THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2025-70

ZONING: A by-law to amend Sault Ste. Marie Zoning By-law 2005-150 for the purpose of clarifying technical language and improving implementation.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c. P.13 and amendments thereto, **ENACTS** as follows:

1. **BY-LAW 2005-150 AMENDED**

By-law 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".*

2. **CERTIFICATE OF CONFORMITY**

It is hereby certified that this by-law is in conformity with the Official Plan for the City of Sault Ste. Marie authorized and in force on the day of the passing of this by-law.

3. **BY-LAW 2025-69 REPEALED**

By-law 2025-69 is hereby repealed.

4. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in Open Council this 2nd day of June, 2025.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

ep \\citydata\LegalDept\Legal\Staff\LEGAL\ZONING\3. 2025\Housekeeping\2025-70 Housekeeping Amendment.docx