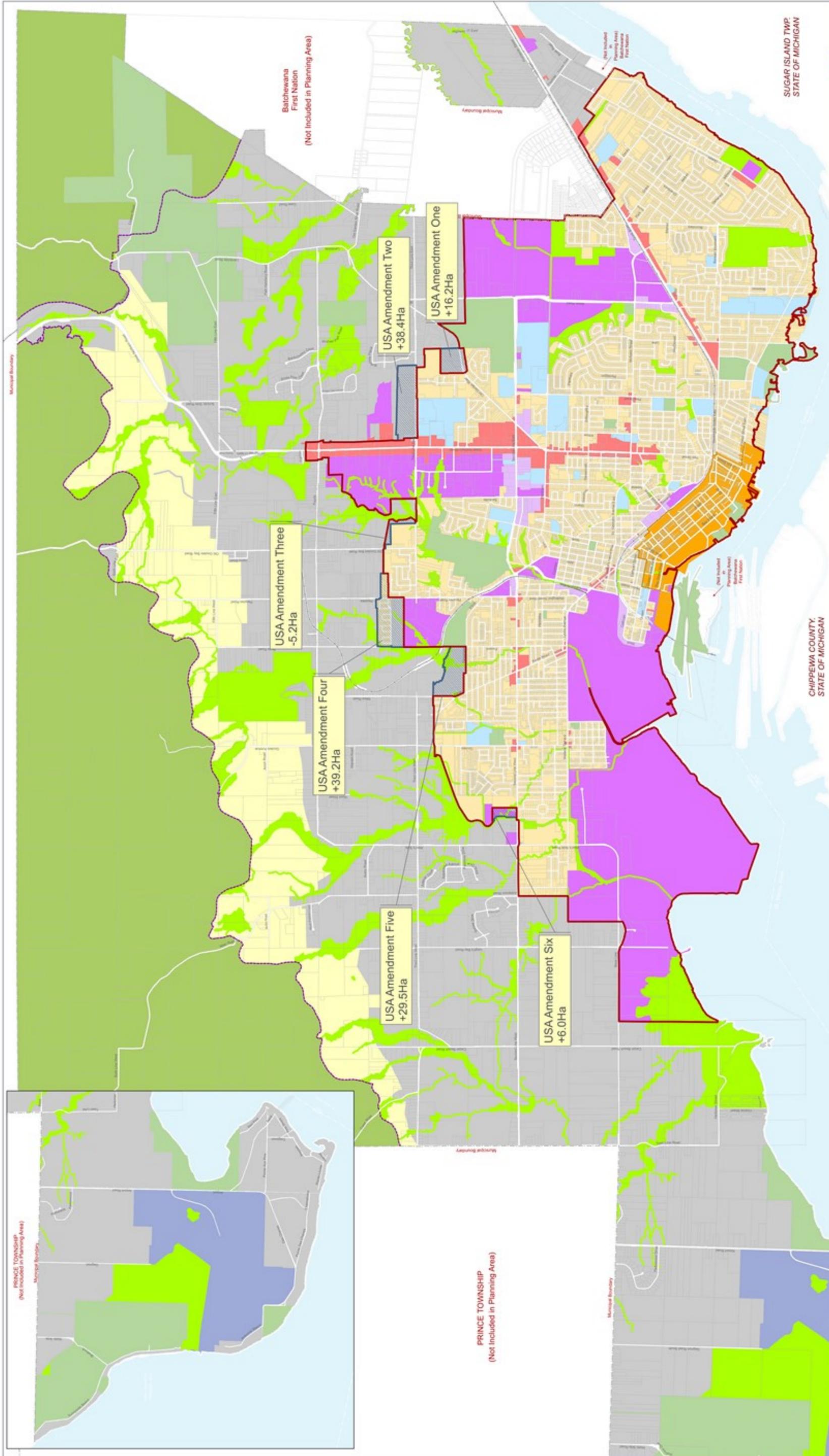


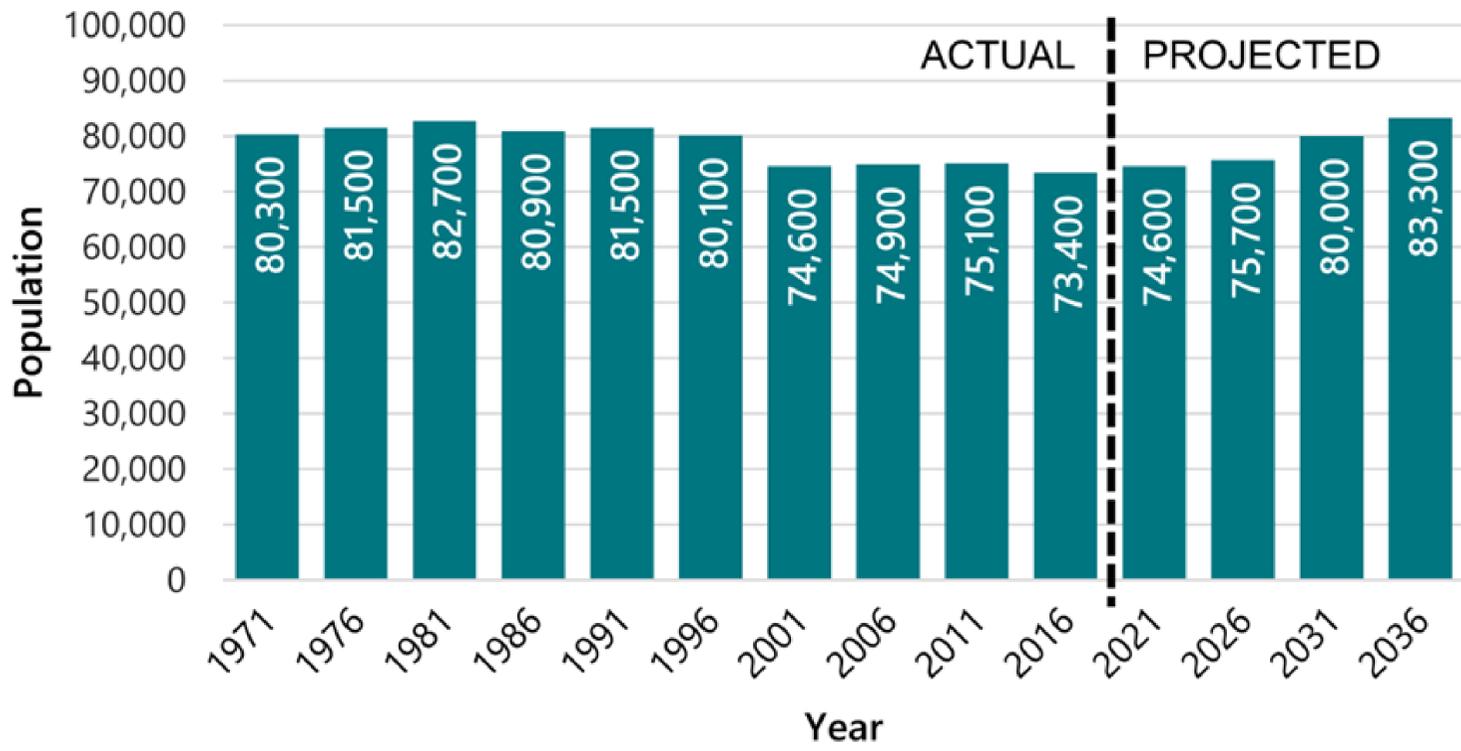
Overarching Themes for the New Official Plan

 Healthy Community	Supports healthy living, active transportation, access to passive and active recreation, social interaction and the creation of spaces that are comfortable, safe and accessible for all ages and abilities (the “8 to 80 Cities” concept).
 Environmental Sustainability	Supports energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions and climate change adaptation.
 Integrated Mobility	Supports accessibility and choice of a diversity of transportation modes.
 Sense of Place	Fosters a welcoming place for all that establishes connection and provides a memorable experience to visitors.
 Sustainable Growth (Growth From Within)	Stimulates reinvigoration of neighbourhoods to provide a complete range of housing, services, employment and recreation.
 Economic Resiliency	Supports the growth and diversification of the city’s economy.
 Social Equity	Contributes to creating a welcoming and inclusive community, focusing on the removal of systemic barriers so that everyone has access to an acceptable standard of living and can fully participate in all aspects of community life.
 Cultural Vitality	Celebrates the Sault's history, diverse communities and natural and cultural heritage, with the Downtown as the Sault's core destination for arts and culture.

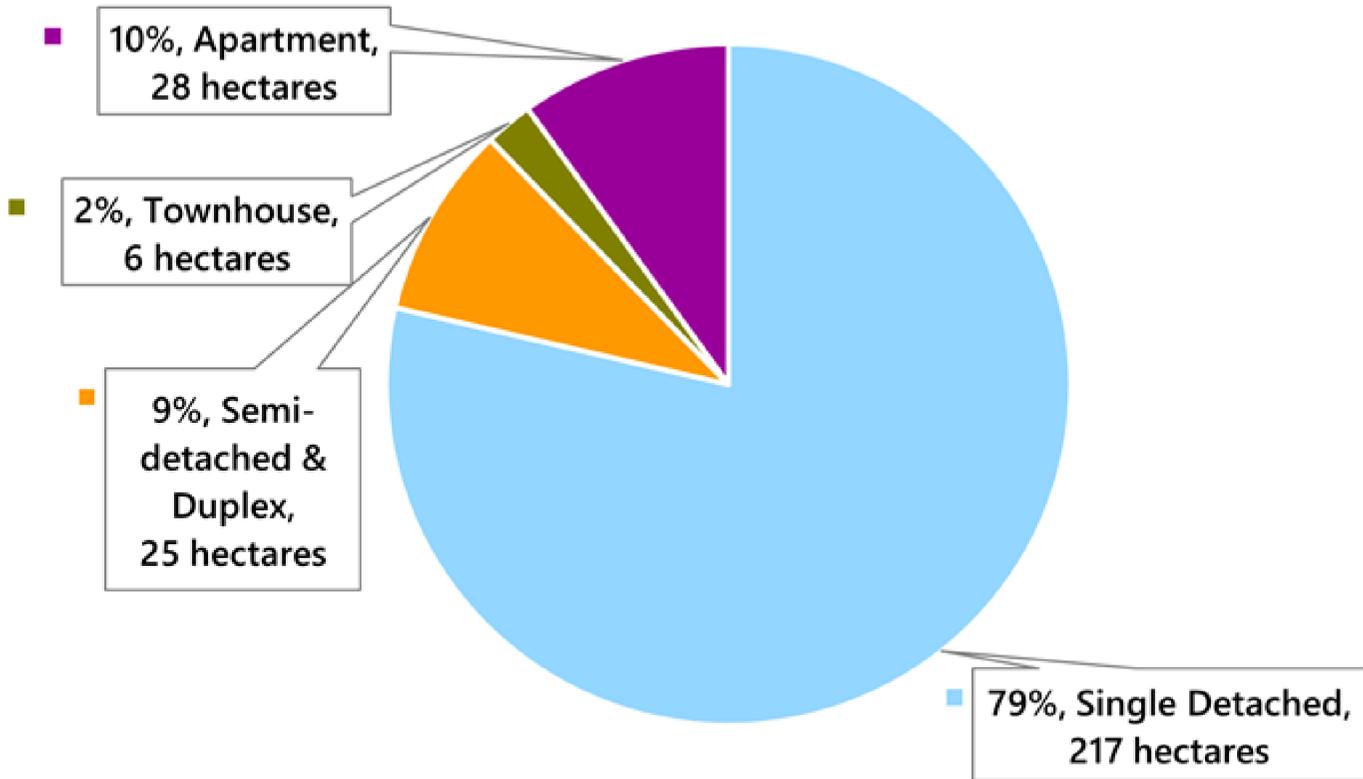


PROPOSED AMENDMENTS TO 'URBAN SETTLEMENT AREA'

Change in Sault Ste. Marie's Population from 1971 to 2036



Projected Land Needed Over 20 Years For Housing



Top Ten Industries Providing the Most Jobs in Sault Ste. Marie in 2016 and 2036.				
	2016, actual - (31,045 total jobs)		2036, projected - (36,940 total jobs)	
Rank	Job sector	Job numbers	Job sector	Job numbers
1	Health and social services	5,410	Health and social services	6,660
2	Retail trade	4,450	Retail trade	4,630
3	Manufacturing	3,605	Manufacturing	3,320
4	Accommodation and food	2,630	Accommodation and food	3,270
5	Government	2,550	Education	3,040
6	Education	2,460	Business services	2,850
7	Business services	1,745	Government	2,630
8	Finance, insurance, real estate	1,355	Professional, scientific, technical	1,740
9	Other services	1,215	Arts, entertainment, recreation	1,720
10	Arts, entertainment, recreation	1,125	Construction	1,680
	Other	4,500	Other	5,400

Summary of Projected Growth, Land Demand, Supply and Residual Land Needs to 2038.

Land use	Projected growth	Projected land demand	Vacant land supply	Residual land need
Residential	<u>Single detached:</u> 2600 units. <u>Semis and duplex:</u> 400 units. <u>Townhouse:</u> 120 units. <u>Apartment:</u> 880 units.	217 hectares 25 ha 6 ha 28 ha	321 ha	45 ha — Surplus (111 acres)
Commercial	<u>Retail</u> — 599,000 sq. ft. of floor space <u>Non-retail</u> — 3,000 jobs	<u>Retail</u> — 15 ha (see details below) <u>Non-Retail</u> — 105 ha (includes allowance for 10% vacancy rate) Total Commercial demand — 120 ha	46 ha	74 ha — Deficit (183 acres)
Industrial	800 jobs	110 ha (includes allowance for 10% vacancy rate)	543 ha	433 ha — Surplus (1,070 acres)
Institutional	1,800 jobs	52 ha (includes allowance for 5% vacancy rate)	12 ha	40 ha — Deficit (99 acres)

Settlement and Development Patterns

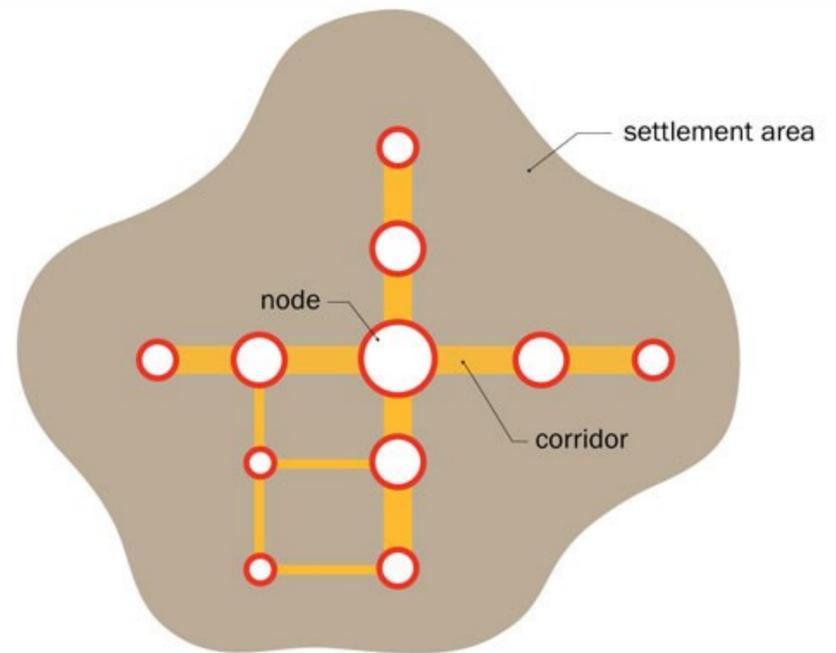
Enough lands are available and appropriately designated to accommodate the majority of future development within the Urban Settlement Area (USA).

The Official Plan will direct the majority of development within the USA.

Emphasizing Development within Nodes, Corridors and Large-Scale Activity Hubs.

Nodes and corridors are areas, typically along a highly travelled route that contain significant development potential to become mixed-use neighbourhoods with easy access to a variety of service amenities and housing.

There are a variety of large-scale uses throughout the community such as the Sault Area Hospital, Sault College, Algoma University and Algoma Steel that generate significant activity and employment. Complementary uses to fill in gaps will be promoted.



Infill Development and the Adaptive Reuse of Existing Buildings

Reuse of existing buildings will be encouraged by permitting a wider variety of uses and reducing development standards where appropriate.

Office Space Outside the Downtown

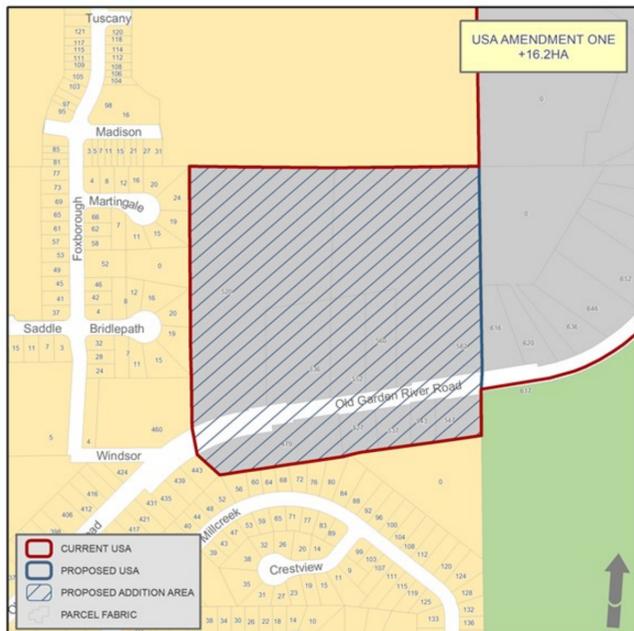
For the purposes of vacancies and supporting adaptive reuse of commercial buildings and to increase access to services, a broader range of office types and sizes will be permitted outside of the Downtown. Major commercial uses will still be encouraged to locate Downtown.

The Downtown Area

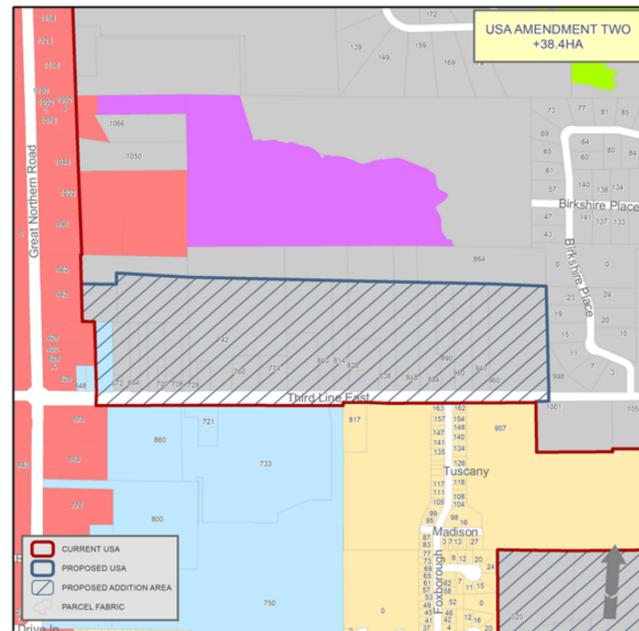
The focus will be to transition from a “traditional main street” into a true neighbourhood, one where a variety of commercial, residential and institutional developments will be encouraged. A new Downtown land use designation will be applied to all lands that are located within the City’s defined Downtown area to foster mixed-use development and promote a wider range of housing choices in the Downtown.

Alterations to the Urban Settlement Area

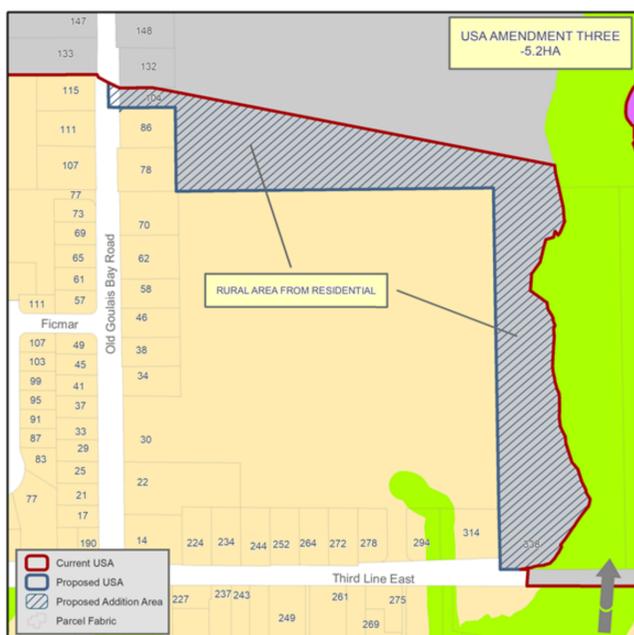
Six Urban Settlement Area amendments are proposed. In total, the proposed changes will add 124.1 hectares (306.66 acres) of land to the Urban Settlement Area. In all cases the amendments 'square off' the existing USA boundary to better reflect existing and future development potential within these areas.



Old Garden River Road Area



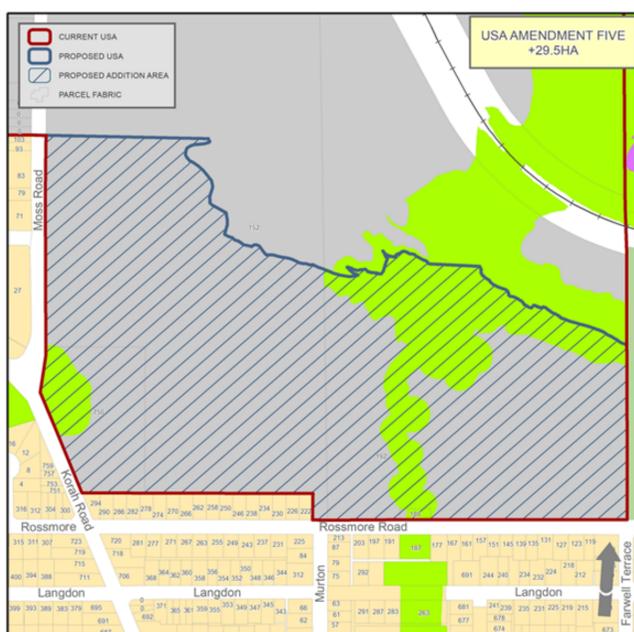
Third Line, East of Great Northern Road



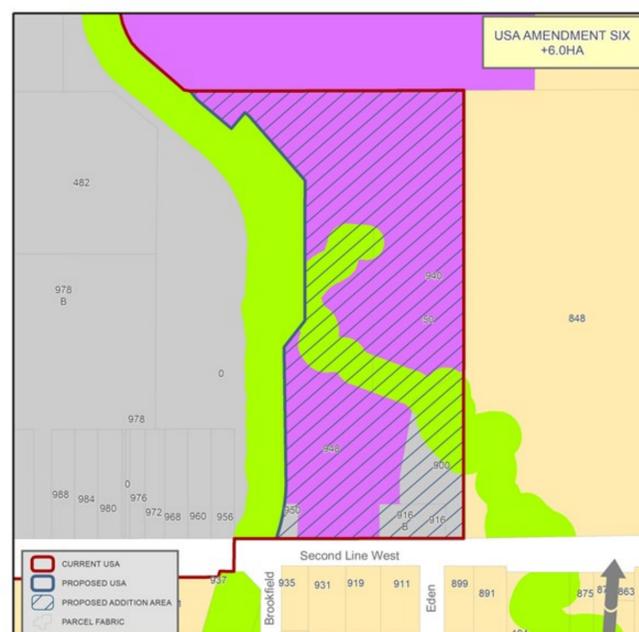
Third Line East and Old Goulais Bay Road



Peoples Road and Tallack Boulevard



Garson's Farm and Rossmore Road



Second Line West and Bennett -West Davignon Channel.

Proposed Land Use Designations

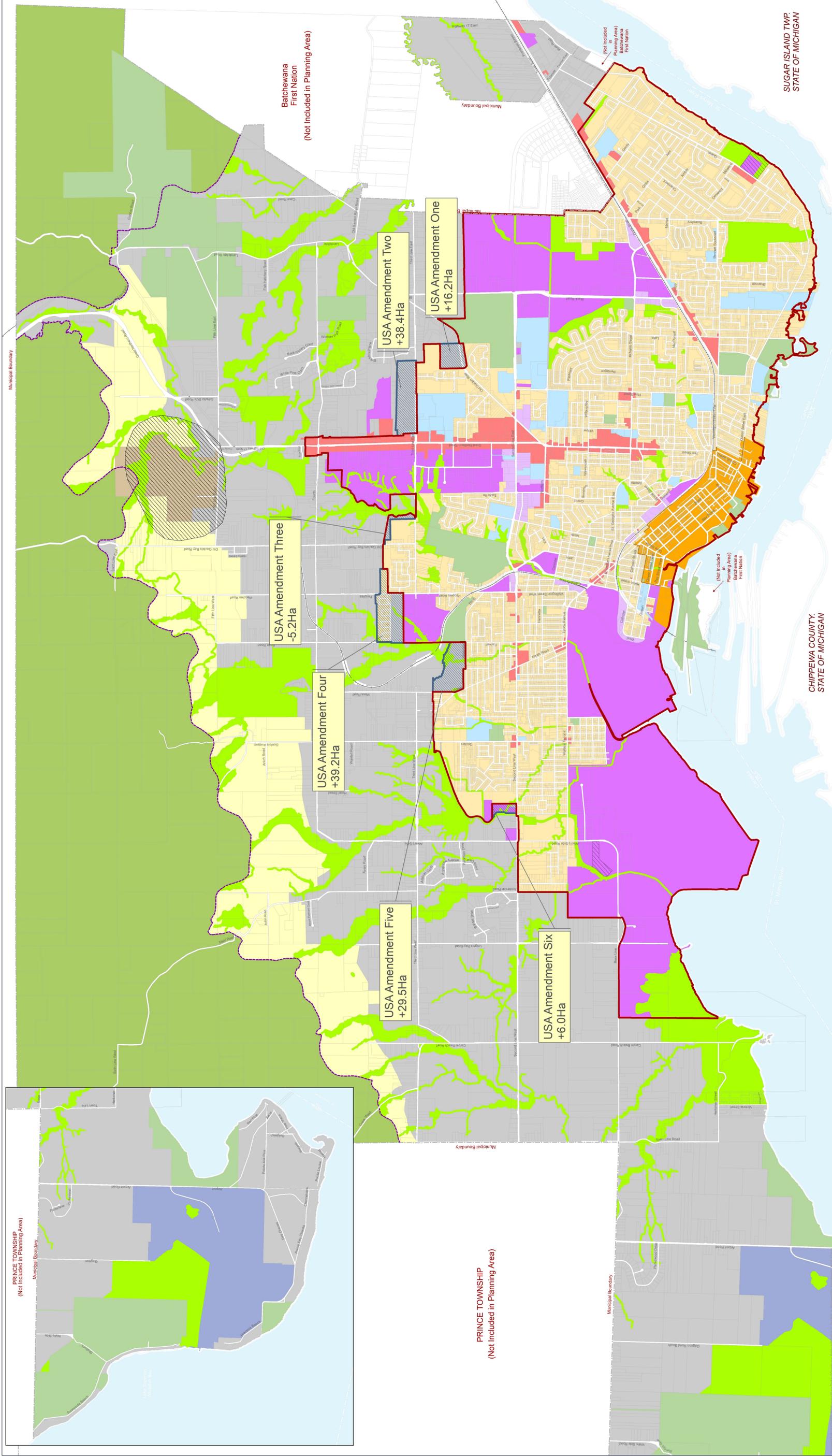
Land Use Designation	Purpose and permitted uses
Residential	<p>A variety of housing types, tenure forms and residential intensification.</p> <p>Neighbourhood amenities, including neighbourhood parks, neighbourhood commercial businesses (corner stores and pharmacies), and suitable neighbourhood-scale institutional uses (elementary schools, supportive housing, public service facilities and community hubs).</p> <p>Home-based businesses including small-scale artisan manufacturing and artists' studios as a secondary use to the dwelling.</p>
Commercial	<p>Business and retail. Large scale commercial uses should be located upon lands designated Commercial, Downtown or Mixed Employment.</p>
Downtown	<p>A variety of commercial, institutional and residential uses, with the overall goal of developing the Downtown as a complete, mixed neighbourhood.</p>
Mixed Employment	<p>Smaller Industrially designated lots that can be utilized for a wider range of commercial uses.</p>
Industrial	<p>Lands intended for a wide variety of industrial uses of varying size, scale and off-site impacts.</p> <p>Setbacks and buffering will be used to protect industrial lands from the encroachment of sensitive uses.</p>
Institutional	<p>Lands outside of the Downtown that are occupied by large public and quasi-public services, including large health care facilities, secondary and post-secondary schools, certain large "super" elementary schools and other major government or non-profit uses.</p>

Proposed Land Use Designations

Land Use Designation	Purpose and Permitted Uses
Community Parks	<p>Community wide destinations and community hubs.</p> <p>Sports and recreation facilities, community centres and conservation areas. Only applied to lands owned by government or non-profit organizations, including conservation lands located in the Rural Area.</p>
Open Space	<p>Open, green or undeveloped space that can include golf courses or open space not necessarily intended as park space (e.g. environmentally sensitive lands, natural hazard lands and lands that act as buffers).</p> <p>Not all of these lands will remain as open space indefinitely.</p>
Rural Area	<p>Maintain the existing rural character, maintain a large parcel fabric and protect the long-term viability of agricultural uses.</p>
Precambrian Upland	<p>Applies to all lands located above the Precambrian Shield Line to the north City limit. Unique environmental functions and sensitivity, as well as significant access and terrain challenges exist on these lands.</p> <p>Development is largely prohibited.</p>
Aggregate Extraction	<p>Aggregate extraction and associated uses. New residential development (i.e. residential lot creation or second units) is discouraged, unless it can be demonstrated that there will be no negative impacts to existing or future aggregate operations.</p>
Waste Management	<p>Designation is intended for the landfill and associated uses. The development of sensitive uses, such as residential, within 500 metres of the landfill footprint is discouraged.</p>
Airport Employment Lands	<p>Support the long-term operation of the Airport by limiting the encroachment of sensitive uses and supporting the development of commercial and industrial uses that require proximity to the Airport.</p>

Proposed Land Use Designa-

Proposed Land Use Designations



This map is for general reference only
 Orthophoto: None
 Projection: UTM
 Zone: 18N
 Datum: GCS North American 1983
 Date: December 22, 2020
 Scale: 0, 175, 350, 700 Meters
 1:26,000

Legend:

- Current USA (Red outline)
- Proposed USA (Blue outline)
- Proposed Addition Area (Green hatched)
- East & West End Waste Water STP Buffers (Blue hatched)
- Municipal Landfill 500m Buffer (Grey hatched)
- Shield Line (Purple dashed)
- Rural Area - 9,799.4Ha/37.0%
- Aggregate Extraction - 1,200.1Ha/4.53%
- Precambrian - 5,888.9Ha/22.2%
- Waste Management - 132.6Ha/0.5%
- Airport Employment Lands - 634.7Ha/2.4%
- Industrial - 2,269.97Ha/8.6%
- Institutional - 309.5Ha/1.2%
- Open Space - 1,961.4Ha/7.4%
- Community Parks - 1,449.1Ha/5.5%
- Residential - 2,333.2Ha/8.8%
- Downtown - 175.2Ha/0.6%
- Commercial - 219.86Ha/0.8%
- Mixed Employment - 77.1Ha/0.3%

PROPOSED AMENDMENTS TO 'URBAN SETTLEMENT AREA'

Shape the Sault.ca
 Sault Ste. Marie Official Plan Review

Land Use Compatibility

Sensitive land uses, such as homes, day care centres, parks and healthcare facilities must be separated from uses that emit noxious discharges such as noise, dust, odour and vibrations. Industrial uses, aggregate pits and quarries, major transportation and public infrastructure facilities, and agricultural uses where livestock are kept are examples of noxious uses.

*Ministry of the Environment, Conservation and Parks
Compatibility Guideline for Industrial/Noxious and Sensitive Uses*

Industrial Facility Type	General Characteristics	Minimum Recommended Separation Distance	Potential Influence Area
Class 1	<ul style="list-style-type: none">• Small scale, self contained, no outdoor storage.• Fugitive outputs are infrequent.• Daytime operation only.• Infrequent movement of products/trucks.	20m	70m
Class 2	<ul style="list-style-type: none">• Medium scale processing or manufacturing, with outdoor storage.• Periodic outputs of minor annoyance.• Shift operations are permitted.• Frequent movement of products/trucks during daytime hours.	70m	300m
Class 3	<ul style="list-style-type: none">• Large scale manufacturing or processing with outdoor storage of raw and finished products.• Shift operations are permitted.• Large production volumes and continuous movement of products/trucks 24 hours per day.	300m	1000m

Below are a number of minimum separation distances between sensitive uses and specific major facilities:

- Rail Yards: 300 metres — Class 3 Industrial Use.
- Rail Lines: 70 metres — Class 2 Industrial Use.
- Landfill: 500 metres from the landfill footprint.
- Wastewater Treatment Plants: 150 metres from the periphery of the noise/odour producing source structure of the East End Plant and 100m from the West End Sewage Plant.
- Airport Runway Approaches: Noise Exposure Forecast 30 (NEF 30) regulations (Transport Canada).

Land Use Compatibility

Public Service Facilities and Community Hubs: The grouping of various public service facilities (i.e. community hubs) is promoted in the Official Plan. Community hubs provide a ‘one stop shop’ for residents to access health, social, cultural, recreational and other resources.



An example of a community hub providing an array of services

Recognizing the Size and Scope of Certain Land Uses: certain small-scale uses, which may be traditionally viewed as industrial or commercial in nature, may actually be appropriately located in commercial areas or as a home-based business, without the need for an Official Plan Amendment.

Home-Based Businesses: a wide variety of small-scale businesses, including start-ups, can be viably operated as a home-based business. The Official Plan supports a wide variety of uses that can be appropriately accommodated as home-based businesses with appropriate regulations to ensure home-based businesses do not negatively impact surrounding residential uses.



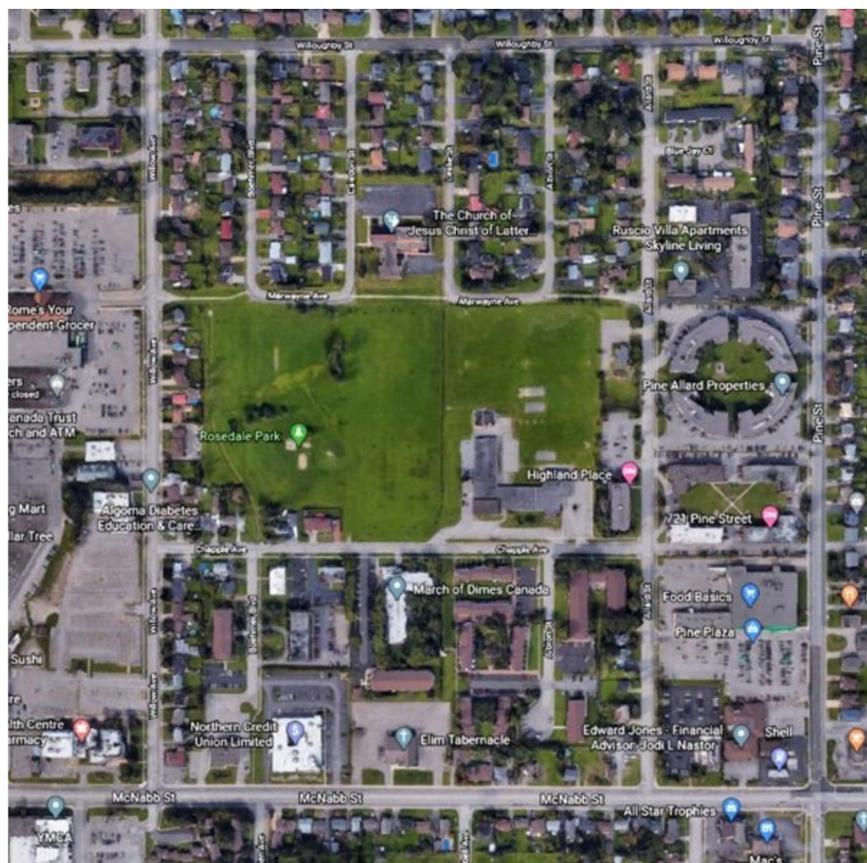
Home-based artist studio

Urban Design and Mobility

The concept of Complete Neighbourhoods will be promoted, encouraging mix-use neighbourhoods where residents can easily access a diversity of amenities, services and housing options.

The Sault's transportation system and sustainable site design for urban developments are two key areas in which the City can have a direct impact in reducing our community's greenhouse gas emissions.

Promoting the development of complete neighbourhoods where residents can easily access a diversity of amenities, services and housing options, as well as complete streets which comfortably accommodate multiple modes of transportation, will go a long way towards creating a healthy, sustainable and attractive city.



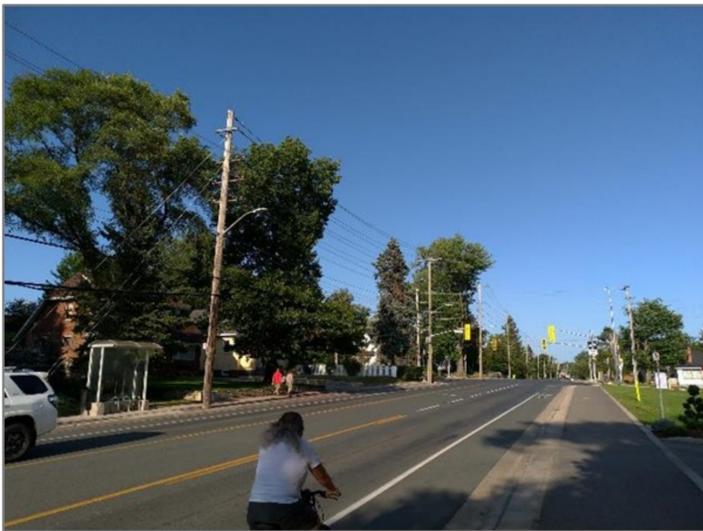
The Rosedale area is an example of a complete neighbourhood. It is near major institutions (Sault College, Group Health Centre), has a mixed development pattern that allows residents to access many amenities, services and housing options within easily walkable distances.

Urban Design and Mobility

The Downtown will continue to be a strong focus area. Policies and incentives will be used to continue the area's transformation into a vibrant neighbourhood.

High quality design and connectivity will be encouraged in areas identified as Nodes, Corridors, and Gateways.

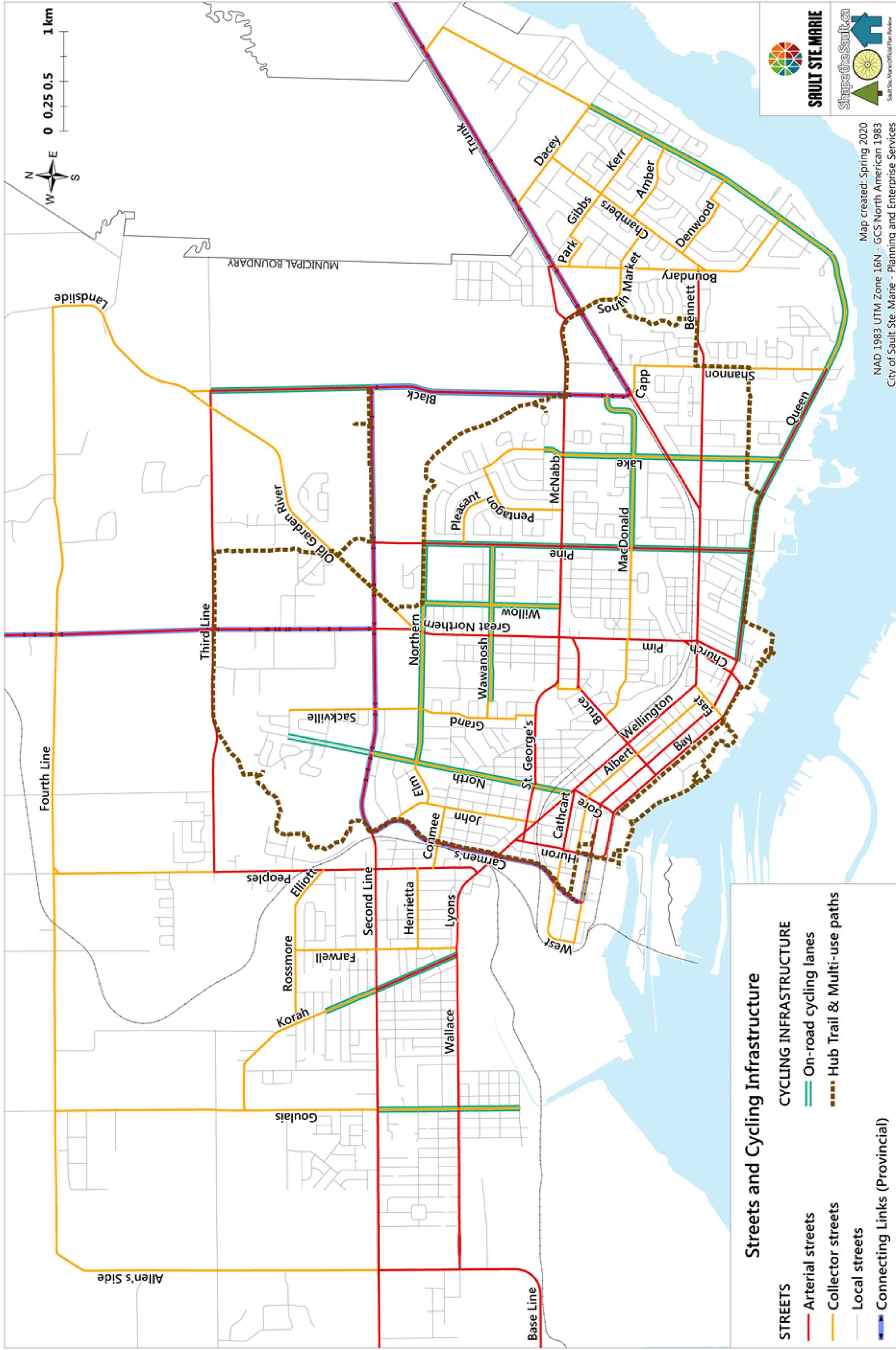
The City will continue to promote a transportation system that is integrated, provides mobility choices, and is grounded on the concept of Complete Streets.



Queen Street between Church Street and Churchill Boulevard is an example of a complete street in Sault Ste. Marie.

Its design provides accommodation for multiple different modes of transportation, such as motor vehicles, cyclists, pedestrians and transit users.

Map of Streets and Cycling Infrastructure in Sault Ste. Marie



Parks, Recreation, Arts, Culture and Heritage

The parkspace system will be comprised of:

Park Type	Intended Use
Community Parks	<p>Contain facilities and features that attract residents from all parts of the city and beyond.</p> <p>Shall be designed and maintained to be easily accessible from all parts of the city and beyond, including having easy access to public transit, adequate on-site parking, and appropriate pedestrian facilities.</p>
Neighbourhood Parks	<p>Contain facilities and features that serve residents living near them.</p> <p>It is a goal that all residential areas are within an 800-metre walkable radius of a neighbourhood park without the need to cross major barriers, such as non-signalized intersections at arterial streets.</p>
Parkettes	<p>Primarily exist and will be developed in the Downtown area, providing small scale recreational, cultural and social interaction opportunities.</p>
Linear Parks (Trails)	<p>Recreational spaces and utilitarian connections between separate parts of the city.</p> <p>The City will continue expanding the multi-use path network. It is recommended that a new master plan for trails and other active transportation infrastructure be developed, with the overall goal of developing a cohesive and comprehensive city-wide trail system that connects people and places through a network that is off-road wherever possible and supported by on-road links where necessary.</p>

Design consideration for parks

Front onto public streets, rather than hidden behind lots.

Be centrally located in terms of the area served.

Be located with other community amenities where possible.

Be accessible by all residents.

Parks, Recreation, Arts, Culture and Heritage

Policy	Objective
Parkland Dedication	<p>The collecting of parkland or cash in lieu for a wider variety of developments, including redevelopments is recommended.</p> <p>Commercial and industrial development and redevelopment, including new lot creation shall provide 2% of land or cash in lieu of land.</p> <p>Institutional and residential development and redevelopment, including new lot creation shall provide 5% of land or cash in lieu of land.</p>
Public Access to the Waterfront	<p>New development or redevelopment proposals may be required to provide lands that support public access to the waterfront.</p> <p>The City will not dispose of any parkland or City-owned land that abuts the water, unless such land does not have direct access to a publicly owned roadway or is otherwise landlocked by abutting private property.</p>
New Uses in Parks	<p>The Official Plan will recognize and support a wide variety of recreational and cultural activities that can be appropriately accommodated in all City parks and recreational spaces.</p> <p>Requests to alter uses or activities in City Parks will be assessed against evaluation criteria.</p>

Parks, Recreation, Arts, Culture and Heritage

Policy	Objective
Selling City owned Parks	<p>Disposing of City-owned lands identified as named municipal parks is generally discouraged. Policies have been developed to guide decisions on disposing of named municipal parks.</p> <p>The City shall provide public notice and host a neighbourhood meeting to obtain feedback from neighbours, prior to a decision being made on selling a park.</p>
Arts and Culture	<p>Public art will be considered when reviewing landscaping requirements for development.</p> <p>Artists' studios and small-scale maker spaces will be permitted as home-based businesses</p>
Heritage	<p>The Municipal Heritage Committee will be consulted on development projects within identified Locally Significant Heritage Areas.</p> <p>The continued use of heritage properties without compromising their heritage value will be promoted. Development and site alteration on Designated Heritage Properties is not permitted unless their heritage attributes are not impacted.</p>

Significant natural heritage features and areas:

In most cases, the Province dictates what municipalities can and cannot do with respect to the protection of key natural heritage features, natural resources and constraints to development. The City works with the Sault Ste. Marie Region Conservation Authority in implementing and enforcing many of the regulations.

Significant natural heritage features and areas will continue to be preserved. Various levels of protection will be in place in accordance with significance of the resource.

The level of protections typically applied to natural heritage features

No development or site alteration permitted within or adjacent (120m) to it.	An appropriate setback will be applied restricting the encroachment of development onto the environmental feature.	Developer must submit a study that demonstrates that environmental features or functions will not be impacted by development.	Development and site alteration may be permitted, in consultation with SSMRCA and City.
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Lakes, streams and tributaries containing fish habitat are important natural features that must be protected



Wetlands include swamps, bogs and marshes and provide valuable environmental functions such as wildlife habitat, water quality enhancement and flood control.



Endangered and threatened species and their habitat need to be protected to ensure their maintenance and recovery.

Source Water Protection:

The new official plan promotes the function of Wellhead Protection Areas and Significant Groundwater Recharge Areas.

Protections will take the form of monitoring, addressing deficiencies in abandoned wells, and managing uses that pose a threat (e.g. uses associated with fuel and chemical storage and handling, and vehicle repair and storage operations).



Minerals and Mineral Aggregate Extraction

Minerals and mineral aggregate extraction is a vital and valuable resource for the community that must be protected from the encroachment of incompatible uses that threaten the operation of pits and quarries.

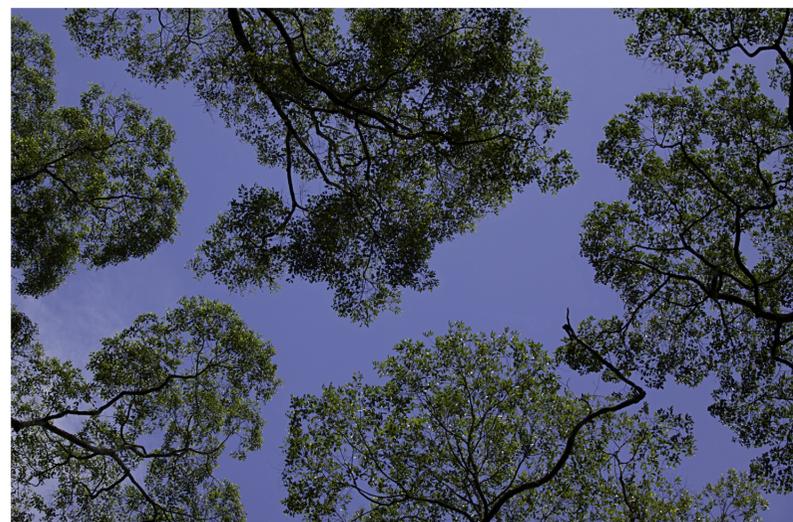
Aggregate operations must also include provisions for their rehabilitation and subsequent reuse. Such measures also ensure existing residential uses within the area are minimally impacted by the development of new pits and quarries or the expansion of existing operations.



Municipal Tree by-law

Rural and urban trees provide natural habitat, shade, reduce greenhouse gases and play a major role in defining the character of an area and increasing the overall aesthetics throughout the community.

The Official Plan supports a scoped tree bylaw to prohibit or regulate the destruction of existing trees and woodland areas, and a review of the tree canopy in an effort to preserve and expand trees and the tree canopy coverage.



Rural Area and Agriculture Industry

The Rural Area comprises all of the area of the City of Sault Ste. Marie outside of the Urban Settlement Area. Rural land uses include agricultural uses, extractive uses such as aggregate removal, the Airport, golf courses, riding academies, kennels, cemeteries and rural residences.

Promoting economic resiliency: A variety of complementary uses will be permitted on agricultural lands. Examples include retail of agricultural and agricultural-related products, food services, banquet facilities, personal storage, bed & breakfasts, small-scale trade shops, contractors' yards, and maple syrup production. Some of these uses may still require a rezoning.



Urban agriculture: the keeping of a limited number of hens in the rear yard of single detached homes will be permitted. Private gardens and orchards will be encouraged within all land use designations throughout the city, with the exception of Industrial land uses.



Excluding Industrial designated areas, community gardens will be permitted in all other land use designations.

Residential development: no more than 2 additional lots may be created through the consent to sever process. Under most circumstances, rural estate subdivisions continue to be prohibited.

As per Provincial MDS Guidelines, **separation distances** between certain farm uses and residential uses will be required. This is to minimize land use conflicts and complaints (e.g. odour complaints).

Sault Ste. Marie Airport: development in the vicinity of the airport must not impact the the long-term operation and role of the airport. Airport-related uses and compatible commercial and light industrial uses will be permitted. Buffer setbacks will be established to protect surrounding significant environmental features.



Public Participation in the Planning Process

Public participation is an integral part of the Planning process. It is recommended that public notice and consultation procedures go beyond the minimum standards that are legislated by the Planning Act.

The procedure contained within the Background Report includes some combination of the following actions:

A mailed notice to neighbours and affected property owners.

The posting of a sign, which shall be clearly posted on the subject property.

Placing the notice on the City's website.

An in-person neighbourhood meeting. In the event that this is not possible or feasible, alternative measures such as a virtual meeting or mailed information to neighbouring property and affected property owners may suffice.

Staff will provide Council with an informational report outlining the proposed changes.

A Public Hearing of City Council where the public may make written or oral comments prior to decision making.

Incentivizing Development Through Community Improvement Plans

The City of Sault Ste. Marie currently has three Community Improvement Plans:

Rental Housing CIP: tax incentives for certain rental property developments. Intent is to increase rental housing inventory.

Economic Growth CIP: financial incentives for businesses that diversify the economy and stimulate job growth.

Downtown CIP: a number of grants available for the improvement of buildings with the ultimate goal of attracting investment to the Downtown, increasing commercial and residential density and entertainment, food and cultural opportunities, as well as decreasing vacancies.

Potential CIP Initiatives and Goals

Improvements to private and public lands, through incentives such as grants, loans, waiving of fees and municipal property tax rebates.

Projects that enhance conservation and efficient use of energy and water, including the use of low-impact design and sustainability features.

The provision of affordable housing units.

The provision of additional rental units in close proximity to Sault College and Algoma University.

The development and redevelopment of properties in older areas of the community where assessment growth is low or where building stock is deemed beyond its useful life.

Incentives will be strategically aimed to address a community need and achieves significant public good and community benefit. It should be demonstrated that proposed incentives relate to at least one of the Overarching Themes of the Official Plan.