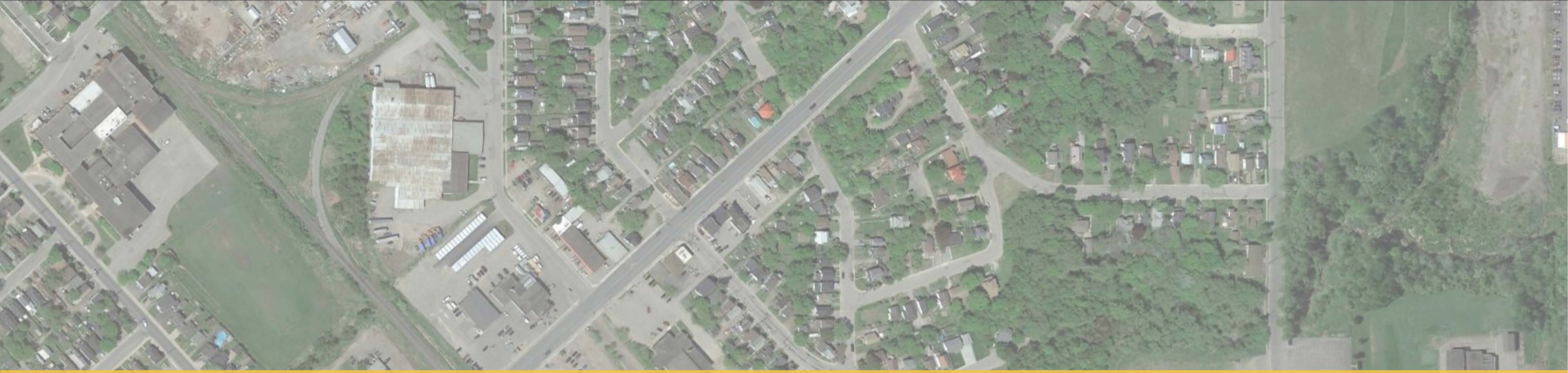


# THE OFFICIAL PLAN



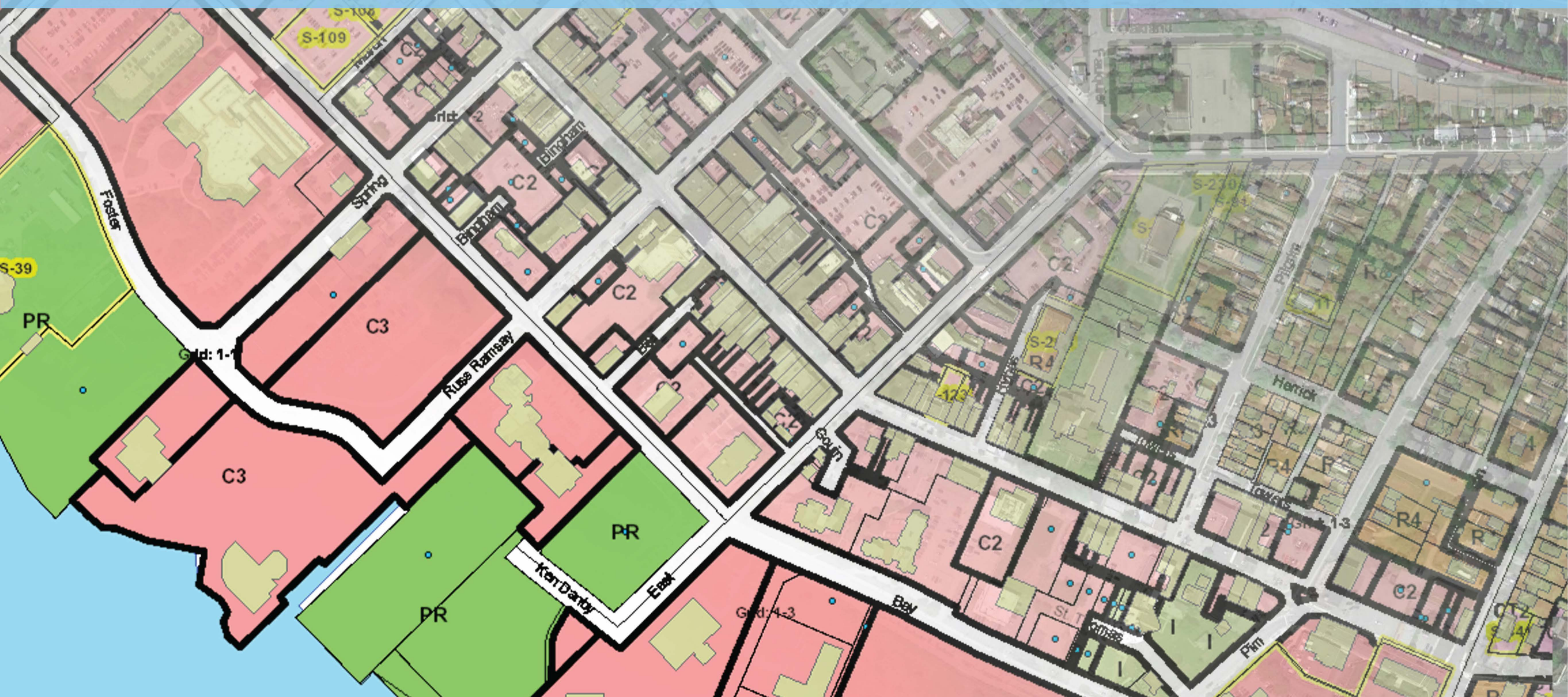
## What is an Official Plan?

The Official Plan is a strategic document that guides the short-term and long-term policies on land use and development of the community.

“Shall be consistent with” - City Council is required to ensure that policies of the Provincial Policy Statement are applied as part of the land use planning decision-making process.

The Official Plan is the local planning document that guides zoning by-laws and public works projects.

The Official Plan policies provide general guidance when reviewing Planning Act Applications and determines the completeness of an application.

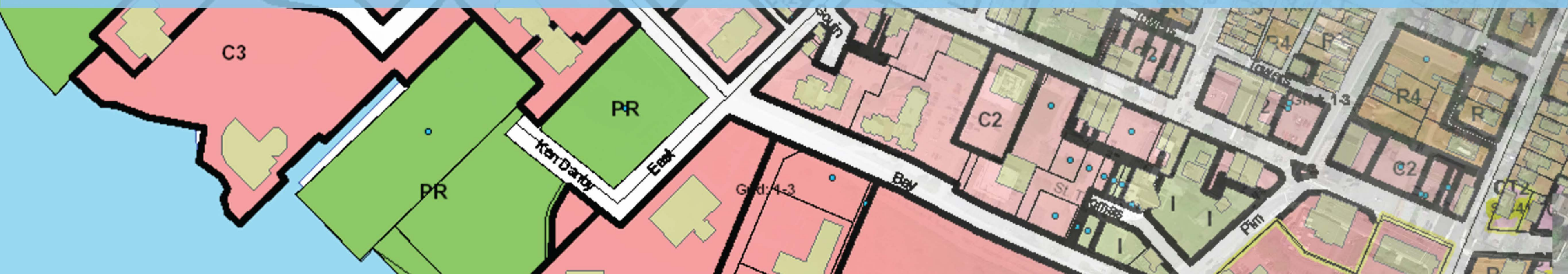




# THE OFFICIAL PLAN









## What policies are included in the Official Plan?

- Land use - general land classifications to group compatible uses and separate incompatible ones - residential, commercial, industrial, etc.
- Growth and settlement - defines the Urban Settlement Area, which dictates when and where future urban growth will occur.
- Hazards and constraints - ensures that development does not result in health and safety risks - flooding, significant slopes, wildland fire, drinking water aquifer.
- Protects significant natural heritage features - wetlands, endangered species, significant wildlife habitats, etc.
- Protects the long term viability of major facilities/uses - sensitive use vs. noxious use.
- Establishes minimum design standards - site plan design guidelines, landscaping guidelines.
- Supports downtown revitalization - limits office space development outside of the downtown, community improvement plans, reduces development standards (lot-line to lot-line development, parking reductions).
- Identifies minimum on-site infrastructure requirements.
- Supports pedestrianism and active transportation.





## Overarching Themes for the New Official Plan

 <b>Healthy Community</b>	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).
 <b>Environmental Sustainability</b>	Supports energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions and climate change adaptation.
 <b>Integrated Mobility</b>	Supports accessibility and choice of a diversity of transportation modes.
 <b>Sense of Place</b>	Fosters a welcoming place for all that establishes connection and provides a memorable experience to visitors.
 <b>Sustainable Growth (Growth From Within)</b>	Stimulates reinvigoration of neighbourhoods and areas through a strong focus on infill development and revitalization.
 <b>Economic Resiliency</b>	Supports the growth and diversification of the city’s economy.
 <b>Social Equity</b>	Contributes to creating a welcoming and inclusive community, focusing on the identification, prevention and removal of barriers so that everyone has access to an acceptable standard of living and can fully participate in all aspects of community life.
 <b>Cultural Vitality</b>	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.

## Settlement and Development Patterns

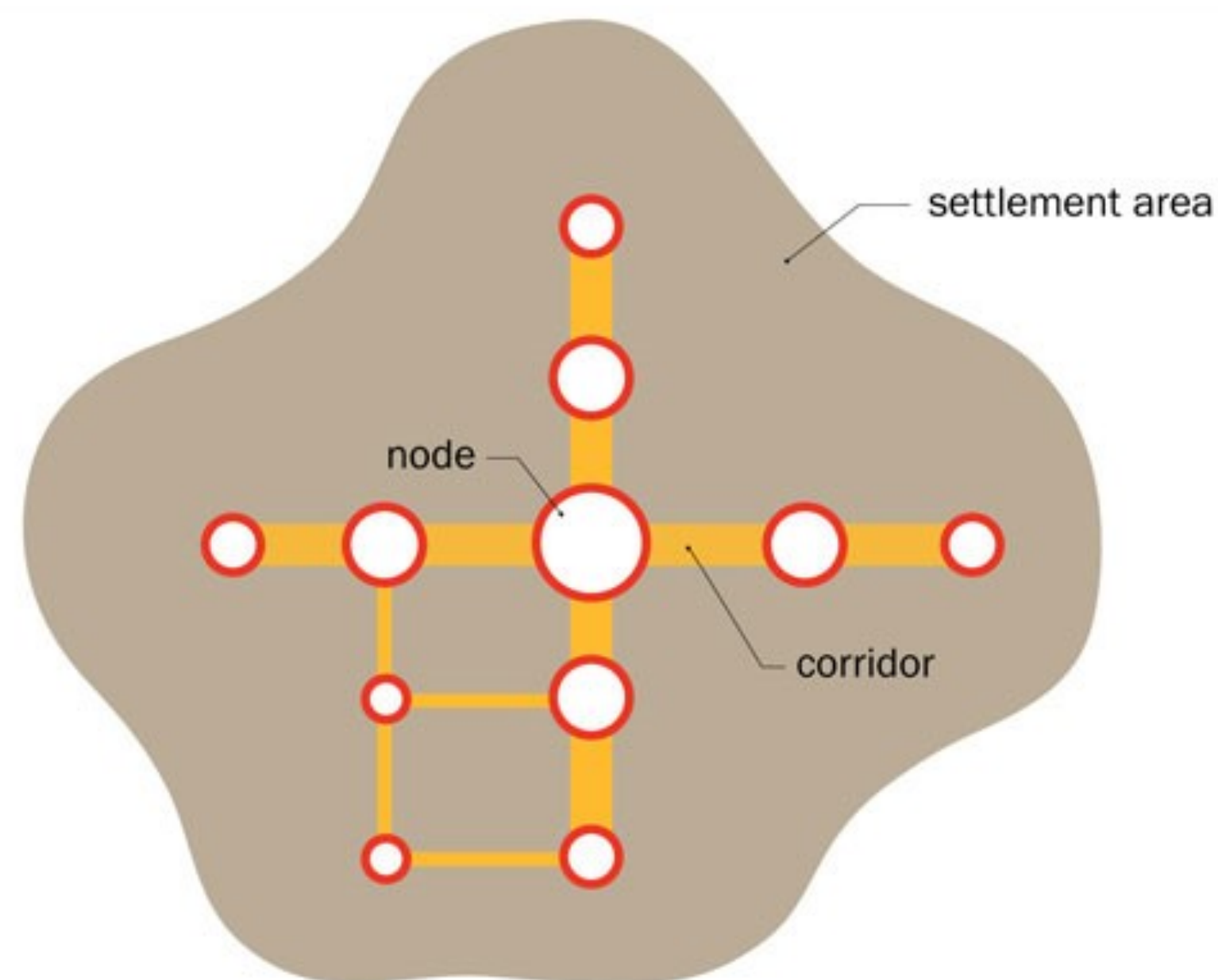
Enough lands are available and appropriately designated to accommodate the majority of future development within the Urban Settlement Area (USA).

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.



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## 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.

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## 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.

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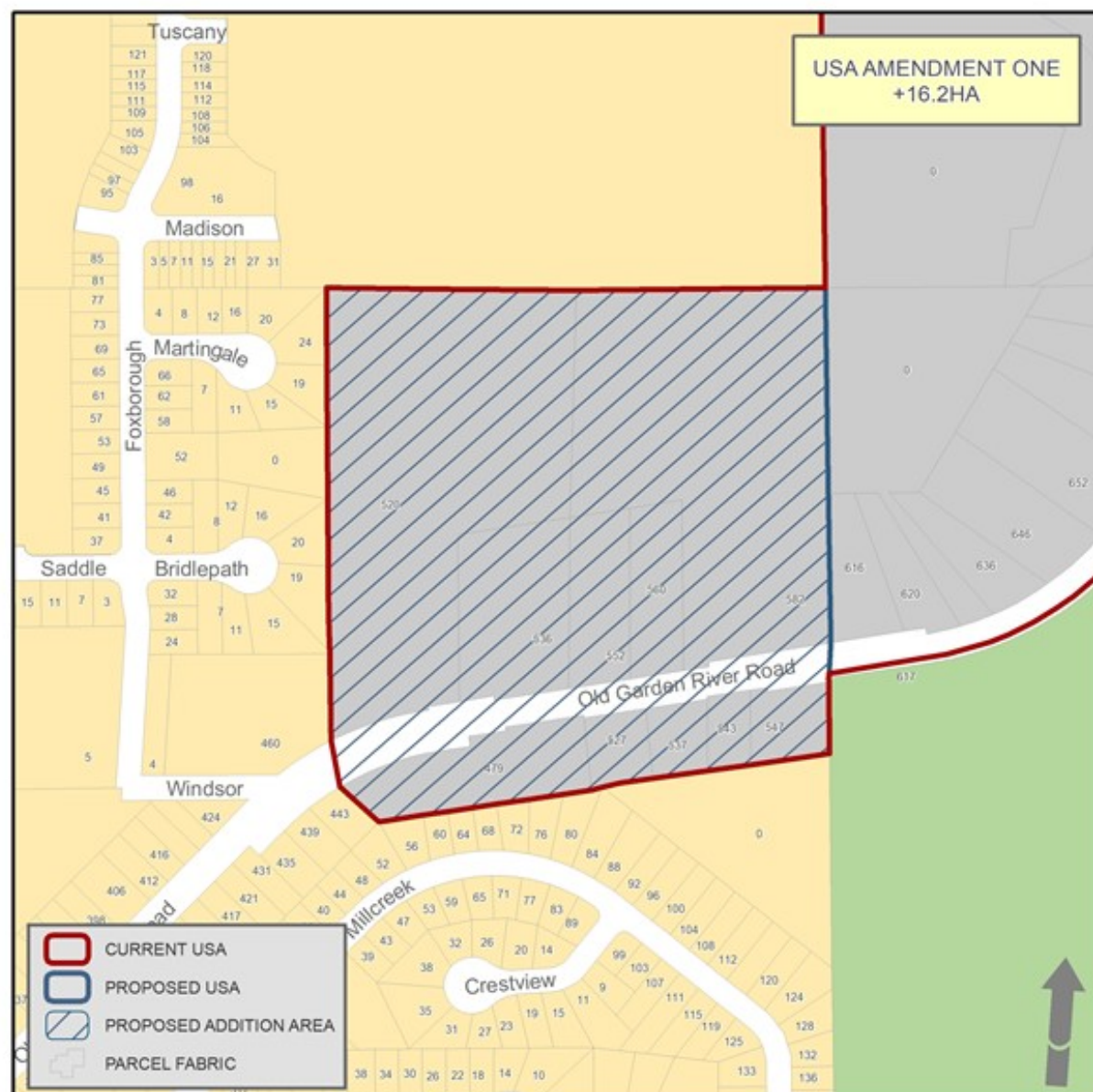
## The Downtown Area

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.

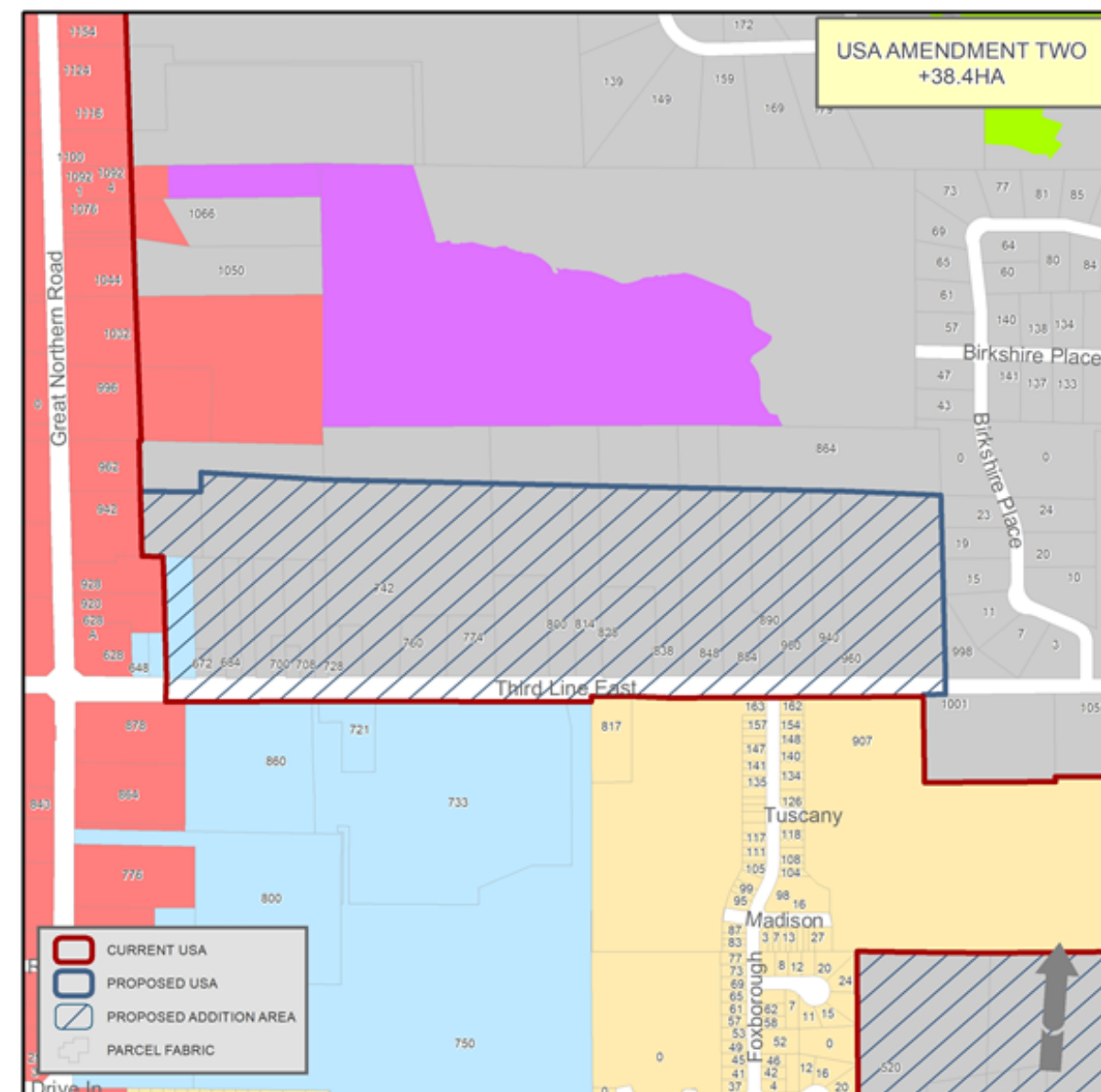


## Alterations to the Urban Settlement Area

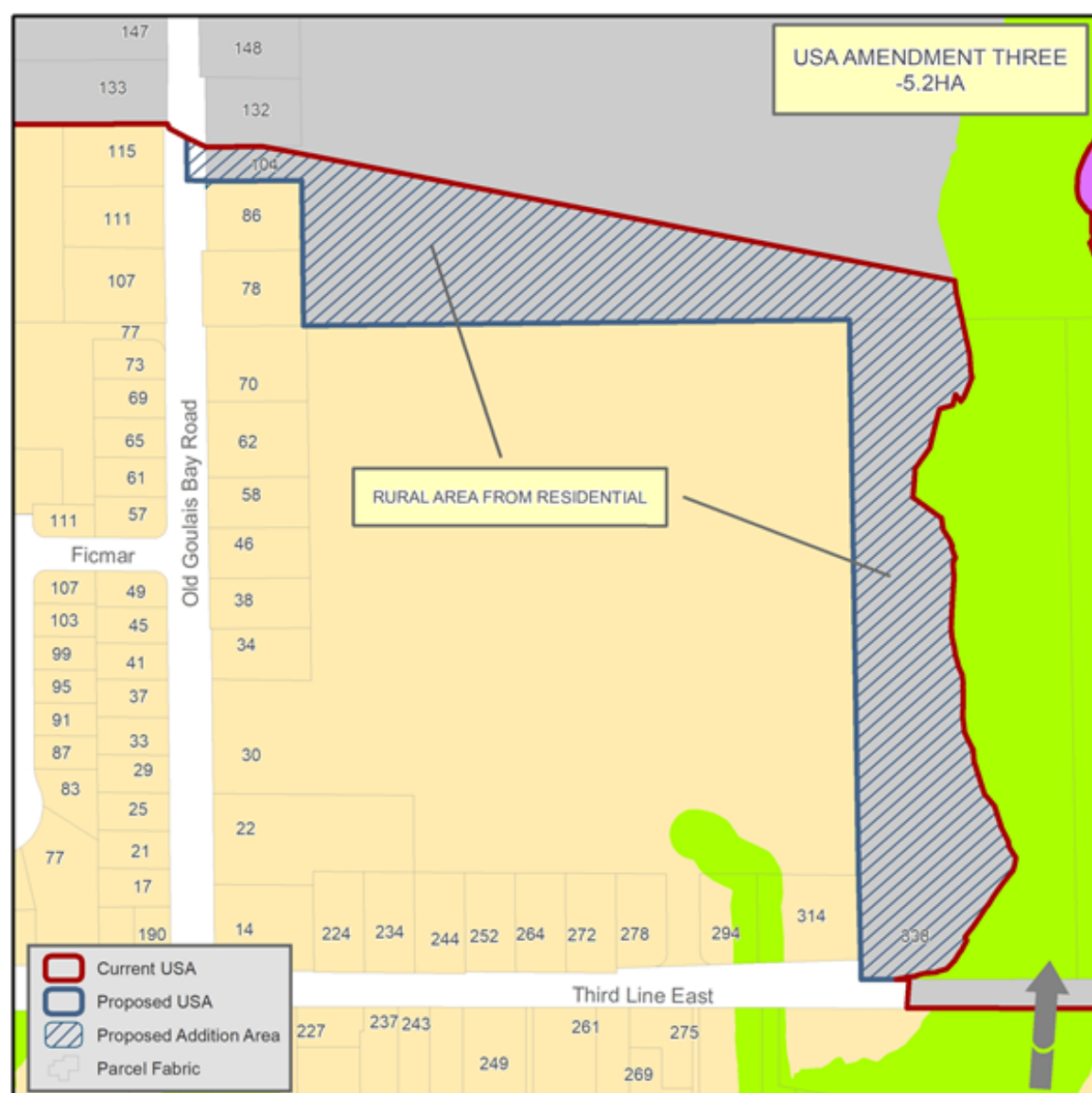
Six Urban Settlement Area amendments are proposed. In total, the proposed changes will add 124.1 hectares (306.66 acres) of land to the Urban Settlement Area. In all cases the amendments 'square off' the existing USA boundary to better reflect existing and future development potential within these areas.



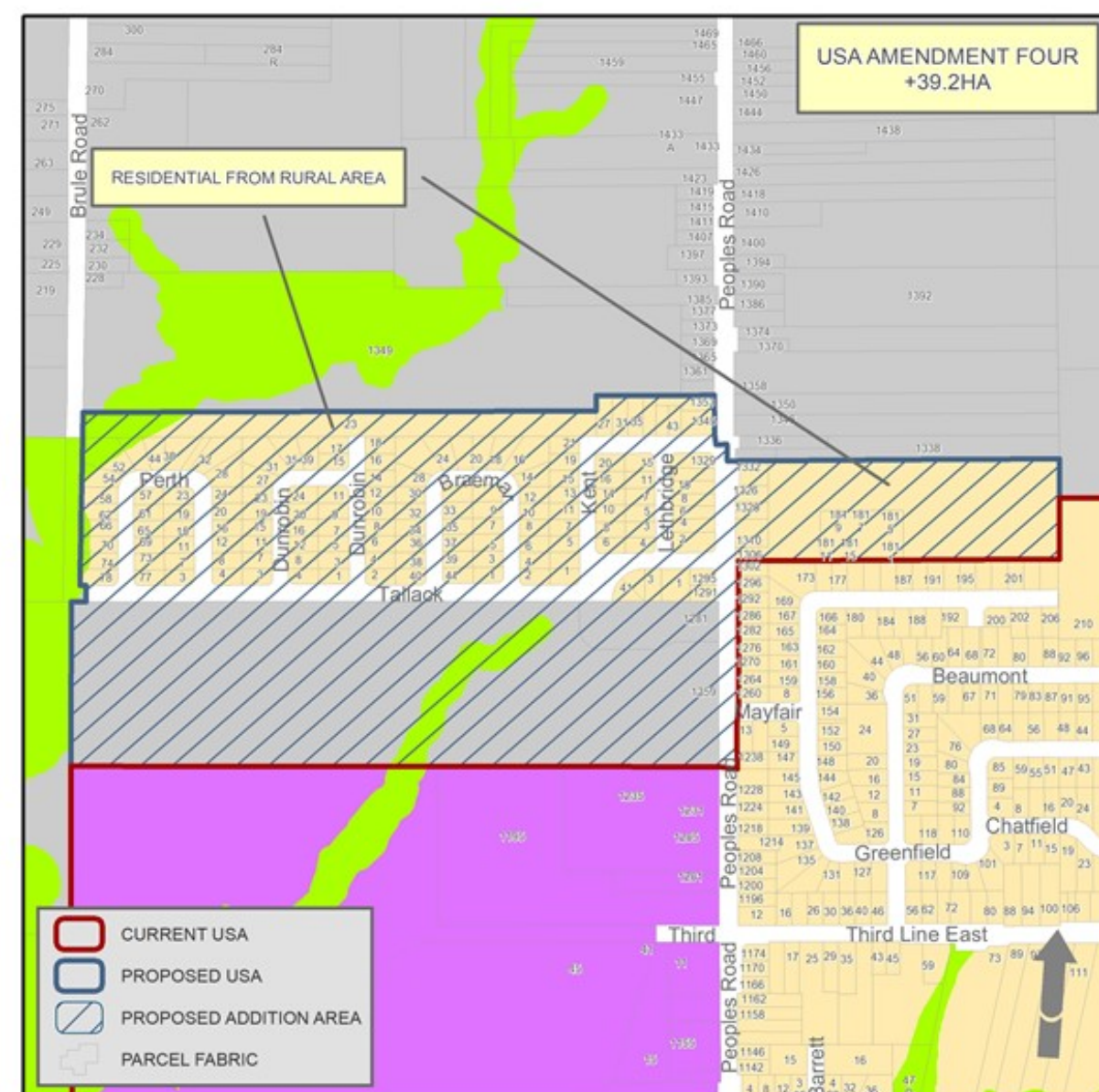
Old Garden River Road Area



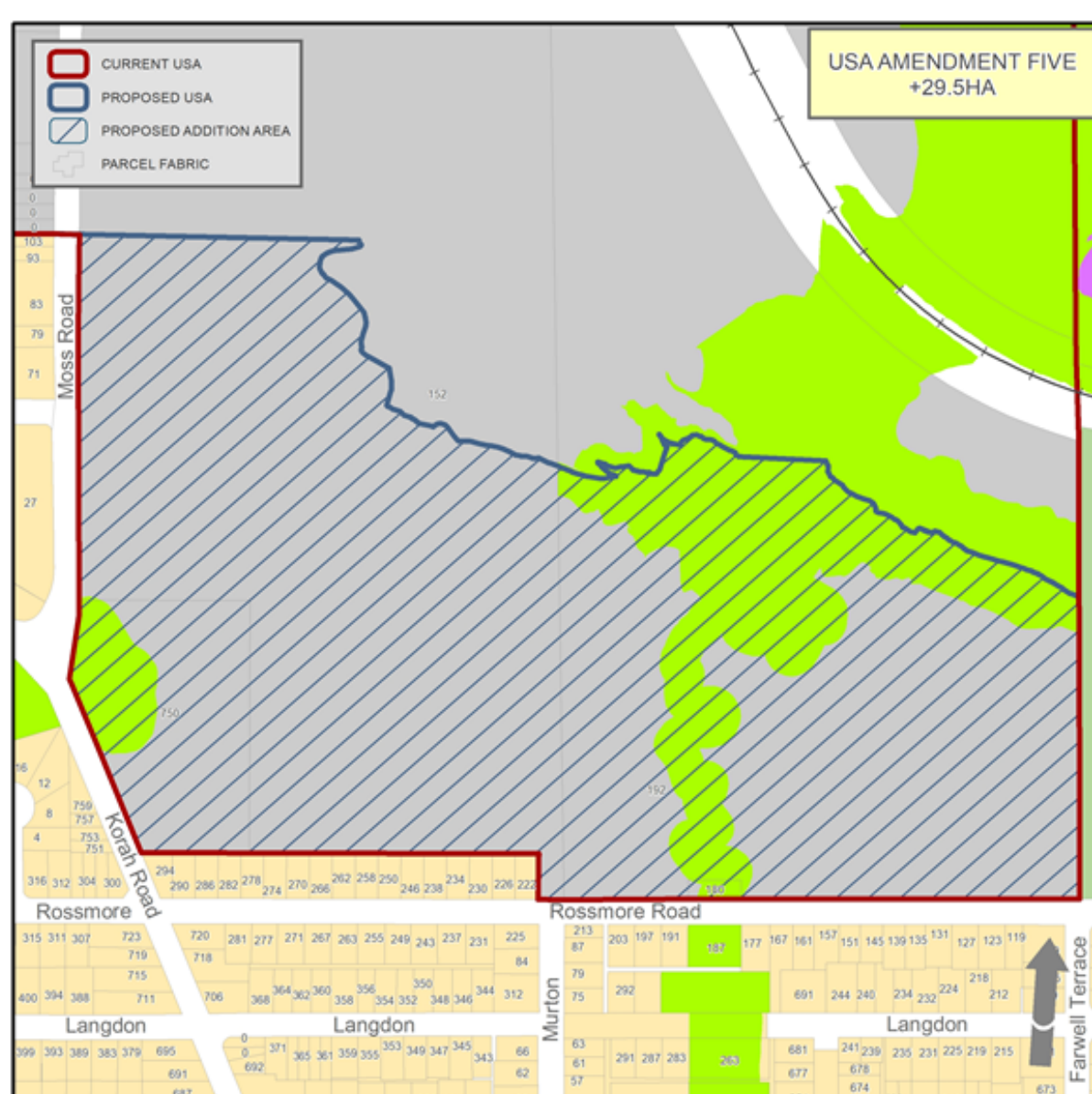
Third Line, East of Great Northern Road



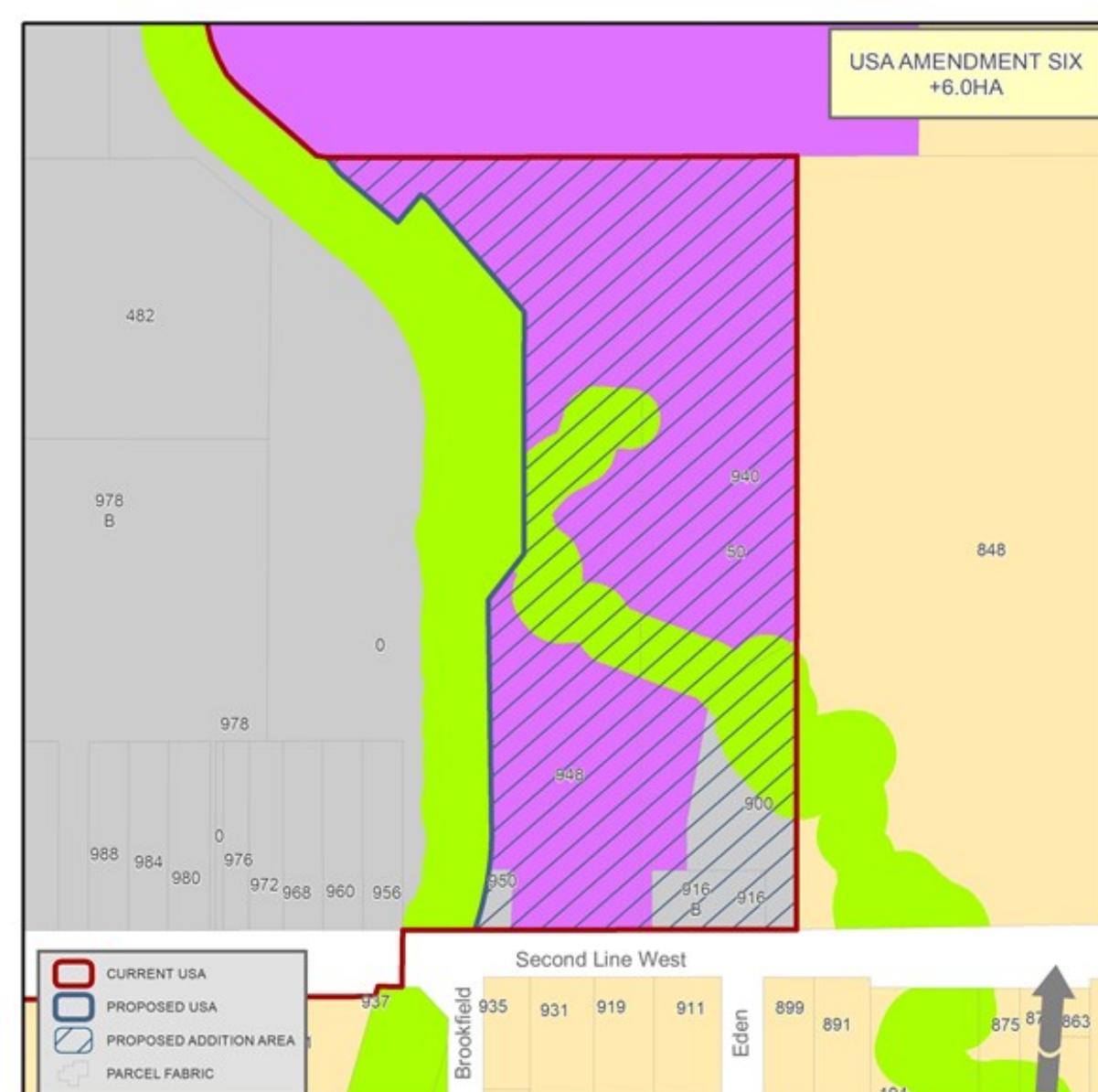
Third Line East and Old Goulais Bay Road



Peoples Road and Tallack Boulevard



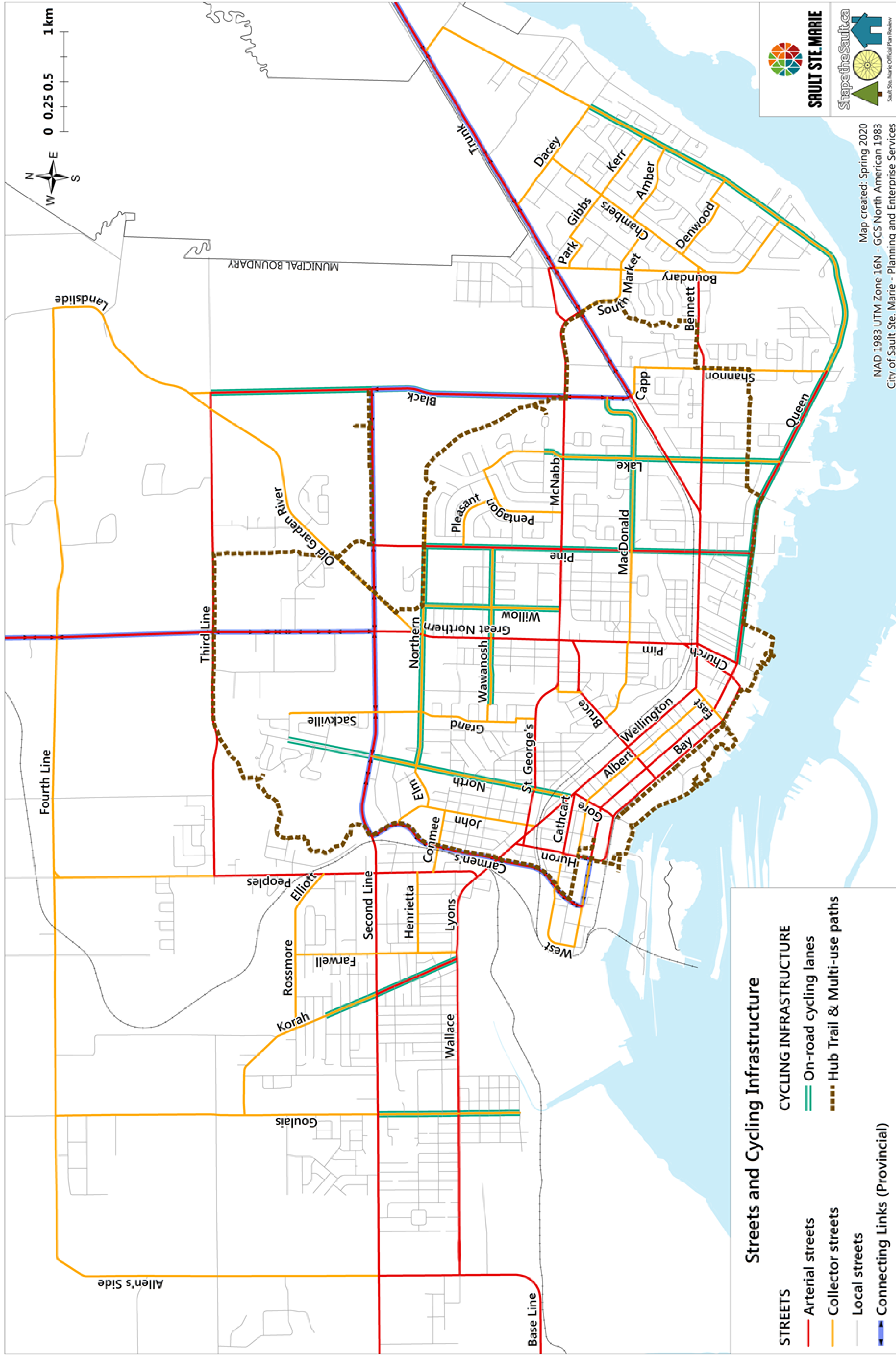
Garson's Farm and Rossmore Road



Second Line West and Bennett -West Davignon Channel.

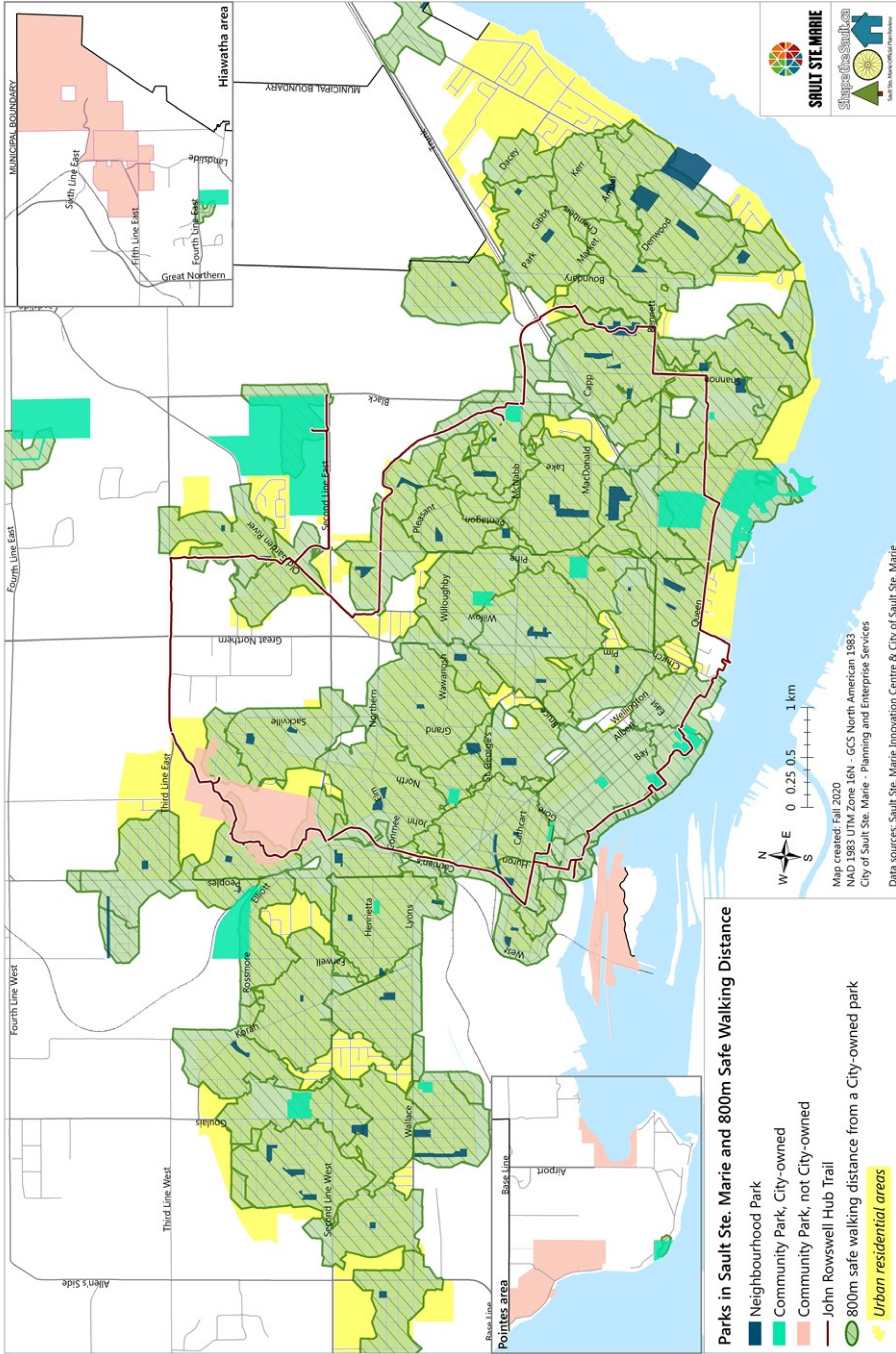


Map of Streets and Cycling Infrastructure in Sault Ste. Marie





# Parks in Sault Ste. Marie and Each City-owned Park's Immediate Service Area (800-metre Safe Walking Distance).





## Affordable Housing Policies

### Incentives and Flexibility for Affordable Housing

With the overall goal of encouraging and supporting the creation of additional affordable housing units, the City shall ensure that a minimum of 30% of all dwelling units throughout the community are affordable by:

Providing incentives for the provision of affordable housing.

Developing a local affordable housing strategy, and conducting ongoing monitoring on affordability levels.

Supporting a mixture of housing types.

Supporting the creation of Accessory Dwelling Units, innovative housing design, and alternative development standards (e.g. tiny homes, reduced lot frontages, setbacks, parking requirements).

Maintaining an understanding of funding opportunities for the creation of affordable housing and assisting applicants in accessing such funding, and working with non-profit stakeholders that provide affordable and supportive housing units.

Prioritizing the processing of affordable housing development.

Making Municipally owned lands available for affordable housing.

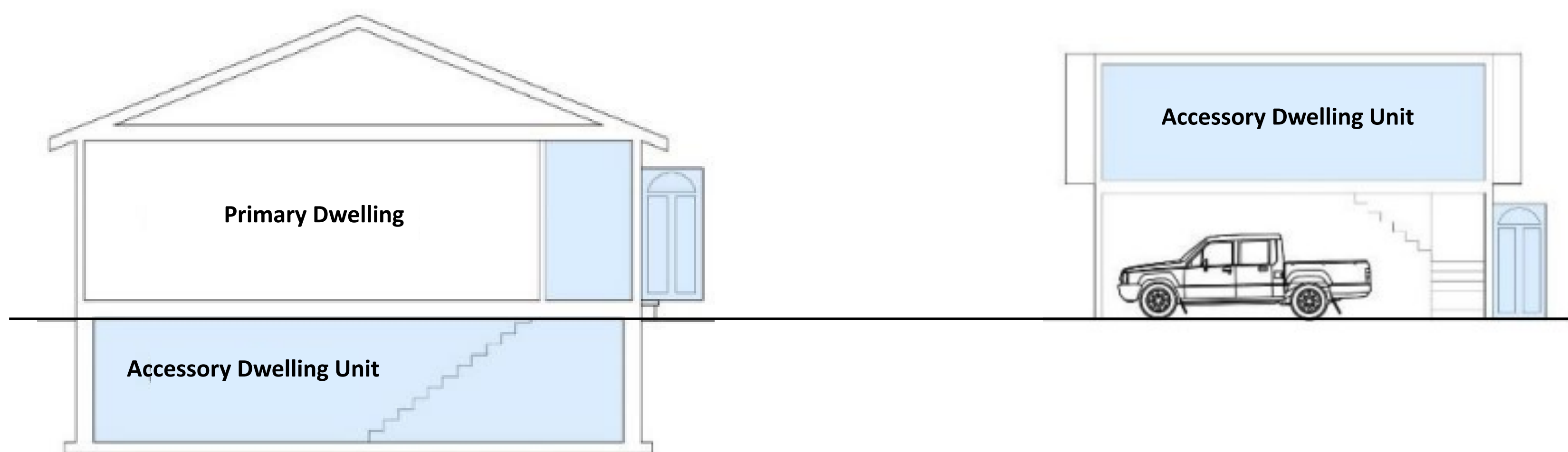
Giving preference to locating major new residential developments with affordable units within walking distance of amenities such as public transit, grocery stores, parks and other public services.



## Affordable Housing Policies

### Accessory Dwelling Units:

Accessory Dwelling Units (ADUs) supports the provision of affordable housing. They are often affordably priced, while at the same time offering income generating opportunities for home owners. A maximum of 2 per lot is proposed.



### **Triplexes and fourplexes proposed to be permitted in more areas of the city:**

For the downtown area, reduced standards will apply.

	Triplex	Fourplex
Proposed Zones	R2, R3, R4, R5	R3, R4, R5
Minimum Lot Size	540 sq. m.	660 sq. m.
Frontage	18m	20m
Front Yard Setback	7.5m	7.5m
Interior Side	4m, 1.2 - 1.8m	4m and 1.2 - 1.8m
Exterior Side Yard	4.5m	4.5m
Rear Yard	10m	11m
Maximum Lot Coverage	40%	40%
Maximum Height	2 storeys	2 storeys
Parking requirement	1 per dwelling unit.	1 per dwelling unit. Must be located in rear yard.



## Rural Residential Development

**Provincial policy limits rural residential development.**

**To align with policy that encourages growth within the urban area, it is recommended that no more than 10% of all new housing starts be located in the rural area - this is projected to be 357 units over the life of the Plan (21 units annually for 17 years).**

**Overall, it is projected that 3,500 dwelling units will be needed between 2021 and 2038 to meet population projections.**

**Rural residential development has historically accounted for 25% of all new residential development.**

**Recent calculations have identified 839 vacant, rural residential lots - how can we manage growth and redevelopment of these lots?**

### **Option 1**

Continue with existing policy of:

- no rural estate subdivisions and,
- rural lot severance of no more than 2 + remnant.

### **Option 2**

Increase severance limits, but maintain restriction on rural estate subdivisions.

### **Option 3**

Permit rural estate subdivisions to a limit of no more than 10% of all new housing starts, and maintain existing severance limits.