> <i>(in the First Neighbourhoods SDA)</i>	14m (9m)	18m	23m
<b>Front Yard</b> <i>(in the First Neighbourhoods SDA)</i>	7.5m (7.5m)	7.5m	7.5m
<b>Exterior Side Yard</b>	4m	4.5m	7.5m
<b>Interior Side Yard</b>	1.2m for 1 storey 1.8 for 2 storeys	1.2m for 1 storey, 1.8m for 2 storeys	5m
<b>The Other Interior Side Yard*</b>	3m	3m	5m
<b>Rear Yard (Rear yard setback for a 1-storey bldg)</b>	10m (1.2m)	10m (1.2m)	10m (1.2m)
<b>Maximum Lot</b>	40%	40%	30%

<b>Coverage</b> <i>(in the First Neighbourhoods SDA)</i>	(60%)	(60%)	(60%)
<b>Landscaped Open Space</b>	N/A	N/A	N/A
<b>Required Front and Exterior Yard Landscaping</b> <i>(in the First Neighbourhoods SDA)</i>	50%  (Legally existing lots in the <i>First Neighbourhoods SDA</i> are exempt from this requirement)	50%  (Legally existing lots in the <i>First Neighbourhoods SDA</i> are exempt from this requirement)	50%  (Legally existing lots in the <i>First Neighbourhoods SDA</i> are exempt from this requirement)
<b>Distance from any other building</b>	1 metre	1 metre	1 metre
<b>Minimum Number of Dwelling Units</b>	N/A	N/A	N/A

**(r) Section 9.7.3.1. (Parking in the Downtown) Repealed**

Section 9.7.3.1 Parking in the Downtown is hereby repealed in its entirety:

**“9.7.3.1. Parking in the Downtown**

Despite any other provisions of this by-law, dwellings zoned R3 and located within *the downtown* need only supply 1 parking space per *dwelling unit*.”

**(s) Section 9.8.2. (Medium Density Residential (R4) Zone Building Regulations) Amended**

Section 9.8.2. Medium Density Residential (R4) Zone Building Regulations is hereby amended by deleting the current *Table 20: R4 Zone Building Regulations* and replacing it with the following table:

<b>Standards (Minimum, unless otherwise noted)</b>	1 Storey	2 Storeys	3 Storeys	4 to 5 or More Storeys
<b>Lot Area</b> <i>(in the First Neighbourhoods SDA)</i>	460m <sup>2</sup> (279m <sup>2</sup> )	460m <sup>2</sup>	N/A	N/A
<b>Frontage</b> <i>(in the First Neighbourhoods SDA)</i>	14m (9m)	18m	23m	23m
<b>Front Yard</b> <i>(in the First Neighbourhoods SDA)</i>	7.5m (7.5m)	7.5m	7.5m	7.5m
<b>Exterior Side Yard</b>	4m	4.5m	7.5m	7.5m
<b>Interior Side</b>	1.2m for 1 storey	1.2m for 1	5m	7.5m

<b>Yard</b>	1.8 for 2 storeys	storey 1.8m for 2 storeys		
<b>The Interior Side Yard*</b>	3m	3m	5m	7.5m
<b>Rear Yard (Rear yard setback for a 1-storey bldg)</b>	10m (1.2m)	10m (1.2m)	10m (1.2m)	10m (1.2m)
<b>Maximum Lot Coverage</b>  <b>(in the First Neighbourhoods SDA)</b>	40%  (60%)	40%  (60%)	30%  (60%)	30%
<b>Landscaped Open Space</b>	N/A	N/A	30%	30%
<b>Required Front and Exterior Yard Landscaping</b>  <b>(in the First Neighbourhoods SDA)</b>	50%  (Legally existing lots in the <i>First Neighbourhoods SDA</i> are exempt from this requirement)	50%  (Legally existing lots in the <i>First Neighbourhoods SDA</i> are exempt from this requirement)	50%  (Legally existing lots in the <i>First Neighbourhoods SDA</i> are exempt from this requirement)	50%
<b>Distance from any other building</b>	1 metre	1 metre	1 metre	1 metre
<b>Minimum Number of Dwelling Units</b>	2	2	2	2

**(t) Section 9.9.2. (High Density Residential (R5) Zone Building Regulations) Amended**

Section 9.9.2. High Density Residential (R5) Zone Building Regulations is hereby amended by deleting the current *Table 21: R5 Zone Building Regulations* and replacing it with the following table:

<b>Lot Area</b>	N/A
<b>Frontage</b>	30m
<b>Front Yard</b>	7.5m or ½ of <i>building height, whichever is greater</i>
<b>Exterior Side Yard</b>	7.5m or ½ of <i>building height, whichever is greater</i>
<b>Interior Side Yards</b>	4.6m or ½ of <i>building height, whichever is greater</i>
<b>Rear Yard</b>	10m or ½ of <i>building height, whichever is greater</i>
<b>Maximum Building Height</b>	N/A
<b>Maximum Lot Coverage</b>	33%
<b>Landscaped Open Space</b>	33%
<b>Required Front Yard and Required Exterior Yard Landscaping {2024-04}</b>	50% Minimum (Legally existing lots in the <i>First Neighbourhoods SDA</i> are exempt from this requirement)

**(u) Section 11.1. (Permitted Uses) Amended**

Section 11.1. Permitted Uses in the Institutional (I) Zone is amended by removing the following:

- *Federal, Provincial, and Municipal Government Public Administration – maximum gross floor area of 300m<sup>2</sup> when located outside of The Downtown.*

And replaced with the following:

- *“Federal, Provincial, and Municipal Government Public Administration – maximum gross floor area of 300m<sup>2</sup> when located outside of the First Neighbourhoods SDA.”*

**(v) Section 11.1. (Permitted Uses), Section 13.1.1. (Permitted Uses), Section 13.2.1. (Permitted Uses), Section 13.3.1. (Permitted Uses), 13.4.1. (Permitted Uses), Section 13.5.1. (Permitted Uses), and Section 13.6.1. (Permitted Uses) Amended**

Section 11.1 Permitted Uses in the Institutional (I) Zone, Section 13.1.1. Permitted Uses in the Traditional Commercial (C1) Zone, Section 13.2.1. Permitted Uses in the Central Commercial (C2) Zone, Section 13.3.1. Permitted Uses in the Commercial Transitional (CT2) Zone, Section 13.4.1. Permitted Uses in the Riverfront (C3) Zone, Section 13.5.1. Permitted Uses in the General Commercial (C4) Zone, and Section 13.6.1. Permitted Uses in the Shopping Centre (C5) Zone is hereby amended by deleting *“Lots that are proposed to have 11 or more dwelling units are subject to Site Plan Control”*.

**(w) Section 13.1.1. (Permitted Uses) and Section 13.5.1. (Permitted Uses) Amended**

Section 13.1.1. Permitted Uses in the Traditional Commercial (C1) Zone and Section 13.5.1. Permitted Uses in the General Commercial (C4) Zone are hereby amended by permitting Office Uses to read as *“Office Uses – Permitted to a maximum gross floor area of 700m<sup>2</sup>, except where located in the First Neighbourhoods SDA, or proposed to be located in a legally existing building.”*

**(x) Section 13.1.3. (Additional Traditional Commercial Zone (C1) Regulations) Amended**

Section 13.1.3. Additional Traditional Commercial Zone (C1) Regulations is hereby amended by adding the following new provision:

**“13.1.3.2. Lands Fronting Gore Street, Wellington Street East, and Korah Road**

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

<b>Street</b>	<b>Limits</b>
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

<i>Front Yard</i>	0m
<i>Exterior Side Yard</i>	0m
<i>Interior Side Yard</i>	0m
<i>Abutting a Residential Zone</i>	1.2 for 1 storey, 1.8 for 2 storeys
<i>Rear Yard</i>	0m
<i>Abutting a Residential Zone</i>	10m
<i>Maximum Building Height</i>	3 Storeys"