

SECOND UNITS

City of Sault Ste. Marie draft planning policies - Subject to change (February 2019)

Policies as required by the Province - *Planning Act, Section 16 (3)*

1. Permitted on lots with these primary dwelling types:
 - a. Single detached, semi-detached and multiple attached (townhouse).
 - b. Permitted in both urban and rural areas.

2. Permitted as part of accessory buildings and as standalone accessory buildings.

3. Maximum number
 - a. One Second Unit per lot.

Proposed policies specific to Sault Ste. Marie

4. Zone restrictions
 - a. Not permitted in Commercial zones, the REX - Rural Aggregate Extraction zone and the RP - Rural Precambrian Uplands zone.

5. Building regulations and Second Unit size

Type of Second Unit	Maximum Second Unit Size (Gross Floor Area)	Maximum Building Height	Required Setback Distances	Required Lot Frontage & Area, and Maximum Lot Coverage
Within Main Building	Not larger than existing dwelling unit.	Same as for <u>main</u> building.	Same as for <u>main</u> building - specific distances dependent on zoning.	Same as for <u>main</u> building - specific requirements dependent on zoning.
As part of an Accessory Building	Not larger than existing dwelling unit, to a maximum of: <ul style="list-style-type: none"> • 90m² (969ft²) in the <u>R1 - Estate Residential</u> and <u>RA - Rural Area</u> zones, • and 75m² (807ft²) in <u>all other zones</u>. 	6.0m	Same as for <u>accessory</u> buildings - specific distances dependent on zoning.	NOTE: Second Units are not permitted on existing lots that do not have the required lot frontage and area.
As a standalone Accessory Building		1 storey	Same as for <u>accessory</u> buildings - specific distances dependent on zoning.	

6. Parking for the Second Unit
 - a. One additional space.
 - i. Excluding 'The Downtown', where an additional parking space is not required.
 - b. Stacked parking is permitted.
 - c. Parking in a required front yard is prohibited.
 - i. Excluding 'The Downtown' (but as noted, 1 additional space is not required).

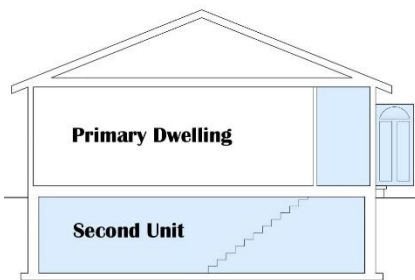
7. Exterior and façade
 - a. Any changes to the exterior of the primary building should be consistent with the character of the neighbourhood.

8. Water, sewer and construction requirements
 - a. Must meet all applicable Ontario Building Code, Fire Code, Electrical Code, Sault Ste. Marie PUC and Algoma Public Health standards.

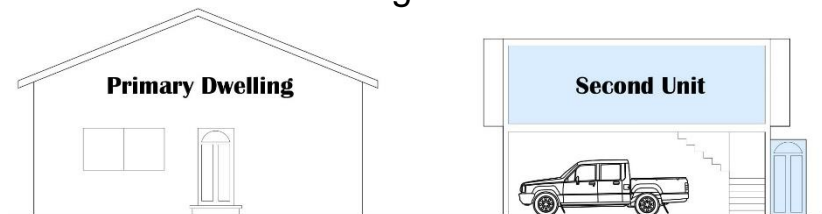
9. Outdoor amenity areas
 - a. No requirements.

10. Registration/Licensing
 - a. No requirements.

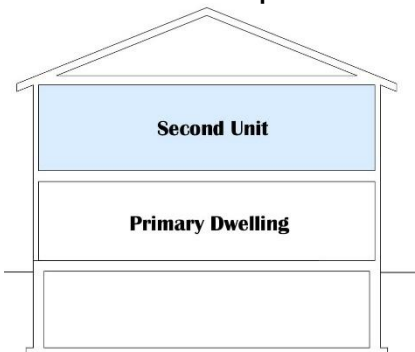
Basement Apartment



Garage Suite



Second Floor Apartment



Coach House

