

LAND USE – High Level Goals

Separate **incompatible** uses and group **compatible** uses.

Support the **adaptive reuse** of existing buildings.

Encourage **mixed residential neighbourhoods** with community, recreational and commercial amenities.

Promote **infill development** across all land use categories.

Ensure the long term **viability of existing employment areas**.

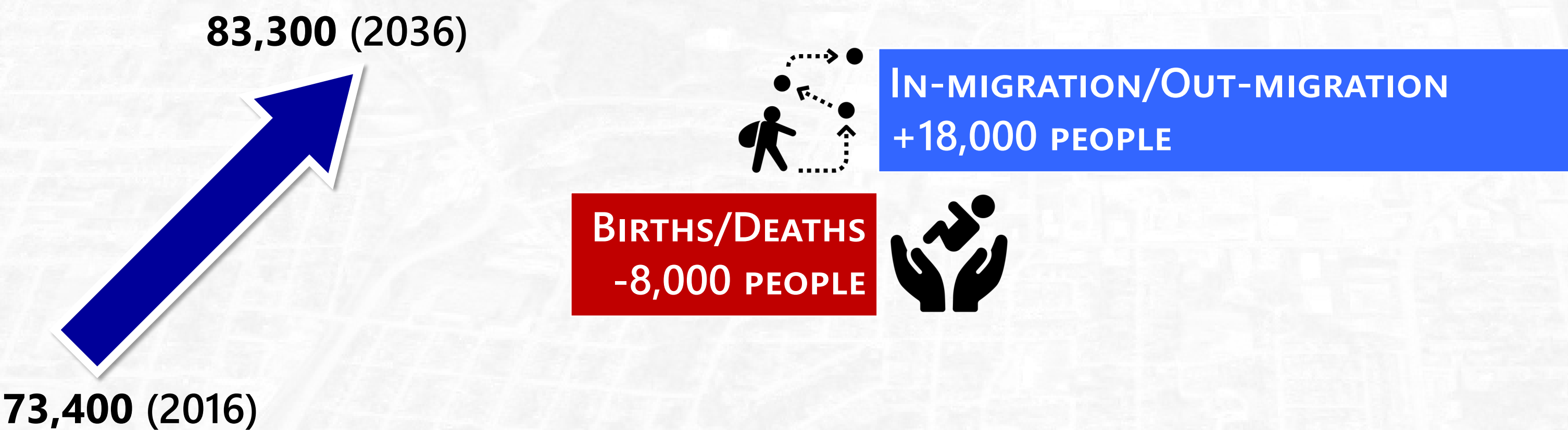
Preserve the existing **character of the Rural and Precambrian Uplands** areas.

Implement **appropriate land use flexibilities** to facilitate adaptation to emerging development trends.

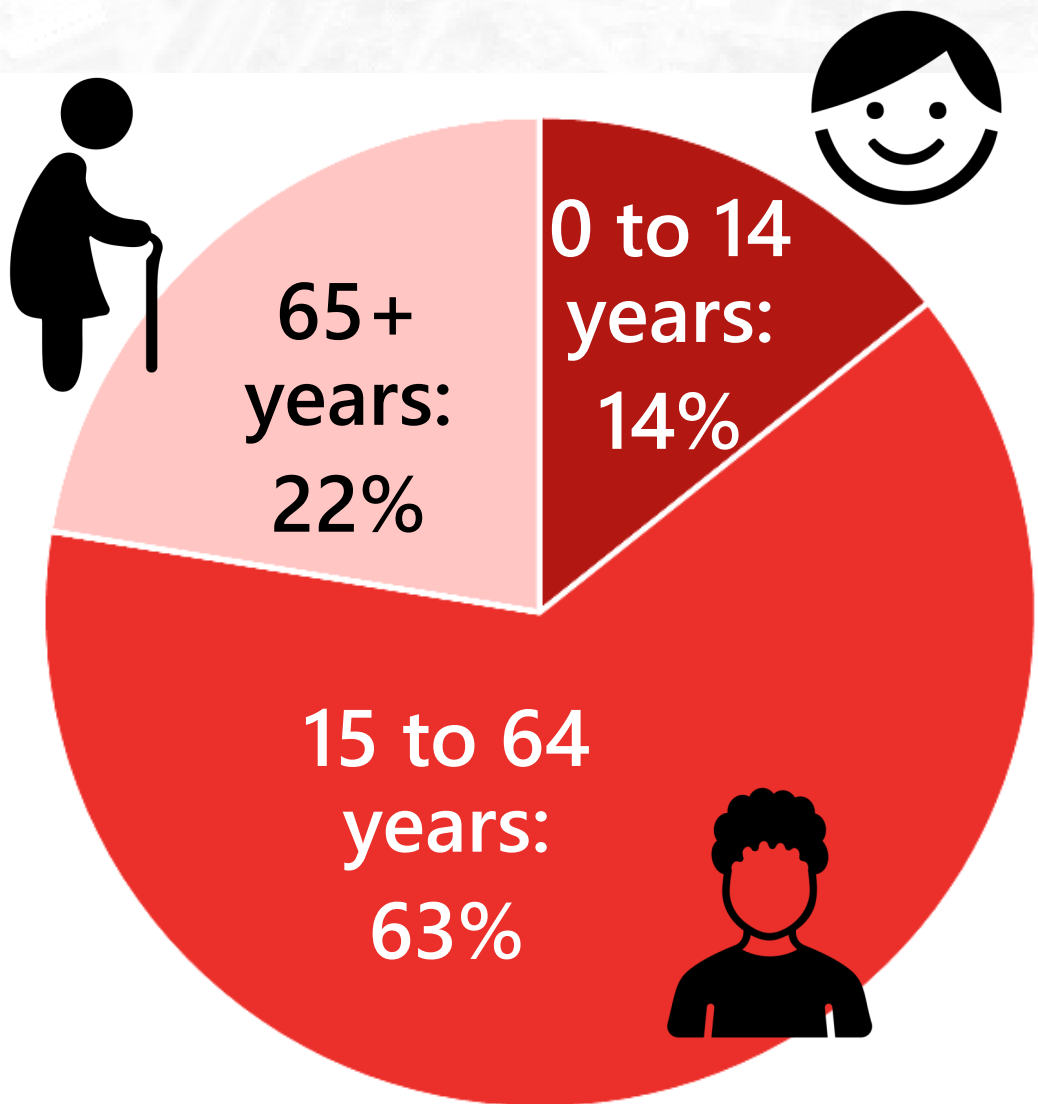
Protect **environmentally sensitive lands** such as wetlands, and prepare for the impacts of **climate change**.

20-Year Population Projections

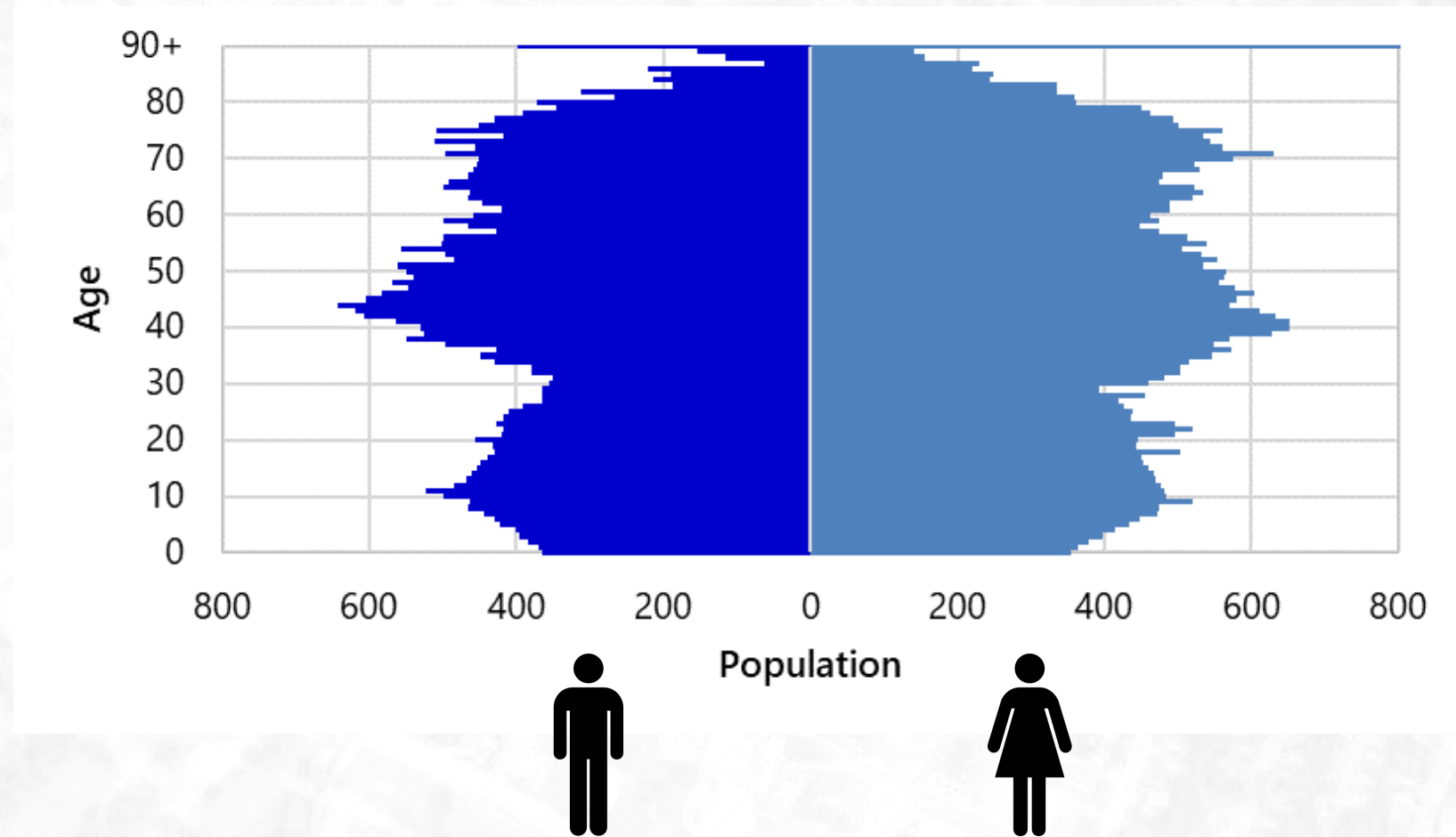
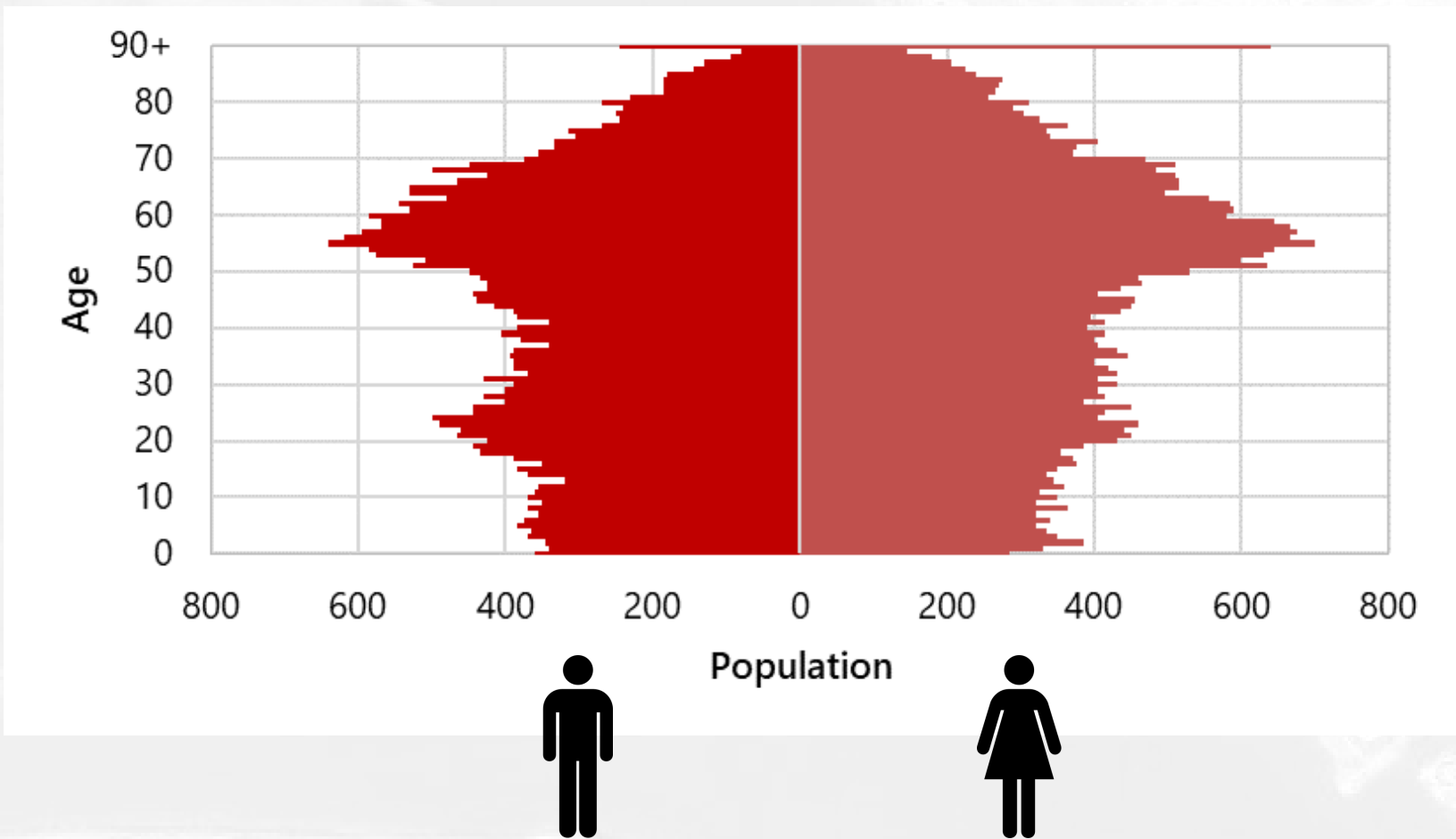
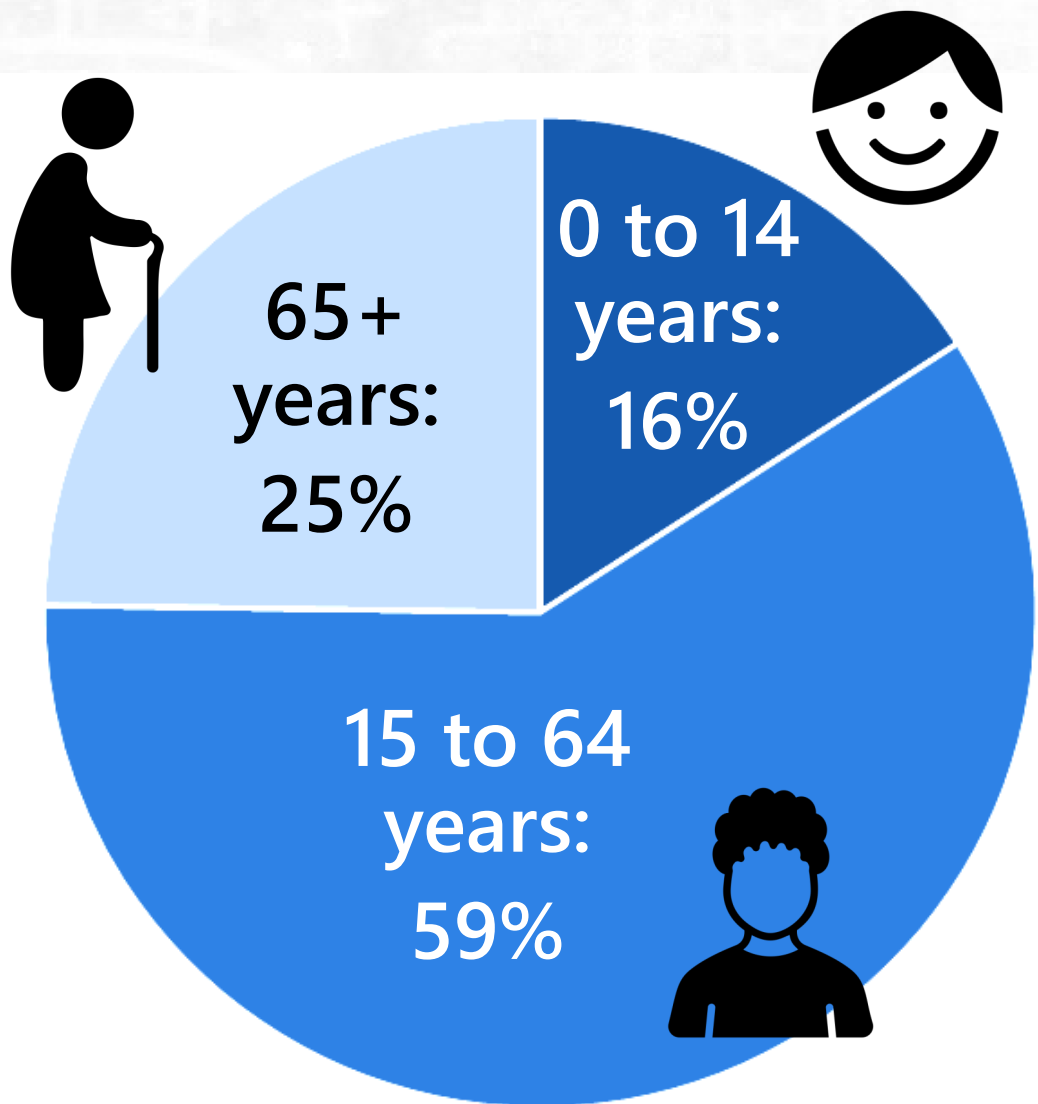
The Sault will grow by almost 10,000 people, primarily from people coming and settling down here to fill new jobs and replace retiring Baby Boomers.



POPULATION DISTRIBUTION, 2016 CENSUS



POPULATION DISTRIBUTION, 2036 PROJECTED



20-Year Employment Projections

Health and social services will continue as the top employer in the Sault. Manufacturing jobs will drop slightly but still be one of the top sectors.

TOP SECTORS, 2016 CENSUS

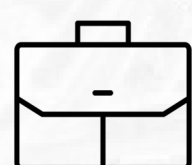
- 1) Health and social services
- 2) Retail trade
- 3) Manufacturing
- 4) Accommodation and food
- 5) Government

TOP SECTORS, 2036 PROJECTED

- 1) Health and social services
- 2) Retail trade
- 3) Manufacturing
- 4) Accommodation and food
- 5) Education



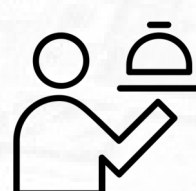
HEALTH AND SOCIAL SERVICES
+1,200 JOBS



BUSINESS SERVICES
+1,100 JOBS



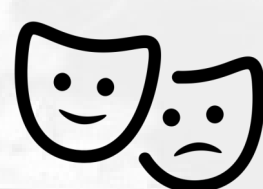
CONSTRUCTION
+700 JOBS



ACCOMMODATION AND FOOD
+600 JOBS



PROFESSIONAL, SCIENTIFIC, TECHNICAL SERVICES
+600 JOBS



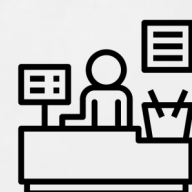
ARTS, ENTERTAINMENT, RECREATION
+600 JOBS



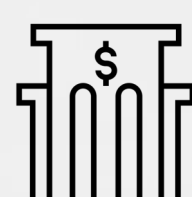
EDUCATION
+600 JOBS



WHOLESALE
+200 JOBS



RETAIL
+200 JOBS



FINANCE
+200 JOBS

MANUFACTURING
-300 JOBS



36,900 (2036)

31,000 (2016)

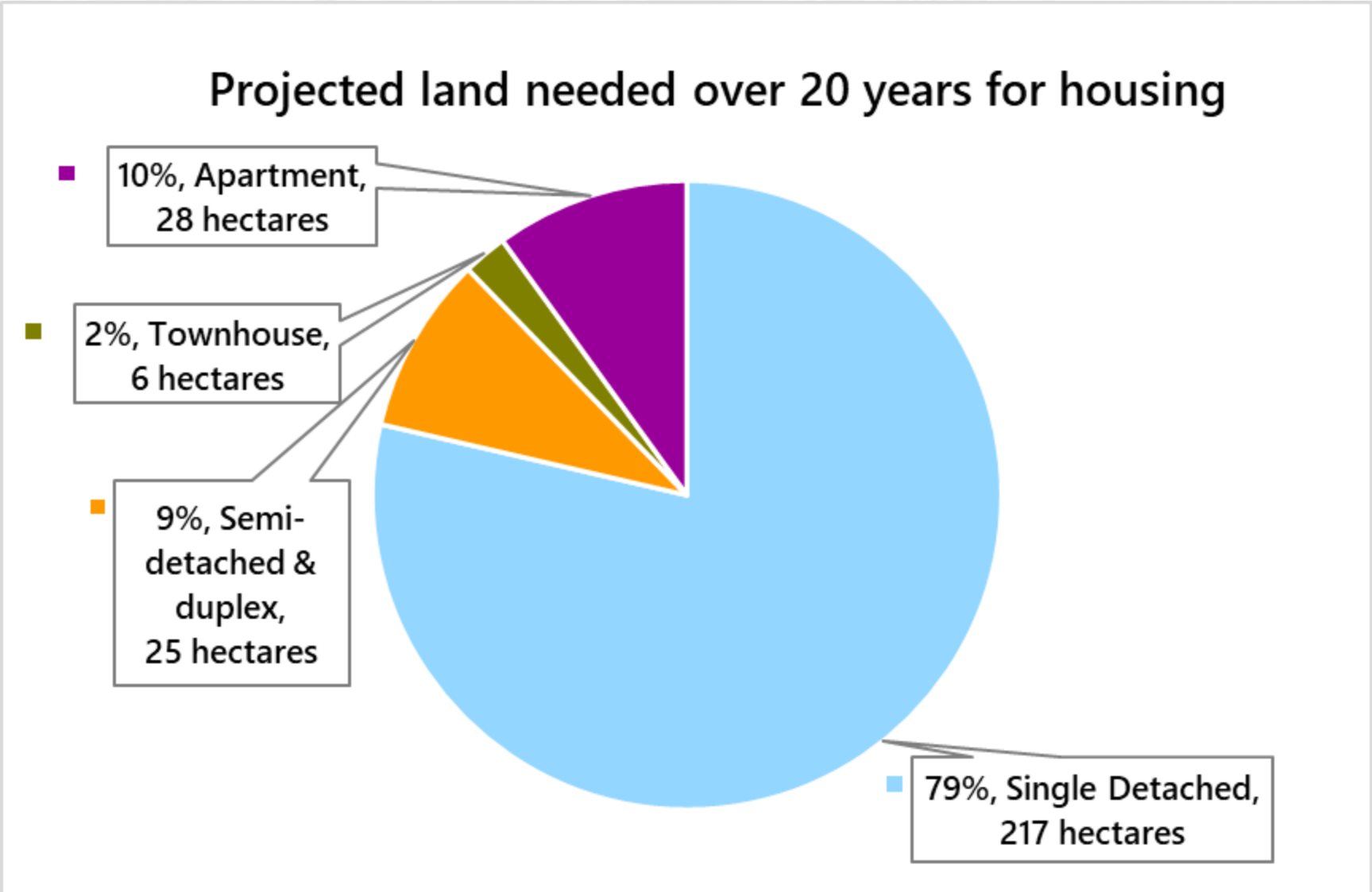
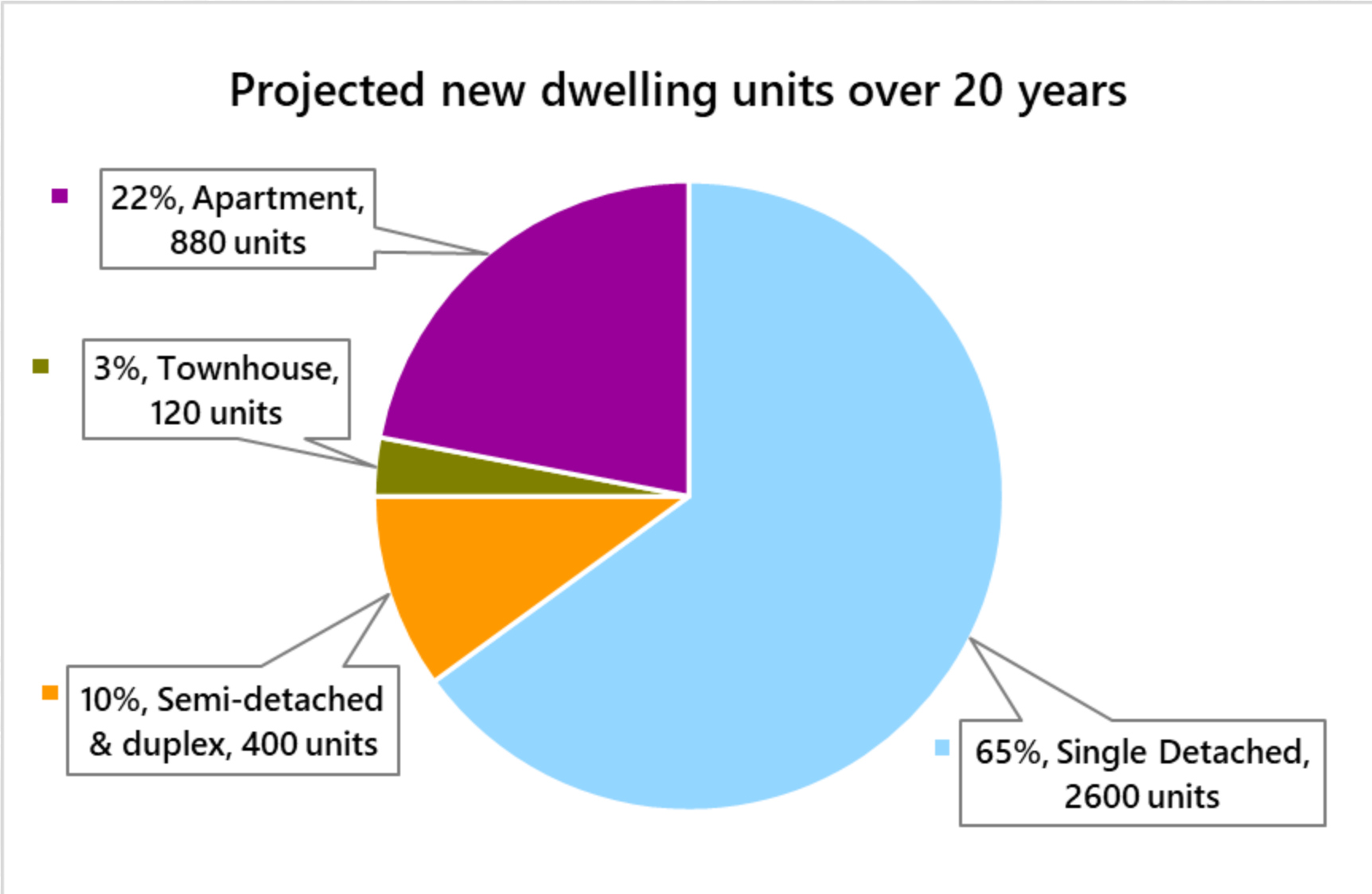
TOTAL CHANGE:
+6,000 JOBS (approx.)

Note: Other sectors change by approximately 100 jobs or less.

Land Needs for Residential Uses

There is enough vacant urban land to accommodate our projected population growth. No expansion of the Urban Settlement Area is needed.

Housing type	Single Detached	Semi-detached & duplex	Townhouse	Apartment	TOTAL
Projected new housing mix <i>Based on current housing mix in SSM.</i>	65%	10%	3%	22%	100%
Projected housing mix by units	2600	400	120	880	4000
Typical gross density in SSM <i>Dwelling units per hectare or acre.</i>	12/ha (5/ac)	16/ha (6.5/ac)	19/ha (8/ac)	32/ha (13/ac)	
Gross land demand (includes roads)	217 ha	25 ha	6 ha	28 ha	276 ha



Land needed: 276 hectares

Vacant land available: 321 hectares

TOTAL: 45 HECTARES SURPLUS (111 ACRES)

Note! Given the trend towards greater demand for denser types of housing (apartments and townhouses), the Sault will likely need even less land for new housing than projected.

Proportion of new housing units created (CitySSM building permit data)		
	2000-2009	2010-2019
Single Detached	83%	51%
Semi-detached & duplex	7%	5%
Townhouse	0%	8%
Apartment	10%	36%

Land Needs for Employment Uses

The Sault has more than enough land for new industrial development.
There is a deficit of land specifically designated for commercial and institutional uses, but those uses can often be accommodated on other lands.



20-year **RETAIL** space demand: 600,000 sq.ft.

- Approx. 200,000 sq.ft. can be met by reusing existing vacant retail floor space, which represents ~60% of SSM's vacant retail floor space from 2011 to 2017.

New **NON-RETAIL COMMERCIAL** jobs: 3,000 – e.g. business services, professional and scientific services, finance and real estate, accommodation, arts and entertainment.

Village Media



New floor space needed: 400,000 sq.ft.
(= 15 hectares of land)

Land needed: 105 hectares

Vacant land available: 46 hectares

TOTAL: 74 HECTARES DEFICIT (183 ACRES)



New **INDUSTRIAL** jobs: 800 – e.g. construction, wholesale trade, manufacturing, transportation and warehousing, utilities.

Land needed: 110 hectares

Vacant land available: 543 hectares

TOTAL: 433 HECTARES SURPLUS (1,070 ACRES)



New **INSTITUTIONAL** jobs: 1,800 – e.g. health and social services, education.

Land needed: 52 hectares

Vacant land available: 12 hectares

TOTAL: 40 HECTARES DEFICIT (99 ACRES)

Regional Parks and Open Space

REGIONAL PARKS

Applies to lands occupied by major public parks and recreational areas that serve residents living across the whole city.

Includes:

- **Signature City parks** such as Bellevue Park and Clergue Park.
- **Conservation areas** such as Hiawatha Highlands and Fort Creek.
- **Community centres** such as the John Rhodes Community Centre and Northern Community Centre.
- **Other major sports and recreation facilities** such as Manzo and Greco Pools, North Street Park, Esposito Park Pump Track, Penhorwood Park Disc Golf course and Rosedale Park Ultimate Frisbee fields.

The **REGIONAL PARKS** designation is intended to give designated lands long-term protection for public use. In contrast with neighbourhood-level parks, a Regional Park acts as a destination for residents city-wide.

Permitted types of uses:

- Recreation uses.
- Conservation uses.
- Community cultural uses.



Rosedale Park

OPEN SPACE

Applies to lands consisting of open, green or undeveloped space that are either:

- privately-owned, or
- publicly-owned but not traditionally considered or purposed as park space.

Includes:

- The two identified **Provincially Significant Coastal Wetlands** – Shore Ridges (beyond the specific Conservation Area) and the Big Carp & Little Carp Rivers wetland.
- **Environmentally sensitive & natural hazard lands** such as ravines, creeks, flood control channels and significant slopes.
- **Golf courses** such as Sault Ste. Marie Golf Club and Crimson Ridge.
- **Buffers** – specifically, around the Manitou Park neighbourhood and around the east end wastewater treatment plant.

The **OPEN SPACE** designation is intended to give designated lands a good level of protection for their existing functions, though they will not necessarily remain as open space indefinitely (except for the **Provincially Significant Coastal Wetlands**).

Permitted types of uses:

- Recreation uses.
- Conservation uses.
- Uses permitted on surrounding lands – subject to approvals.

DOWNTOWN

Applies to all lands that are located within the defined Downtown, bounded generally by:

- the former hospitals to the east
- Huron Street and the former St. Marys Paper property to the west
- the Canadian Pacific Railway to the north
- the St. Marys River to the south

The intent for the Downtown remains the same as outlined in the City of Sault Ste. Marie **Downtown Strategy** approved in 2016.

Permitted types of uses:

- Any use except industrial use.
- All types of residential dwellings are permitted, but they cannot be apartments located on the ground floor of commercial buildings fronting onto Queen Street or Gore Street.

THE 6 KEY DIRECTIONS FOR SAULT STE. MARIE'S DOWNTOWN (DOWNTOWN STRATEGY, 2016)

Preserve
Downtown as the
commercial,
administrative and
cultural core.

Develop
a vibrant
residential
neighbourhood.

Ensure
strong, cohesive
leadership and
collaborative
action.

Facilitate
beautiful streets
and open spaces.

Encourage
active use of
Downtown
spaces.

Enhance
mobility, linkages
and connectivity.

Employment Lands (1)

"Employment lands" are lands where the bulk of jobs in Sault Ste. Marie are located. They include lands to be designated as: Commercial, Industrial, Mixed Employment, Institutional, Downtown and Airport Employment Lands.

COMMERCIAL

Applies to lands outside the Downtown intended for all types of commercial uses.



Commercial uses whose target market is at the city-wide scale rather than the neighbourhood scale are intended to be located in lands designated **COMMERCIAL**, **DOWNTOWN** and **MIXED EMPLOYMENT**. Whereas commercial uses that are permitted in lands designated **RESIDENTIAL** are only those that are neighbourhood-oriented, such as corner stores and personal services.

For retail developments – Proposals of new retail development in excess of 4,000m² (43,000 sq.ft.) on land not designated **COMMERCIAL** or **DOWNTOWN** must include a market study to assess impact on existing commercial areas, to ensure that existing areas will continue to be viable.

For office developments – Construction of major office buildings outside of the Downtown is discouraged and new office buildings are encouraged to locate in the Downtown. Specifically, new office space outside the Downtown in excess of 700m² (7,500 sq.ft.) is prohibited unless it is either:

- accessory to a main use permitted by the property's zoning,
- used for medical purposes, or
- a conversion of an existing building.

Permitted types of uses:

- All types of commercial uses.
- Higher-density residential uses (apartments) – subject to zoning.
- In general, uses that represent appropriate **adaptive reuse of existing buildings** will be supported.

Employment Lands (2)

"Employment lands" are lands where the bulk of jobs in Sault Ste. Marie are located. They include lands to be designated as: Commercial, Industrial, Mixed Employment, Institutional, Downtown and Airport Employment Lands.

INDUSTRIAL

Applies to lands intended for large or heavier scale industrial uses.

Includes:

- Lands occupied by Sault Ste. Marie's **major industrial employers**.
- Lands considered "**Investment Ready**" – these are vacant, easily-serviced lands that the City can market and promote when attracting employers to locate to Sault Ste. Marie.
- **Utility and infrastructure facilities**, such as railyards, the power generating station on the Sault Canal and wastewater treatment plants.

Permitted types of uses:

- All types of industrial uses – whether light, medium or heavy industrial.
- Limited commercial retail uses.



Sault Multimodal Terminal (Cathcart St)

MIXED EMPLOYMENT

Applies to smaller industrial lots that can be purposed for a wider range of uses.

This new designation allows the City to use our current industrial land surplus to make up for the projected commercial land deficit.

In many cases, these lands are located in close proximity to established residential neighbourhoods. Allowing uses that aren't strictly industrial on these lands, with appropriate buffering and landscaping, can help create a more appealing and appropriate neighbourhood edge.

Includes:

- White Oak Drive East.
- The west side of Black Road between Trunk Road and McNabb Street.
- Cathcart Street and West Street in the James Street area.
- Second Line East between Sackville Road and Old Garden River Road.

Permitted types of uses:

- Lighter industrial uses, such as warehouses, industrial offices and small production & manufacturing shops.
- All types of commercial uses.

Employment Lands (3)

"Employment lands" are lands where the bulk of jobs in Sault Ste. Marie are located. They include lands to be designated as: Commercial, Industrial, Mixed Employment, Institutional, Downtown and Airport Employment Lands.

INSTITUTIONAL

Applies to lands outside the Downtown occupied by large public and quasi-public uses, other than recreational uses.

Includes:

- **Post-secondary schools** – Algoma University and Sault College.
- **Secondary schools** – St. Mary's College, Korah, Superior Heights, White Pines.
- **Large "super" elementary schools**, such as St. Basil, Holy Cross, Boreal, F.H. Clergue and Notre-Dame-du-Sault.
- **Health care facilities** – Sault Area Hospital, Group Health Centre and retirement homes.
- **Emergency services** – police stations and fire stations.
- **Other major public or non-profit uses**, such as the International Bridge Plaza, the Armoury, the government forestry research centres, the Huron-Superior school board offices and the YMCA.

Permitted types of uses:

- Any use that is of a public, non-profit or quasi-public nature, similar to all of the uses listed above.

AIRPORT EMPLOYMENT LANDS

Applies to the lands owned by the Sault Ste. Marie Airport Development Corporation.

Permitted types of uses:

- Airport and its related uses.
- Commercial and industrial uses that require proximity to the airport.
- Runway Park.



Sault Ste. Marie Airport

RESIDENTIAL

Applies to all lands within the Sault's **Urban Settlement Area** that are not otherwise designated.

No changes to the Urban Settlement Area boundaries are proposed.

The **RESIDENTIAL** designation is intended primarily for residential uses, but also allows for a range of other uses that can serve as neighbourhood-oriented amenities or uses that contribute to a "complete neighbourhood".

Uses that represent appropriate **adaptive reuse of existing buildings** will be supported, such as reusing vacant schools for apartments.

Permitted types of uses:

- Residential uses – all types of dwellings.
 - ⇒ Includes homes for both rental and ownership.
 - ⇒ Includes **accessory dwelling units – second units and **NEW** third units** (e.g. basement apartments, garage suites, coach houses).
- Neighbourhood-oriented commercial uses, such as corner stores, pharmacies, food services, clinics and personal services.
- Neighbourhood parks.
- Suitable institutional uses, such as neighbourhood schools, nursing homes and other care facilities.
- Churches and other places of worship.
- Other appropriate uses that fit well within residential areas.



Shannon Road neighbourhood

ACCESSORY DWELLING UNITS: Second Units and Third Units

An **accessory dwelling unit** is a self-contained dwelling unit that is accessory to a primary dwelling unit located on the same lot. Common examples are basement apartments, garage suites and coach houses.

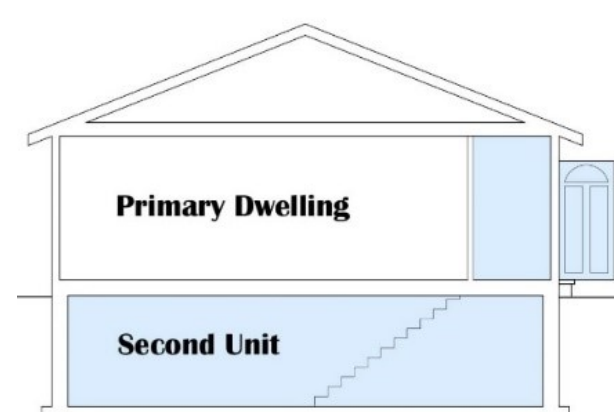
As required by Provincial legislation, currently (since April 2019), **Second Units** are permitted for single detached, semi-detached and townhouse dwellings – with a maximum of one accessory dwelling unit per lot.

In September 2019, the Province further amended the Planning Act to require municipalities to authorize “additional residential units” – specifically, to permit one additional residential unit within the primary building AND another additional residential unit within an accessory building. **This means a total of three dwelling units on the same lot – one primary unit and two accessory units.**

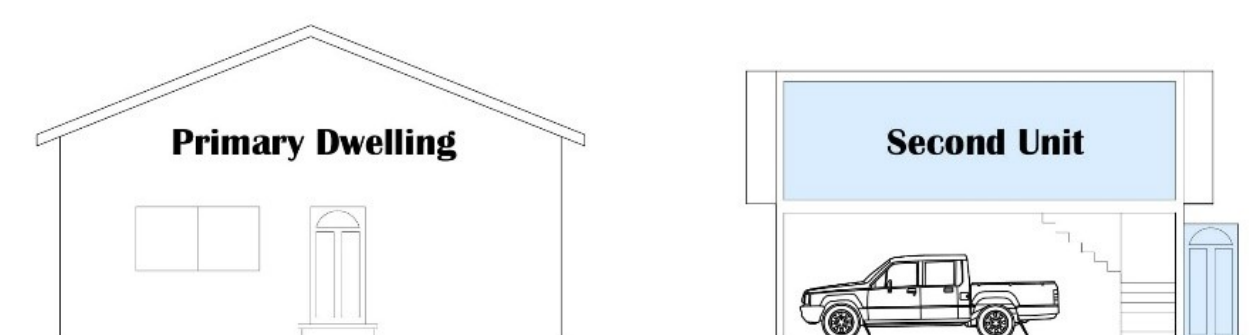
The new Official Plan will need to comply with the Planning Act and permit these “**Third Units**”. We will update Zoning By-law regulations accordingly after the new Official Plan has been adopted.

Examples of Accessory Dwelling Units

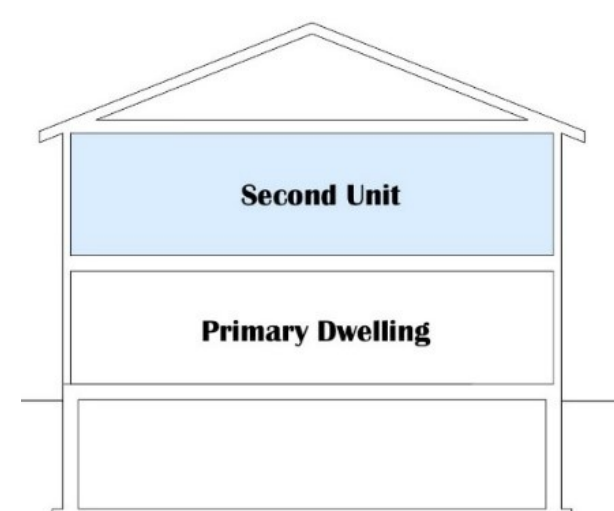
Basement Apartment
(Within/Joined to Main Building)



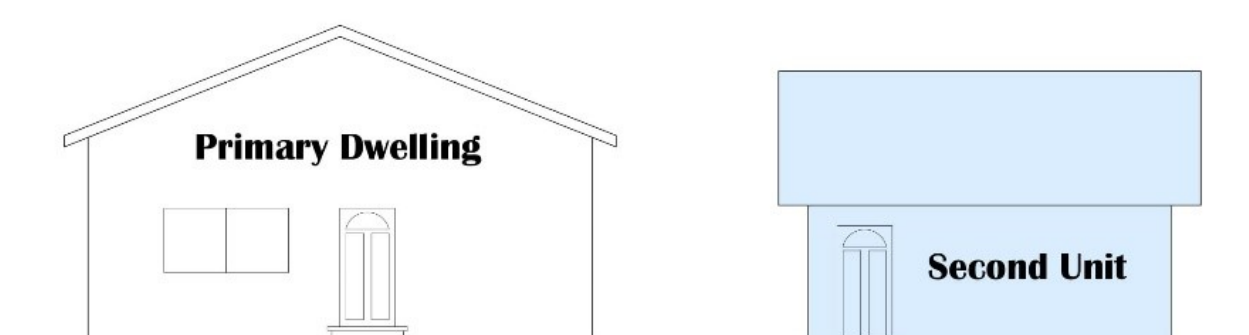
Garage Suite
(Part of an Accessory Building)



Second Floor Apartment
(Within/Joined to Main Building)



Coach House
(Standalone Accessory Building)



Note: Illustration only – not all types represented.

The lands outside of the Sault's Urban Settlement Area are primarily comprised of lands to be designated as Aggregate Extraction, Precambrian Uplands, Rural Area and Airport Employment Lands.

AGGREGATE EXTRACTION

Applies to the lands which have been identified to contain **mineral aggregate resources (sand and gravel)**.

Uses in these lands are subject to regulations related to the protection of groundwater.

Permitted types of uses:

- Aggregate extraction.
- Municipal landfill.
- Limited residential uses – single detached dwellings on existing lots only.

PRECAMBRIAN UPLANDS

Applies to all lands **north of the Shield Line**, defined by the first outcroppings of the bedrock of the Precambrian Uplands.

This is an area that we want to provide strong protection due to its environmental functions and sensitivity. **Aggregate extraction is not recommended to be permitted in the Uplands at this time.**

Permitted types of uses:

- Conservation uses.
- Limited other uses that have no negative environmental impacts, such as maple syrup harvesting.

RURAL AREA

Applies to all rural lands outside the Urban Settlement Area not otherwise designated.

Lot severance and limited rural residential policies approved in 2014 for Rural Area lands will remain the same:

- New un-serviced estate residential subdivisions are not permitted.
- The further development of Rural Area lots shall be limited to the creation of two new lots plus the remnant (the retained parcel).

For properties that are in the **Farm Property Class Tax Rate Program**, accessory uses will be permitted that demonstrably do not impair the primary use of those properties for agriculture. These can include uses such as agricultural processing (though not for livestock), retail of agricultural products and local crafts, event hosting, bed & breakfasts and storage facilities.

Permitted types of uses:

- Agricultural uses, with limited non-agricultural accessory uses.
- Limited residential uses.
- Limited commercial and industrial uses, such as contractors' yards and salvage yards.

MINIMUM DISTANCE SEPARATION – FOR AGRICULTURAL USES

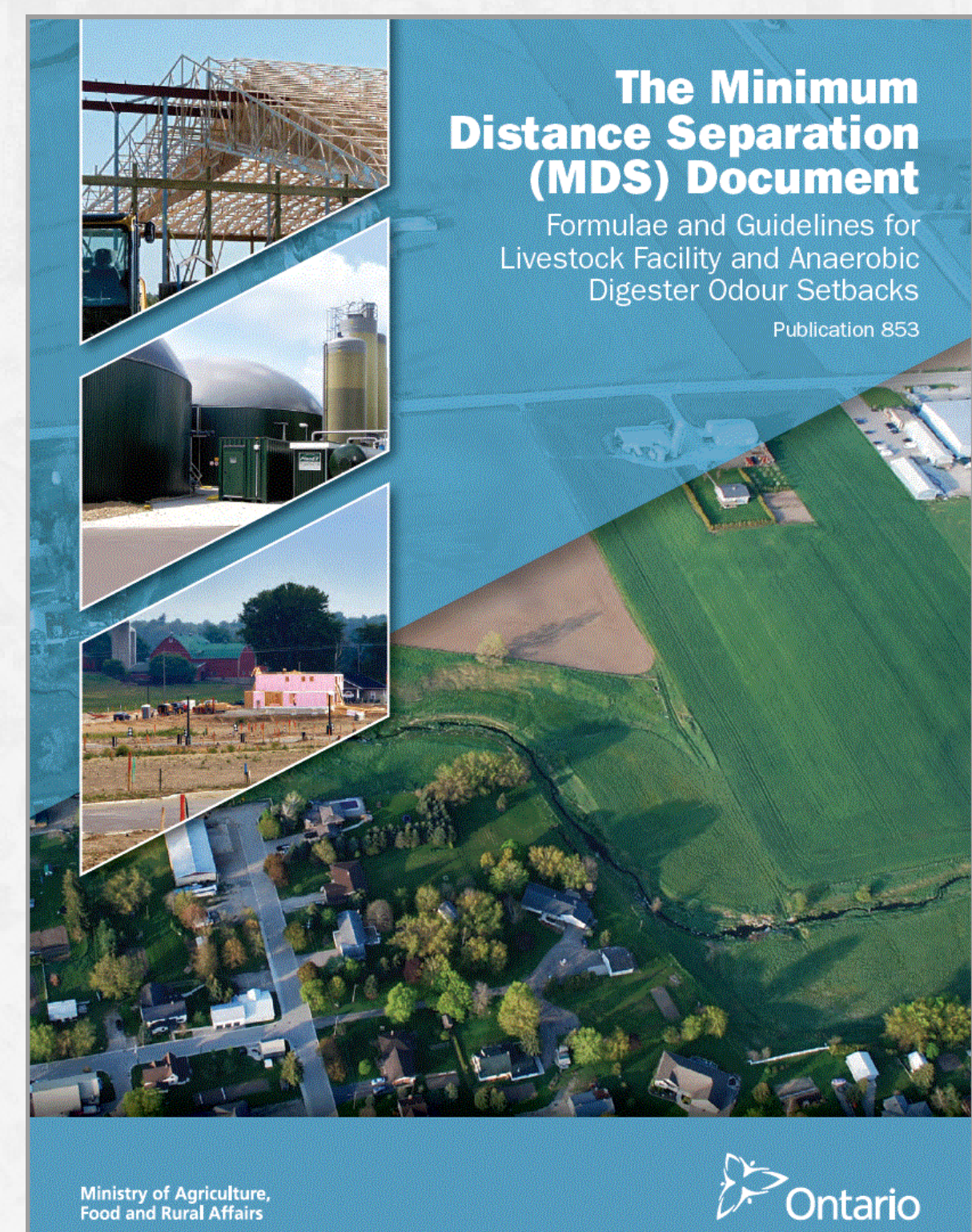
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) sets out **Minimum Distance Separation (MDS) Formulae** that dictate required setback distances between livestock facilities and surrounding land uses to address odour concerns. Municipalities must ensure new development and building construction comply with the MDS Formulae.

Minimum Distance Separation to/from agricultural uses is based on:

- Type of livestock housed.
- Number of livestock housed.
- Percentage increase in the size of the farm operation.
- Type of manure system and storage.
- Type of encroaching land use.

Land uses that are considered more sensitive (e.g. residential, commercial, institutional and recreational) require a larger separation from livestock facilities than less sensitive uses (e.g. industrial, agricultural, conservation).

The MDS requirements mean that the City must be cautious about permitting new rural residential development, since residential uses (and other sensitive uses) can effectively block surrounding rural lands from being used for livestock farming.



Enhancing Opportunities for Small-Scale Industries

Planning staff is exploring the idea of allowing low-impact industrial businesses to locate in more areas of the city. Benefitting businesses will have a significant artisan or office like character. Noise, odour, vibrations, conflicting aesthetics and other impacts that are associated with traditional industry are minimal to non-existent for these types of businesses. This strategy will expand the amount of accessible, affordable and suitable land for businesses to locate to.

Case 1: The Changing Landscape of Manufacturing

The Problem:

Advanced manufacturing technologies are more accessible and easier to use than ever before. As a result, municipalities are seeing a new generation of small, local makers and manufacturers. These include microbreweries, woodworkers and hardware start-ups.

Current policies classify many of these businesses as “industrial”.

Policy Solution:

Generating little to no impact would be small-scale manufacturing businesses utilizing 3D printers, computers, vinyl cutting equipment engaged in cooking, painting, sculpting, sewing or woodcarving hand tools. These types of businesses could potentially be permitted in a wider variety of areas, including commercial and even residentially designated areas.



Small-scale 3D printing studio can safely and without impact be embedded in non-industrial areas of the city.

Case 2: Expanding Opportunities for Skilled Trades Businesses

The Problem:

Current land use policy and zoning regulations take a “one size fits all” approach by classifying all contractor yards and builder establishments as industrial activities and sources of impact.

Current land use policies discourage these establishments beyond industrial areas, excluding them from potentially more affordable, convenient and suitable locations.

Policy Solution:

Policies should recognize the many types of contractor and builder establishments. The establishments that require no outdoor storage and can operate within an enclosed office or shop are likely more commercial than industrial in nature. These types of establishments should be permitted to locate in additional parts of the city, such as in commercial areas.



An electrical contractor sans contractor's yard exists in compatibility with residential and commercial neighbours.

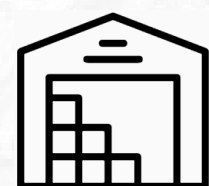
Compatibility Between Industrial Facilities and Sensitive Land Uses

As per provincial requirements, municipalities must adopt policies that prevent or minimize the encroachment of sensitive land uses upon industrial land uses and vice versa. These two types of uses are largely incompatible with each other.

A **separation distance** must be maintained between these two uses. The facility's emissions, size, production volume, and hours of operation determine just how wide this separation distance is. Typically up to 1 kilometer in length, **the more noxious the operation, the greater the distance.**



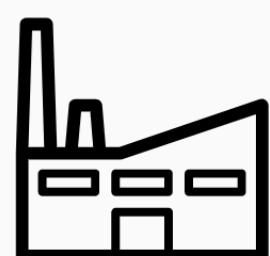
20 metres



Class 1 industrial use



70 metres



Class 2 industrial use



300 metres



Class 3 industrial use

Sensitive uses do not belong where industrial impacts are likely to be most intense - within the separation distance.

Sensitive land uses can include homes, hospitals, hotels, schools and more.

Major facilities such as airports, sewage treatment plants, rail infrastructure, resource extraction activities and the more traditional forms of industry such as manufacturing pose adverse effects which must be mitigated.

Policy takeaways:

New residential development is not permitted within an existing industrial facility's separation distance.

New industrial facilities are not permitted if an existing sensitive use will fall within the separation distance.

Policy does not apply if both uses are already existing.

Protecting sensitive land uses and ensuring industrial economic prosperity are key goals.



In absence of required separations, incompatible (and undesirable) neighbours may move in.