

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2025-126

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 3.3 (Interpretations) Amended

Section 3.3 (Interpretations) is hereby amended by adding the following new provision:

“3.3.8 MINOR REVISIONS

Public notice and Council approval procedures, pursuant to the *Planning Act*, may be waived when the amendment does not affect the provisions or intent of this By-law, including:

- A. Formatting changes, including the alteration, numbering or arrangement of provisions.
- B. Correcting punctuation or altering language to obtain a uniform mode of communication.
- C. Correcting clerical, grammatical, dimensional or typographical errors.
- D. Amending references to other legislation or authority, where such legislation or authority is altered or amended in any way.”

(b) Section 4.3 (Frontage Requirement) Amended

Section 4.3 (Frontage Requirement) is hereby amended by adding the following new provision:

“4.3.2 DETERMINING LOT FRONTAGE FOR PLAN OF CONDOMINIUM

Within a Plan of Condominium, the *lot frontage* is determined to be measured across the *lot line* that abuts the common element road right-of-way. All *lots* within the Plan of Condominium shall adhere individually to the Building Regulations of the zone in which the *lot* is situated.”

(c) Section 4.9 (Buffer Requirements) Amended

Section 4.9 (Buffer Requirements) is hereby amended by adding the text “Parks and Recreation Zone” and “excluding sight triangles” which will therefore read as:

“4.9 BUFFER REQUIREMENTS

Where a Residential, Rural, and/or Parks and Recreation zoned lot abuts a Commercial, Industrial, and/or an Institutional zoned lot; the development shall provide and maintain a buffering along the full extent, excluding sight triangles, of the common boundary of such lots.

Buffering may be setback from the common *lot lines* so long as no part of the Commercial, Industrial, and/or an Institutional use occurs on those lands between the buffer and the abutting Residential, Rural, and/or Parks and Recreation zoned lot.

Such buffers are in addition to the minimum landscaping requirements outlined in each zone, and shall have a minimum width of:

- A. 0m, wherever there is a 100% visually solid fence of at least 1.8m above *established grade*.
- B. 3m, wherever there is a continuous hedgerow of evergreens, bushes, shrubs, or a berm, which shall reach at least 1.8m above *established grade* upon maturity.
- C. {2010-74}15m wherever such a strip contains existing vegetation of at least 1.8m above *established grade* that provides an effective visual barrier”

(d) Section 7.2 (Maximum Fence Heights) Amended

Section 7.2 (Maximum Fence Heights) is hereby amended by deleting the current “Maximum Fence Heights” table and replacing it with the following table:

7.2 MAXIMUM FENCE HEIGHTS

Zones	Location of Fence			
	<i>Front Yard</i>	<i>Exterior Side Yard</i>	<i>Any other Yard Adjacent to a Public Street</i>	<i>All other Yards</i>
Residential Zones	0.9m	<u>2.43m</u>	<u>2.43m</u>	<u>2.43m</u> (No Limit for Hedges)
Commercial, Institutional, Light & Medium Industrial Zones	0.9m	No Limit	No Limit	No Limit
Heavy Industrial, Parks and Recreation, Rural Area, Airport Development, Rural Precambrian Upland and Rural Aggregate Extraction Zones	No Limit	No Limit	No Limit	No Limit

Section 7.2 (Maximum Fence Heights) is hereby amended by adding a new Section 7.2.1 which reads as follows:

“7.2.1 Fences in Residential Zones

Notwithstanding the maximum fence heights outlined in Section 7.2, on residentially zoned lots, a fence, 2.43m above established grade is permitted along the *interior side lot lines*, save and except within the *required front yard* of the *lot* in which it is situated.”

(e) Section 9.1.8 (Maximum Size for All Accessory Buildings and Structures) Repealed

Section 9.1.8 (Maximum Size for All Accessory Buildings and Structures) is hereby repealed in its entirety:

“9.1.8 {2014-6} MAXIMUM SIZE FOR ALL ACCESSORY BUILDINGS AND STRUCTURES

The *gross floor area* of any one *accessory building* or *structure* shall not exceed the *gross floor area* of the main building located on the same *lot*.”

(f) Section 9.5.3.1 (Setbacks for Accessory Buildings and Structures in the R1 Zone) amended:

Section 9.5.3.1 (Setbacks for Accessory Buildings and Structures in the R1 Zone) is hereby amended by removing the text “Despite any other provision in this by-law” which will therefore read as:

“9.5.3.1 SETBACKS FOR ACCESSORY BUILDINGS AND STRUCTURES IN THE R1 ZONE

Accessory buildings and structures in the R1 zone shall adhere to the same yard regulations set out for the main building.”

(g) Section 13.7.1 (Permitted Uses) amended:

Section 13.7.1 (Permitted Uses) is hereby amended by adding “Retail Trade” to the list of permitted uses in the Highway Zone (HZ).

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. **EFFECTIVE DATE**

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

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

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI