

AGENDA
REGULAR MEETING OF CITY COUNCIL

2007 09 24

4:30 P.M.

COUNCIL CHAMBERS

1. ADOPTION OF MINUTES

Mover - Councillor B. Hayes

Seconder - Councillor L. Tridico

Resolved that the Minutes of the Regular Council Meeting of 2007 09 10 be approved.

**2. QUESTIONS AND INFORMATION ARISING OUT OF
MINUTES AND NOT OTHERWISE ON AGENDA**

3. APPROVE AGENDA AS PRESENTED

Mover - Councillor B. Hayes

Seconder - Councillor L. Tridico

Resolved that the Agenda for the 2007 09 24 City Council Meeting as presented be approved.

4. DELEGATIONS/PROCLAMATIONS

- (a) Dan Fraser, Fire Prevention Officer will be in attendance concerning Proclamation - Fire Prevention Week.
- (b) Teri Thomas-Vanos, Supervisor, Family Preservation Office, Children's Aid Society will be in attendance concerning Proclamation - Child Abuse Prevention Month.
- (c) Mac Bain, Co-Chair, Northern Ontario Leadership Summit sponsored by FONOM will be in attendance with an update of the Summit being held in Timmins in October.
- (d) Richard Metcalfe, Referendum Resource Officer Elections Canada will be in attendance concerning the Referendum vote at the Provincial Election on October 10, 2007.

4. (e) Frank Sarlo, Wishart Law Firm, on behalf of Bridge View Bingo will be in attendance concerning agenda item 5.(b), 5.(v) and 6.(6)(a).
- (f) Errol Caldwell, Executive Director Science Enterprise Algoma will be in attendance concerning agenda item 5.(bb).

PART ONE – CONSENT AGENDA

5. **COMMUNICATIONS AND ROUTINE REPORTS OF CITY DEPARTMENTS; BOARDS AND COMMITTEES**

Mover - Councillor P. Mick

Seconders - Councillor L. Tridico

Resolved that all the items listed under date 2007 09 24 - Part One - Consent Agenda be approved as recommended.

- (a) Correspondence from AMO and FONOM is attached for the information of Council.
- (b) A letter from Frank Sarlo, Wishart Law Firm on behalf of Bridge View Bingo requesting approval from Council for the Bingo Hall located at 455 Albert Street West for permanent status. Also see agenda item 5.(v). Should Council agree to the request, an appropriate resolution follows.

Mover - Councillor B. Hayes

Seconders - Councillor L. Tridico

Whereas on October 30, 2006, City Council approved the location of Bridge View Bingo at 455 Albert Street West for a 12 month period; and

Whereas Bridge View Bingo is now seeking approval on a permanent basis for the Bingo Hall at this location;

Now therefore be it resolved that City Council approves the permanent location of the Bingo Hall at 455 Albert Street West.

- (c) A letter and petition from residents of Wilson Street requesting sidewalk snow plowing on the west side of Wilson Street is attached for the information of Council.

Mover - Councillor P. Mick

Seconders - Councillor L. Tridico

Resolved that the petition from residents of Wilson Street for sidewalk snow plowing on the west side of Wilson Street BE REFERRED to the Commissioner of Public Works and Transportation for review and report back to Council.

5. (d) A letter and petition from residents of Spadina Avenue requesting that the no-parking signs be removed on Spadina Avenue from Wallace Terrace to Asquith Street is attached for the information of Council.

Mover - Councillor B. Hayes

Seconded - Councillor L. Tridico

Resolved that the petition from residents of Spadina Avenue to have the no-parking signs removed on Spadina Avenue from Wallace Terrace to Asquith Street BE REFERRED to the Commissioner of Public Works and Transportation for review and report back to Council.

- (e) Correspondence from the City of Cornwall (concerning cost of downloading provincially mandated programs); the City of Kingston (concerning petitioning the province to increase the per student levy at public educational institutions each year); and the Town of Smith Falls (concerning AMO asking the province to re-vamp the property tax system) is attached for the information of Council.

- (f) Correspondence concerning a request for permission to hold a Special Occasion permit event at an outdoor municipal facility is attached for the consideration of Council.

Mover - Councillor P. Mick

Seconded - Councillor L. Tridico

Resolved that the following request to hold a Special Occasion permit event at a municipal facility on the stated date and times be endorsed by City Council:

John Rhodes Centre - "B" Field

Korah C. & V.S. Reunion

October 6, 2007 - 1:00 to 5:00 p.m.

- (g) **Notice of Special Meeting**

Mover - Councillor P. Mick

Seconded - Councillor L. Tridico

Resolved that a Special Committee of the Whole Council Meeting be held on Thursday, October 4th commencing at 3:30 p.m. in the Russ Ramsay Board Room for the purpose of developing the Corporate Strategic Plan be approved.

- (h) **Staff Travel Requests**

A report of the Chief Administrative Officer is attached for the consideration of Council.

Mover - Councillor P. Mick

Seconded - Councillor L. Tridico

Resolved that the Staff Travel Requests contained in the report of the Chief Administrative Officer dated 2007 09 24 be approved as requested.

5. (i) **Municipal Nominations to the New Source Protection Committee**

A report of the City Clerk is attached for the consideration of Council.

Mover - Councillor B. Hayes

Second - Councillor L. Tridico

Resolved that the two municipal nominees to the new Source Protection Committee be one City Planner (Peter Tonazzo) and one City Engineer (Susan Hamilton Beach or as an alternate Catherine Taddo) be approved.

(j) **Tender for Bear Resistant Garbage Containers**

A report of the Manager of Purchasing is attached for the consideration of Council.

Mover - Councillor P. Mick

Second - Councillor L. Tridico

Resolved that the report of the Manager of Purchasing dated 2007 09 24 be endorsed and that the tender for the supply and delivery of Bear Resistant Garbage Containers, required by the Parks Division of the Public Works and Transportation Department be awarded as recommended.

(k) **Property Tax Appeals**

A report of the Commissioner of Finance and Treasurer is attached for the consideration of Council.

Mover - Councillor B. Hayes

Second - Councillor L. Tridico

Resolved that pursuant to Section 357 of the Municipal Act, 2001, the adjustments for tax accounts outlined on the City Tax Collector's report of 2007 09 24 be approved and the tax records be amended accordingly.

(l) **Bon Soo Winter Carnival Request for Assistance**

A report of the Commissioner of Finance and Treasurer is attached for the consideration of Council. This is in response to a Council resolution dated 2007 08 27. Note: Brett Lund, President Ontario Winter Carnival Bon Soo will be in attendance for any questions from Council.

Mover - Councillor P. Mick

Second - Councillor L. Tridico

Resolved that the report of the Commissioner of Finance and Treasurer dated 2007 09 24 concerning Bon Soo Winter Carnival Request for Assistance be accepted and the recommendation that Council approve a one-time grant of \$10,000.00 to the Bon Soo Winter Carnival with funds to come from the 5% Parks Reserve Fund be approved.

5. (m) **Criteria for Economic Development Fund**

A report of the Commissioner of Finance and Treasurer is attached for the consideration of Council.

Mover - Councillor B. Hayes

Second - Councillor L. Tridico

Resolved that the report of the Commissioner of Finance and Treasurer dated 2007 09 24 concerning Criteria for Economic Development Fund be accepted and the recommendation that the Economic Development Fund (EDF) Criteria dated 2007 07 10 be approved.

(n) **City Men's Hockey League**

A report of the Commissioner of Community Services is attached for the consideration of Council.

Mover - Councillor P. Mick

Second - Councillor L. Tridico

Resolved that the report of the Commissioner of Community Services dated 2007 09 24 concerning City Men's Hockey League be accepted and the recommendation that Council authorize the payment plan submitted by the League which states the principal amount of the debt will be paid as follows: October 15, 2007 - \$1,555.00; December 15, 2007 - \$2,000.00; January 21, 2008 - \$1,900.00; and

Further that the League be requested to provide a payment plan for the interest portion of the debt by November 1, 2007 be approved.

(o) **Request for Financial Assistance for National/International Sports Competitions**

A report of the Manager of Recreation and Culture is attached for the consideration of Council.

Mover - Councillor B. Hayes

Second - Councillor L. Tridico

Resolved that the report of the Manager of Recreation and Culture dated 2007 09 24 concerning Request for Financial Assistance for National/International Sports Competitions be accepted and the recommendation to provide \$200.00 grants each to Brian Lee (Swimming - 2007 Age Group Nationals) and to Marnie Holley (Bodybuilding and Fitness - 2007 IFBB World Women's Bodybuilding, Fitness and Body Fitness Championships) be approved.

(p) **Great Northern Road Capacity - Environmental Assessment Preferred Alternative - Pine Street Extension**

A report of the Director of Engineering Services is attached for the consideration of Council. This is in response to a Council resolution dated 2007 09 10.

5. (p) Mover - Councillor P. Mick
Second - Councillor L. Tridico
Resolved that the report of the Director of Engineering Services dated 2007 09 24 concerning Great Northern Road Capacity - Environmental Assessment - Preferred Alternative - Pine Street Extension be accepted as information.

(q) **Environmental Awareness and Action Plans Directed to Reducing Municipal CO2 Emissions**

A report of the Commissioner of Engineering and Planning is attached for the consideration of Council. This is in response to a Council resolution dated 2007 09 10.

Mover - Councillor P. Mick
Second - Councillor L. Tridico

Resolved that the report of the Commissioner of Engineering and Planning dated 2007 09 24 concerning Environmental Awareness and Action Plans Directed to Reducing Municipal CO2 Emissions be accepted and the recommendation that Council form a committee comprised of city staff, members of Council and interested agencies tasked with the responsibility to ensure and implement environmental initiatives in the delivery of the City's services and its buildings using best practices to reduce municipal CO2 emissions be approved.

(r) **Re-Roofing Work of the West End Waste Water Treatment Plant - De-Grit Building and Young Street Lift Station**

A report of the Land Development and Environmental Engineer is attached for the consideration of Council.

Mover - Councillor P. Mick
Second - Councillor L. Tridico

Resolved that the report of the Land Development and Environmental Engineer dated 2007 09 24 concerning Re-Roofing Work of the West End Waste Water Treatment Plant - De-Grit Building and Young Street Lift Station be accepted and the recommendation that Council authorize the Public Utilities Commission to award the contract to MJM Roofing and Siding to re-roof the Dr-Grit Building and the Young Street Lift Station at an estimated cost of \$230,000.00 with funds to come from the Sewage Plant Reserve Fund be approved.

(s) **Stormwater Management Investigative Study**

A report of the Director of Engineering Services is attached for the consideration of Council.

5. (s) Mover - Councillor B. Hayes
Seconded - Councillor L. Tridico
Resolved that the report of the Director of Engineering Services dated 2007 09 24 concerning Stormwater Management Investigative Study be accepted and the recommendation that Council authorize in principle the hiring of a consultant to conduct a Stormwater Management Study in 2008 at an estimated cost of \$200,000.00 subject to available funding in the 2008 capital budget be approved.
- (t) **2008 Capital Road Construction Plan**
A report of the Director of Engineering Services is attached for the consideration of Council.

Mover - Councillor P. Mick
Seconded - Councillor L. Tridico
Resolved that the report of the Director of Engineering Services dated 2007 09 24 concerning 2008 Capital Road Construction Plan be accepted and the recommendation that Council approve in principle the 2008 Capital Construction Program at a cost of \$9,370,000.00 in order that local improvements and design work can proceed subject to final approval during the 2008 budget process be approved.
- (u) **ESC Roadway and Parking Lot Surface Treatments**
A report of the Fire Chief is attached for the consideration of Council.

Mover - Councillor B. Hayes
Seconded - Councillor L. Tridico
Resolved that the report of the Fire Chief dated 2007 09 24 concerning the Emergency Services Complex (ESC) Roadway and Parking Lot Surface Treatments be accepted and the recommendation that hot mix asphalt be substituted for asphalt millings on the parking lots and treated surfaces of the site and that the cost of \$72,315.00 to fund this upgrade come from the \$1M NOHFC grant that the City received towards this project be approved.
- (v) **Appearance Before Council by Bridge View Bingo at 455 Albert Street West**
A report of the City Solicitor is attached for the consideration of Council.

Mover - Councillor P. Mick
Seconded - Councillor L. Tridico
Resolved that the report of the City Solicitor dated 2007 09 24 concerning Appearance Before Council by Bridge View Bingo at 455 Albert Street West be accepted as information.

5. (w) **Development of By-law Regulating the Depositing of Snow**
A report of the Assistant City Solicitor is attached for the consideration of Council. This is in response to a Council resolution dated 2007 03 12.
- Mover - Councillor B. Hayes
Second - Councillor L. Tridico
Resolved that the report of the Assistant City Solicitor dated 2007 09 24 concerning Development of By-law Regulating the Depositing of Snow be accepted and the recommendation that the City take no action at this time be approved.
- (x) **35 Cedar Street**
A report of the City Solicitor is attached for the consideration of Council.
- Mover - Councillor P. Mick
Second - Councillor L. Tridico
Resolved that the report of the City Solicitor dated 2007 09 24 concerning 35 Cedar Street be accepted and the recommendation that 35 Cedar Street NOT be acquired by the City be approved.
- (y) **Sale of 29.9 Acres to Pod Generating Group at Leigh's Bay Road South of Base Line**
A report of the City Solicitor is attached for the consideration of Council. The relevant By-law 2007-141 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.
- (z) **Conveyance of Portion of Property at 444 Wilson Street**
A report of the City Solicitor is attached for the consideration of Council. The relevant By-law 2007-156 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.
- (aa) **Hub Trail - Clergue Park Walkway and New EMS Centre**
A report of the Planning Division is attached for the consideration of Council.
- Mover - Councillor B. Hayes
Second - Councillor L. Tridico
Resolved that the report of the Planning Division dated 2007 09 24 concerning Hub Trail - Clergue Park Walkway and New EMS Centre be accepted and the Planning Director's recommendation that City Council authorize the Hub Trail works described in this report at a total cost of \$103,600.00 with funding to come from the Provincial Trail Development Grant be approved.
- (bb) **Proposed Invasive Species Research Institute**
A report of the Planning Division is attached for the consideration of Council.

5. (bb) Mover - Councillor P. Mick
Second - Councillor L. Tridico
Resolved that the report of the Planning Division dated 2007 09 24 concerning Proposed Invasive Species Research Institute be accepted as information.
- (cc) **Downtown Development - FedNor Funding**
A report of the Planning Division is attached for the consideration of Council. The relevant By-law 2007-162 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.
- (dd) **Traffic Study for the Queen Street/Lake Street Intersection**
A report of the Deputy Commissioner of Public Works and Transportation is attached for the consideration of Council. This is in response to a Council resolution dated 2007 06 11.
- Mover - Councillor B. Hayes
Second - Councillor L. Tridico
Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2007 09 24 concerning Traffic Study for the Queen/Lake Street Intersection be accepted and the recommendation that the initiative of installing 'refuge islands' in the vicinity of the Queen/Lake Street intersection as well as the area of Bellevue Park be investigated in conjunction with the Cycling Master Plan proposal of reducing Queen Street from four lanes to three lanes be approved.
- (ee) **Removal of Driveway Windrows**
A report of the Commissioner of Public Works and Transportation is attached for the consideration of Council. This is in response to a Council resolution dated 2007 02 26.
- Mover - Councillor P. Mick
Second - Councillor L. Tridico
Resolved that the report of the Commissioner of Public Works and Transportation dated 2007 09 24 concerning Removal of Driveway Windrows be accepted and the recommendation to NOT change the level of service that is now being provided and further that the City will continue to address any driveways that receive excessive snow or large ice chunks as is the current practice be approved.
- (ff) **Sidewalk Plowing Petitions - Rossmore Road and Elliott Road**
A report of the Commissioner of Public Works and Transportation is attached for the consideration of Council.

5. (ff) Mover - Councillor B. Hayes
Second - Councillor L. Tridico
Resolved that the report of the Commissioner of Public Works and Transportation dated 2007 09 24 concerning Sidewalk Plowing Petitions - Rossmore Road and Elliott Road be accepted and the recommendation that the sidewalks on the south side of Rossmore Road between Farwell Terrace and Elliott Road and the north side of Elliott Road between Rossmore Road and People's Road be snow plowed starting this upcoming winter be approved.

PART TWO – REGULAR AGENDA

6. REPORTS OF CITY DEPARTMENTS; BOARDS AND COMMITTEES

6. (6) PLANNING

(a) Bridgeview Bingo Signage - 455 Albert Street West

A report of the Planning Division is attached for the consideration of Council.

Mover - Councillor P. Mick
Second - Councillor L. Tridico

Resolved that the report of the Planning Division dated 2007 09 24 concerning Bridgeview Bingo Signage - 455 Albert Street West be accepted and the Planning Director's recommendation that City Council approve an amendment to Section 12.16.7 of the Sign By-law to permit the existing bingo signage to remain on the north and east elevations of the building, with the other signs to be removed, be endorsed.

(b) Application No. A-8-06-Z.OP and 57T-06-501 - Jane Eva Hedlund, Catherine Shunock, 2062111 Ontario Limited and Frank Frederick Shunock - 1525, 1675, 1707, 1709, 1715 and 1731 Trunk Road and 834 River Road - Request to Rezone to Permit a 39 Lot Single Detached Residential Subdivision

A report of the Planning Division is attached for the consideration of Council.
Note: This application was deferred at the 2007 08 13 Council Meeting.

Mover - Councillor B. Hayes
Second - Councillor L. Tridico

Resolved that the report of the Planning Division dated 2007 09 24 concerning Application No. A-8-06-Z.OP and 57T-06-501 - Jane Eva Hedlung, Catherine Shunock, 2062111 Ontario Limited and Frank Frederick Shunock be accepted and the Planning Director's recommendation that the application BE DEFERRED to October 15, 2007, in order to have the hydro-geological study peer reviewed be endorsed.

6. (6)
(c)

Application No. A-18-07-OP - Odena Reload Centre Inc. - 1452 Leigh's Bay Road - Request to Rezone to Facilitate a Severance of the Subject Property to Create One Additional Rural Residential Lot

A report of the Planning Division is attached for the consideration of Council.

Mover - Councillor P. Mick
Seconder - Councillor L. Tridico

Resolved that the report of the Planning Division dated 2007 09 24 concerning Application No. A-18-07-OP - Odena Reload Centre Inc. be accepted and the Planning Director's recommendation that City Council approve Official Plan Amendment No. 131, which permits the severance of the subject property for one additional rural residential lot, be endorsed.

(d) **Application No. A-19-07-Z.OP - Frank Fata - 92 and 100 Second Line West - Request to Rezone to Permit a Contractor's Yard on the Subject Property**

A report of the Planning Division is attached for the consideration of Council.

Mover - Councillor B. Hayes
Seconder - Councillor L. Tridico

Resolved that the report of the Planning Division dated 2007 09 24 concerning Application No. A-19-07-Z.OP - Frank Fata be accepted and the Planning Director's recommendation that City Council:

1. Deny the applicant's request to amend the Official Plan (Amendment No. 130) and rezone the subject property in order to locate a contractor's yard on the subject property;
2. Approve Official Plan Amendment and re-designate the front 85m of the subject property from "Residential" to "Commercial" on Land Use Schedule C of the Official Plan, to be consistent with the existing commercial zoning be endorsed.

(e) **Application No. A-20-07-OP - Wally Thomson and Sons Farms Limited - 4057 Third Line West - Request to Rezone to Facilitate The Creation of an Additional Rural Area Lot for Residential Purposes**

A report of the Planning Division is attached for the consideration of Council.

Mover - Councillor P. Mick
Seconder - Councillor L. Tridico

Resolved that the report of the Planning Division dated 2007 09 24 concerning Application No. A-20-07-OP - Wallace A. Thomson be accepted and the Planning Director's recommendation that City Council approve Official Plan Amendment No. 128, to facilitate the severance of the subject property for one additional rural residential lot, be endorsed.

6. (6)
(f)

Application No. A-21-07-Z.OP - Tony Gareau - 333 Wellington Street West - Request to Rezone Limiting the Permitted Uses to Outdoor Storage of Vehicles, Personal Storage Facilities and Storage of Transportable Storage Units

A report of the Planning Division is attached for the consideration of Council.

Mover - Councillor B. Hayes
Seconder - Councillor L. Tridico

Resolved that the report of the Planning Division dated 2007 09 24 concerning Application No. A-21-07-Z.OP - Tony Gareau be accepted and the Planning Director's recommendation that City Council approve the application subject to the 3 conditions contained in the report be endorsed.

7.

UNFINISHED BUSINESS, NOTICE OF MOTIONS AND RESOLUTIONS PLACED ON AGENDA BY MEMBERS OF COUNCIL

- (a) Mover - Councillor F. Manzo
Seconder - Councillor B. Hayes

Whereas Councillor Manzo has received complaints about the state of deterioration of the Soldier's Reunion Plaque on Gore Street; and

Whereas the Municipal Heritage Committee has discussed and agrees with Councillor Manzo's concerns about the condition of the plaque and has determined it has not yet been designated a Heritage property; and

Whereas the Municipal Heritage Committee believes the Soldier's Reunion Plaque is situated on municipal property and seeks assistance and advice from city staff;

Now therefore be it resolved that appropriate City staff review any history they may have on the plaque including past repairs that appear to have occurred and report back to Council with a recommended course of action which may include associated costs of repair.

8.

COMMITTEE OF THE WHOLE FOR THE PURPOSE OF SUCH MATTERS AS ARE REFERRED TO IT BY THE COUNCIL BY RESOLUTION

9.

ADOPTION OF REPORT OF THE COMMITTEE OF THE WHOLE

10.

CONSIDERATION AND PASSING OF BY-LAWS

By-laws before Council for THREE readings which do not require more than a simple majority.

AGREEMENTS

- (a) 2007-162 A by-law to authorize an agreement between the City and the Ontario Minister of Agriculture, Food and Rural Affairs for

10. (a) funding to facilitate the implementation of a Downtown Development Initiative. (The main body of the agreement is attached to the by-law. The full agreement including schedules may be viewed in the Legal Department.)

A report from the Director of Planning is on the agenda.

APPOINTMENTS

- (b) 2007-155 A by-law to appoint inspectors under the Building Code Act, 1992 and municipal law enforcement officers under the Police Services Act.

CEMETERIES

- (c) 2007-157 A by-law to amend By-law 99-208 and to authorize an amendment to the tariff rates for cemetery and crematorium fees by the addition of rates for Mausoleum Crypts "P" and "Q".

DEBENTURES

- (d) 2007-137 A by-law to authorize the borrowing upon debentures in the principal amount of \$11,220,000.00 for the Steelback Centre.

Approved by Council resolution dated September 10, 2007.

OFFICIAL PLAN AMENDMENT

- (e) 2007-158 A by-law to adopt Amendment No. 127 to the Official Plan. (Northern Credit Union)

PROPERTY

- (f) 2007-141 A by-law to authorize the conveyance of 29.9 acres of City owned land located in the area of the southeast corner of Base Line and Leigh's Bay Road to Pod Generating Group.

A report from the City Solicitor is on the agenda.

- (g) 2007-156 A by-law to authorize the conveyance of a portion of 444 Wilson Street to Rory DeRasp.

A report from the City Solicitor is on the agenda.

10.

ZONING

- (h) 2007-159 A by-law to amend Sault Ste. Marie Zoning By-laws 2007-150 and 2007-151 concerning lands located at 280 McNabb Street. (Northern Credit Union)
- (i) 2007-160 A by-law to designate 280 McNabb Street as an area of site plan control. (Northern Credit Union)
- (j) 2007-161 A by-law to amend Sault Ste. Marie Zoning By-laws 2007-150 and 2005-151 concerning lands located at 120 Industrial Court "A". (Waste Management)

11.

QUESTIONS BY, NEW BUSINESS FROM, OR ADDRESSES BY MEMBERS OF COUNCIL CONCERNING MATTERS NOT OTHERWISE ON AGENDA

12.

ADDENDUM TO THE AGENDA

13.

ADJOURNMENT

Mover - Councillor P. Mick
Seconder - Councillor L. Tridico
Resolved that this Council shall now adjourn.

MAYOR

CLERK

MINUTES

REGULAR MEETING OF CITY COUNCIL

2007 09 10

4:30 P.M.

COUNCIL CHAMBERS

PRESENT: Mayor J. Rowsell, Councillors J. Caicco, L. Turco, B. Hayes, D. Celetti, O. Grandinetti, S. Myers, L. Tridico, F. Fata, T. Sheehan, S. Butland, F. Manzo, P. Mick

OFFICIALS: J. Fratesi, D. Irving, N. Kenny, B. Freiburger, P. McAuley, N. Apostle, J. Dolcetti, L. Rosso, D. McConnell, M. White

1. **ADOPTION OF MINUTES**

Moved by Councillor B. Hayes

Seconded by Councillor L. Tridico

Resolved that the Minutes of the Regular Council Meeting of 2007 08 27 be approved. CARRIED.

2. **QUESTIONS AND INFORMATION ARISING OUT OF MINUTES AND NOT OTHERWISE ON AGENDA**

3. **APPROVE AGENDA AS PRESENTED**

Moved by Councillor B. Hayes

Seconded by Councillor L. Turco

Resolved that the Agenda for the 2007 09 10 City Council Meeting as presented be approved. CARRIED.

4. **DELEGATIONS/PROCLAMATIONS**

- (a) Bill Durnford, 2007 Campaign Cabinet Chair, United Way of Sault Ste. Marie was in attendance concerning Proclamation 2007 - United Way Campaign.
- (b) Robin Kerr, Executive Director, Victim Crisis Assistance and Referral Service was in attendance concerning Proclamation - Victim Services Day.
- (c) Marilyn MacBeth, Campaign Assistant, Kidney Foundation Sault Unit and Patty Jo Duggan, Organ Recipient were in attendance concerning Proclamation - Be a Lifesaver Walk Day.

4. (d) Lou St. Jules, Oncology Program Coordinator was in attendance concerning Proclamation - Elks and Royal Purple Oncology Van Program Week.
- (e) Udo Rauk, CAO Downtown Association was in attendance concerning Proclamation - Walk of Fame Day.
- (f) Walter Wallace, President, Royal Canadian Legion Branch 25 was in attendance concerning Proclamation - Veterans Appreciation Day.
- (g) Donna Mansfield, Chairperson for Women for Social Justice was in attendance concerning Proclamation - Take Back The Night.
- (h) Joel Lafrance, Sault Ste. Marie Canal Site Manager was in attendance concerning a verbal update of the operation and maintenance of the Sault Ste. Marie Canal (Locks) Parks Canada site.
- (i) Chris Bazinet was in attendance concerning agenda item 6.(6)(a).

PART ONE – CONSENT AGENDA

5. **COMMUNICATIONS AND ROUTINE REPORTS OF
CITY DEPARTMENTS; BOARDS AND COMMITTEES**

Moved by Councillor P. Mick

Seconded by Councillor L. Tridico

Resolved that all the items listed under date 2007 09 10 - Part One - Consent Agenda be approved as recommended. CARRIED.

- (a) Correspondence from AMO was received by Council.
- (b) The Outstanding Council Resolutions List dated 2007 08 27 was received by Council.
- (c) Correspondence from the Township of Tyendinaga (concerning land claim negotiations); and the City of Guelph (concerning provincial transportation standards developed under the Accessibility for Ontarians With Disabilities) was received by Council.
- (d) **Staff Travel Requests**
The report of the Chief Administrative Officer was accepted by Council.

5. (d) Moved by Councillor P. Mick
Seconded by Councillor L. Turco
Resolved that the Staff Travel Requests contained in the report of the Chief Administrative Officer dated 2007 09 10 be approved as requested. CARRIED.

(e) **Council Travel**

Moved by Councillor B. Hayes
Seconded by Councillor L. Tridico
Resolved that Councillor Lou Turco be authorized to travel to a FONOM Board Meeting and Northern Summit being held in Timmins, Ontario (4 days in October) at no cost to the City. CARRIED.

(f) **Council Travel Budget**

The memo from Mayor John Rowswell was received by Council.

Moved by Councillor B. Hayes
Seconded by Councillor L. Turco
Resolved that the request from Mayor John Rowswell in a memo dated 2007 08 24 for authorization from Council that the 2007 International Travel Budget allocation for members of Council in the amount of \$7,000.00 be transferred to the Mayor's 2007 Travel Budget to cover expenses incurred for his international travel to China in April 2007 be approved. CARRIED.

Recorded Vote

For: Mayor J. Rowswell, Councillors J. Caicco, L. Turco, B. Hayes, O. Grandinetti, S. Myers, S. Butland, P. Mick

Against: Councillors D. Celetti, L. Tridico, F. Fata, T. Sheehan, F. Manzo

Absent: Nil

(g) **Property Tax Appeals**

The report of the City Tax Collector was accepted by Council.

Moved by Councillor P. Mick
Seconded by Councillor L. Tridico
Resolved that pursuant to Section 357 of the Municipal Act, 2001, the adjustments for tax accounts outlined on the City Tax Collector's report of 2007 09 10 be approved and the tax records be amended accordingly. CARRIED.

(h) **Vacant Unit Tax Rebate Program - Commercial and Industrial Properties**

The report of the City Tax Collector was accepted by Council.

5. (h) Moved by Councillor P. Mick
Seconded by Councillor L. Turco
Resolved that pursuant to Section 364 of the Municipal Act, 2001, the adjustments, under the vacant unit tax rebate program, for tax accounts outlined on the City Tax Collector's report of 2007 09 10 be approved and the tax records be amended accordingly. CARRIED.
- (i) **254-258 Queen Street East Readvertise for Public Tax Sale**
The report of the City Tax Collector was accepted by Council.
- Moved by Councillor B. Hayes
Seconded by Councillor L. Tridico
Resolved that the report of the City Tax Collector dated 2007 09 10 concerning 254-258 Queen Street East to Readvertise for Public Tax Sale be approved. CARRIED.
- (j) **Proposed Debenture Issue for the Steelback Centre**
The report of the Commissioner of Finance and Treasurer was accepted by Council.
- Moved by Councillor B. Hayes
Seconded by Councillor L. Turco
Resolved that the report of the Commissioner of Finance and Treasurer dated 2007 09 10 concerning Proposed Debenture Issue for the Steelback Centre be accepted and the recommendation that the City's fiscal agents be authorized to proceed with the debenture sale of \$11.22 million for the Steelback Centre be approved. CARRIED.
- (k) **Accessibility Plan 2007 Second Quarter Implementation Status Report April to June 2007**
The report of the Policy and Implementation Manager, Social Services was accepted by Council.
- Moved by Councillor P. Mick
Seconded by Councillor L. Tridico
Resolved that the report of the Policy and Implementation Manager, Social Services dated 2007 09 10 concerning Accessibility Plan 2007 - Second Quarter Implementation Status Report (April to June 2007) be accepted as information. CARRIED.
- (l) **Smoking in Entranceways**
The report of the Assistant City Solicitor was accepted by Council. The relevant By-law 2007-154 is listed under Item 10 of the Minutes.

5. (m) **Tabled Resolution From August 27th Asking the Engineering Department to Review and Report Back to Council on a Letter Which Proposes the Extension of Willow Avenue**

The report of the City Solicitor was accepted by Council.

Moved by Councillor P. Mick

Seconded by Councillor L. Turco

Resolved that the report of the City Solicitor dated 2007 09 10 concerning Tabled Resolution From August 27th Asking the Engineering Department to Review and Report Back to Council on a Letter Which Proposes the Extension of Willow Avenue be accepted as information. CARRIED.

(n) **School Loading and Unloading Zones**

The report of the Commissioner of Public Works and Transportation was accepted by Council.

Moved by Councillor B. Hayes

Seconded by Councillor L. Tridico

Resolved that the report of the Commissioner of Public Works and Transportation dated 2007 09 10 concerning School Loading and Unloading Zones be accepted as information and the recommendation that staff from both school boards, Laidlaw Transportation, Police Services and Public Works and Transportation continue to monitor the various school zones, continue to communicate with each other, and to meet as required to ensure school zones traffic issues are addressed as they arise be approved. CARRIED.

(o) **Eastern Avenue**

The report of the Commissioner of Public Works and Transportation was accepted by Council.

Moved by Councillor B. Hayes

Seconded by Councillor L. Turco

Resolved that the report of the Commissioner of Public Works and Transportation dated 2007 09 10 concerning Eastern Avenue be accepted and the recommendation that when the various sections of Eastern Avenue are surface treated in the future that the City continue to use the standard 7.0 metres width for this type of local road be approved. CARRIED.

PART TWO – REGULAR AGENDA

6. REPORTS OF CITY DEPARTMENTS; BOARDS AND COMMITTEES

6. (1) ADMINISTRATIVE

(a) Corporate Strategic Plan

The report of the Deputy City Clerk and Manager of Quality Improvement was accepted by Council.

Moved by Councillor P. Mick

Seconded by Councillor L. Tridico

Resolved that the report of the Deputy City Clerk and Manager of Quality Improvement dated 2007 09 10 concerning Corporate Strategic Plan be accepted and the recommendation that Council agree to proceed with the development of the corporate strategic plan as originally outlined; and

Further that a Special Committee of the Whole Council Meeting be held for the purpose of developing the Corporate Strategic Plan be approved. CARRIED.

6. (6) PLANNING

(a) Application No. A-17-07-Z - Chris Bazinet, Waste Management of Canada Corporation - 120 Industrial Court "A" - Request to Facilitate the Development of a Waste Transfer and Recycling Facility to be Located at the Rear of the Property

The report of the Planning Division was accepted by Council.

Moved by Councillor P. Mick

Seconded by Councillor L. Turco

Resolved that the report of the Planning Division dated 2007 09 10 concerning Application No. A-17-07-Z - Chris Bazinet, Waste Management of Canada Corporation be accepted and the Planning Director's recommendation that City Council approve the rezoning of the subject property from M2, Medium Industrial Zone, to M2 with a Special Exception to permit a waste transfer and recycling facility, subject to the following:

1. That no outside storage of waste materials is permitted.
2. That the storage of hazardous waste materials is not permitted.
3. That for the proposed 15.26m x 18.29m building only, the rear yard setback be reduced to 1.5 meters, and the easterly side yard setback be reduced to 3.5 meters be endorsed. CARRIED.

7.

**UNFINISHED BUSINESS, NOTICE OF MOTIONS AND RESOLUTIONS
PLACED ON AGENDA BY MEMBERS OF COUNCIL**

- (a) Moved by Councillor F. Manzo
Seconded by Councillor L. Tridico
Resolved that the letter from the resident of 431 Old Garden River Road dated 2007 08 27 concerning access through the MTO property from Willow Avenue BE REFERRED to Engineering Department staff for review and report back to Council. CARRIED.
- (b) Moved by Councillor S. Myers
Seconded by Councillor B. Hayes
Whereas in January of this year, a survey was undertaken to determine the equipment needs of City Council members for effective and timely communication with staff, business and constituents; and
Whereas each member of City Council indicated their preferred technology tool for use and to be accessible; and
Whereas most business communications today are via e-mail; and
Whereas \$39,000.00 was approved in the 2007 budget for thirteen members of Council to receive such;
Now therefore be it resolved that staff be directed to proceed with the purchase of computer equipment based upon the need of each member, staying within the approved budget of \$39,000.00. CARRIED.

Recorded Vote

For: Mayor J. Rowswell, Councillors J. Caicco, L. Turco, B. Hayes,
O. Grandinetti, S. Myers, T. Sheehan, S. Butland, P. Mick

Against: Councillors D. Celetti, L. Tridico, F. Fata, F. Manzo

Absent: Nil

- (c) Moved by Councillor P. Mick
Seconded by Councillor L. Turco
Whereas we, as a Council and also as citizens, are being challenged to reduce our CO² emissions; and
Whereas all levels of government are becoming more involved in environmental awareness; and
Whereas many citizens are inquiring about the City of Sault Ste. Marie's action plan on the environment; and
Whereas many municipalities are touting their environmental initiatives;
Therefore be it resolved that Council asks for an update report from staff on current practices and future plans to reduce municipal CO² emissions. CARRIED.

7. (c) Background material as well as the resolution dated 2006 01 23 was received by Council.

(d) Moved by Councillor F. Manzo
Seconded by Councillor O. Grandinetti
Resolved that City Council accept the letter and petition from the residents of the area of Prentice Avenue and Second Line West regarding traffic lights at the intersection of Prentice Avenue and Second Line West, due to several accidents in the past; and
Further be it resolved that this letter and petition be forwarded to the Engineering and Traffic Department for a report back to City Council.
CARRIED.

8. **COMMITTEE OF THE WHOLE FOR THE PURPOSE OF SUCH MATTERS AS ARE REFERRED TO IT BY THE COUNCIL BY RESOLUTION**

9. **ADOPTION OF REPORT OF THE COMMITTEE OF THE WHOLE**

10. **CONSIDERATION AND PASSING OF BY-LAWS**

Moved by Councillor B. Hayes
Seconded by Councillor L. Tridico
Resolved that all the by-laws listed under Item 10 of the Agenda under date 2007 09 10 be approved. CARRIED.

(a) Moved by Councillor B. Hayes
Seconded by Councillor L. Tridico
Resolved that By-law 2007-154 being a by-law to amend Smoking By-law 2003-7 concerning regulating smoking in public places be read three times and passed in Open Council this 10th day of September, 2007. CARRIED.

11. **QUESTIONS BY, NEW BUSINESS FROM, OR ADDRESSES BY MEMBERS OF COUNCIL CONCERNING MATTERS NOT OTHERWISE ON AGENDA**

(a) Moved by Councillor B. Hayes
Seconded by Councillor L. Turco
Resolved that this Council shall now go into Caucus to discuss one property (possible land acquisition) and one legal (solicitor-client privilege) matter; and
Further be it resolved that should the said Caucus meeting be adjourned, Council may reconvene in Caucus prior to the next meeting of Council to discuss the same matter(s). CARRIED.

Mayor John Rowswell and Councillor Ozzie Grandinetti each declared a pecuniary interest concerning one matter at the 2007 09 10 Council Caucus Meeting.

12.

ADJOURNMENT

Moved by Councillor P. Mick

Seconded by Councillor L. Tridico

Resolved that this Council shall now adjourn. CARRIED.

MAYOR

CLERK



5(a)

Local Authority Services Ltd.

Cashing in on Energy Savings!

2007/08 AMO/LAS Municipal Energy Management Workshops

AMO/LAS presents **two** new Energy workshops for 2007 and Early 2008 **geared to municipal staff and elected officials.** These workshops recognize the reality that municipalities are all at different stages of development with regard to energy management. Each full-day workshop will provide a foundation for municipal energy management including resources and successful case studies, to help your municipality create and implement successful energy projects and strategies.

Attendees will leave these workshops with the ability to employ appropriate approaches to meet energy objectives and to develop successful strategies and projects related to energy savings. As a part of their registration, participants will receive a detailed workshop package and a reference CD with loads of information about best practices, new technologies, funding programs... and much more.

Please note: both workshops will be offered consecutively but neither workshop is a pre-requisite for the other. We encourage participants to attend both as they will cover different topics. **BUNDLE AND SAVE** take both workshops and save \$50 before taxes.

Workshop #1:

Energy 101: Opportunities & Insights

Explores the who, what, when, and explains why Energy Management is important for municipalities. Participants explore numerous opportunities for municipalities to save energy, time, human and financial resources. Topics to be discussed include:

- Energy Management Overview
- Working in the existing Organizational Culture
- Community Energy Plans
- Government & Utility Incentives
- Energy Profiles & Audits

Workshop #2:

Municipal Energy Management:

How to Make it Work for You

Going beyond 'Energy 101' - this workshop shows how to build the best business case for energy projects, learn about practical energy projects and much more. Discussion topics include:

- Municipal Success Stories
- How to Benchmark
- Retrofits & Upgrades
- Eliminating Costly Energy Waste
- Supply Options
- Capital Competition
- How to Maximize Incentives



For more information on workshop content visit the 'Events' section of www.amo.on.ca or contact Scott Vokey (416) 971-9856 ext. 357 svokey@amo.on.ca

Presented in conjunction with



Power to Ontario. On Demand.



Natural Resources Canada

5(a)



Cashing in on Energy Savings!

2007/08 AMO/LAS Energy Management Workshops Registration Form
Workshop sessions are from 8:30 am to 4 pm with registration at 8:00 am

Please type or print clearly. Use one form per registrant. Payment MUST accompany registration.		
First Name		Last Name
Title		Municipality
Address		
City	Province	Postal Code
Phone	Fax	E-mail

Location	Workshop 1	Workshop 2	Attend Both Workshops
Burlington, Hilton Garden Inn	☐ Oct 22	☐ Oct 23	☐ Oct 22 & 23
Kingston, Confederation Place	☐ Nov 15	☐ Nov 16	☐ Nov 15 & 16
Thunder Bay, Valhalla Inn	☐ Dec 3	☐ Dec 4	☐ Dec 3 & 4
London, Four Points Sheraton	☐ Jan 15	☐ Jan 16	☐ Jan 15 & 16
North Bay, Clarion Resort, Pinewood Park	☐ Jan 22	☐ Jan 23	☐ Jan 22 & 23
Barrie, Holiday Inn	☐ Feb 18	☐ Feb 19	☐ Feb 18 & 19
Attend one workshop		\$275 + 6% GST (\$291.50)	
Attend both workshops!		Bundle and save \$50.00 before taxes \$500 + 6% GST (\$530.00)	

PAYMENT Registration forms CANNOT be processed unless accompanied by proper payment. Fax completed registration forms to (416) 971-9732	
☐ Cheque payable to: Association of Municipalities of Ontario 200 University Avenue, Suite 801 Toronto, ON., M5H 3C6	☐ Mastercard ☐ Visa
	Card #
	Name on Card
	Expiry Date
	Signature
Refund Policy: Cancellations must be made in writing and received by AMO 14 days prior to the the date of the selected seminar. An administration fee of \$ 50.00 + 6% GST (\$53.00) will apply.	

For registration inquiries please contact Anita Surujdeo at asurujdeo@amo.on.ca or (416) 971-9856 ext. 344

From: communicate@amo.on.ca
Sent: September 13, 2007 4:06 PM
To: Donna Irving
Subject: One (1) Letter

Attachments: 2007_Ministry of the Environment_Sept 11.pdf



2007_Ministry of the
Environme...

TO THE IMMEDIATE ATTENTION OF THE CLERK AND COUNCIL

Attached is one (1) Letter, as below:

- Ministry of the Environment - Municipal Engineers Association - September 11, 2007.

If you have problems opening the attachment(s) please call AMO at (416) 971-9856.

DISCLAIMER

This material is provided under contract as a paid service by the originating organization and does not necessarily reflect the view or positions of the Association of Municipalities of Ontario (AMO), its subsidiary companies, officers, directors or agents.

5(a)

Ministry
of the
Environment

Ministère
de
l'Environnement

2 St. Clair Avenue West 2, avenue St. Clair Ouest
Floor 12A Étage 12A
Toronto, ON M4V 1L5 Toronto, ON M4V 1L5



Environmental Assessment and Approvals Branch

Tel: (416) 314-7213
Fax: (416) 314-8452

September 11, 2007

Municipal Clerks

**Municipal Engineers Association
Municipal Class Environmental Assessment
Notice of Approval of Amendments**

Pursuant to condition 3 of the Municipal Engineers Association's (MEA) Municipal Class Environmental Assessment (Class EA) *Environmental Assessment Act* (EAA) Notice of Approval, MEA has completed a five year review of its Class EA. MEA amended its Class EA to include a new Part D for municipal transit projects and revised the text and schedules of its existing Class EA to reflect changes in legislation and planning practices.

On September 6, 2007, the Minister of the Environment approved MEA's amendments. A copy of the Notice of Approval of Amendments is attached for your reference.

MEA will be reprinting its Class EA to consolidate the recently approved amendments. MEA plans to have the consolidated version of its amended Class EA available by mid October. Further information on how to obtain a copy of the amended Class EA will be made available on MEA's web site at www.municipalengineers.on.ca.

This notice is to inform municipalities of the Minister's approval of the amendments. Municipalities currently engaged in an individual environmental assessment process in respect of transit projects now covered by the Transit Chapter may wish to refer to the transition provisions of section D.1.1.1 of the approved Transit Chapter.

Should municipalities wish to use the Transit Chapter to complete an already commenced individual environmental assessment process, they are required to notify the Director of the Environmental Assessment and Approvals Branch by **November 5, 2007**. Should you have any further questions regarding the Transit Chapter's transition provisions, please contact Ms. Gemma Connolly, Special Project Officer, Environmental Assessment and Approvals Branch at (416) 314-7213.

Yours sincerely,

James O'Mara
Director
Environmental Assessment and Approvals Branch

Attachment
MEA's Notice of Approval of Amendments

Environmental Assessment Act

NOTICE OF APPROVAL OF AMENDMENTS

**Municipal Engineers Association
Municipal Class Environmental Assessment**

RE: Municipal Class Environmental Assessment (Class EA)

Proponent: Municipal Engineers Association (MEA)

EA File No.: EA-03-03-02-02

Having considered the purpose and provisions of the *Environmental Assessment Act*, the Class EA, condition 3 of MEA's *Environmental Assessment Act* Notice of Approval, MEA's submissions, MEA's public consultation and its response to submissions, I hereby approve and amend the Class EA.

REASONS

My reasons for approving and amending the MEA's Class EA are:

- (1) The amendments were prepared in accordance with Condition 3 of its *Environmental Assessment Act* approval, dated October 3, 2000 and the amendment provisions outlined in section A.1.5.2 of its Class EA.
- (2) MEA prepared an Environmental Study Report (ESR) to address the effects of incorporating a Transit Chapter into its Class EA. The ESR concluded that, on balance, the advantages of incorporating a Transit Chapter outweigh its disadvantages which appear to be valid.
- (3) MEA consulted on its amendments and demonstrated that the amendments were consistent with current legislation requirements and planning practices to provide for a more effective planning process to deliver municipal infrastructure and servicing in a more efficient and environmentally sustainable manner.
- (4) The Government Review Team and public review have indicated no outstanding concerns that have not been addressed. No Part II Order requests were received during the public comment period.
- (5) The Class EA process has proven to be a successful and efficient process for municipalities to conduct the environmental assessment of other municipal infrastructure projects. The Class EA process is familiar to the ministry, Government Review Team municipalities and members of the public.

- (6) The Class EA process would allow for a more expeditious review of transit projects while maintaining a detailed review of environmental effects and providing a consistent provincial environmental assessment process for transit projects;
- (7) Given the increasing urbanization in Ontario's municipalities, significant concerns about reducing regional and local air pollution, public demands for increased public transit and increased municipal integration and autonomy in transit planning, in my opinion the circumstances suggest that an amendment to the Class EA is in the public interest.
- (8) MEA's amendments are consistent with its Class EA, the purpose and provisions of the *Environmental Assessment Act* and are in the public interest.

Dated the 06th day of September 2007 at TORONTO.



Minister of the Environment
135 St. Clair Avenue West, 12th Floor
Toronto, Ontario
M4V 1P5

Gateway to Ontario and New Municipal Challenges
 Counties, Regions, Single Tier Municipalities & District
 Social Services Administration Boards Conference 2007

Program At A Glance - DRAFT-

21 - 24 October 2007

NAV Canada Training Institute, Cornwall

Presented by the Association of Municipalities of Ontario

Hosted by the United Counties of Stormont, Dundas and Glengarry

Monday October 22, 2007

- Environmental Challenges Faced by Municipalities
- Climate Change and Energy Sustainability
- Out trip: Putting Waste to Work: A visit to Lafleche Environmental's BioReactor site
- Community Economic Development: The Provincial-Municipal Perspective
- Housing: Strategic Directions, What's Next

Tuesday October 23, 2007

- Emergency Medical Services: Overviews, Insights and What's New
 - *Including an overview of the Niagara Dispatch Services*
- Electronic Solutions to Today's Challenges
- A Strategic Community Response to Drug Use
- Lunch with the Ontario Municipal Social Services Association (OMSSA) President
- Integrated Human Services Planning
- OMERS *including a Status Report on Supplemental Plans*
- Municipal Cultural Planning

Wednesday October 24, 2007

- Infrastructure Ontario
- Energy Services
- Conservation Ontario
- Gas Tax Update *plus Intergovernment and Community Sustainability Planning*
- Energy Conservation
- and more...

Don't forget the exciting social activities:

- Saturday October 20: Golf Tournament at the Cornwall Golf and Country Club
- Sunday October 21: Welcome Reception, music provided by Chamber Music
- Monday October 22: Reception starring The Brigadoons
- Tuesday October 23: 60s Dinner & Dance with entertainment provided by the JK Duo

Registration is open, book your spot in the 2007 CRST & DSSABs Conference today.

On-line registration is available at www.amo.on.ca

For further information please contact:

Nav Dhaliwal, Special Events & Business Development Coordinator

ndhaliwal@amo.on.ca

P: (416) 971-9856 ext. 330

Toll Free: 1 (877) 426-6527



200 University Ave, Suite 801
Toronto, ON M5H 3C6
Tel.: (416) 971-9856 | Fax: (416) 971-6191
E-mail: amo@amo.on.ca

MEMBER COMMUNICATION

ALERT N°: 07/049

To the attention of the Clerk and Council
September 12, 2007

FOR MORE INFORMATION CONTACT:
Laurel McCosham – AMO Policy Advisor
(416) 971-9856 ext 315

AMO Releases Advocacy Paper, “Poverty and the Property Tax Burden in Ontario”

Issue:

At the 108th Annual Conference in Ottawa, AMO continued to advocate for a more sustainable fiscal arrangement with the release of its advocacy paper, entitled “Poverty and the Property Tax Burden in Ontario.”

Background:

“Poverty and the Property Tax Burden in Ontario” is a strategic advocacy paper that draws linkages between high property taxes and poverty. Approved by AMO’s Board of Directors in June 2007, the paper was formally released at the AMO Annual Conference and is now available online.

The paper presents poverty from a municipal perspective. It argues that people living in poverty are impacted both directly by high property taxes as well as indirectly through reductions in municipal “quality of life” services. Given funding obligations for provincial health and social services, municipalities have not had adequate resources to deliver important local services, many of which help reduce barriers and foster socio-economic participation. The problem is often compounded because municipalities may have no other choice than to increase property taxes to meet increasing expenditure requirements. For many local residents, these taxes represent a huge financial burden that perpetuates the cycle of poverty.

AMO has long argued that municipalities should not have to fund provincial health and social services on the property tax base. This paper represents an extension of this argument by illustrating some of the human consequences of an unsustainable provincial-municipal fiscal arrangement. Pointing out that property tax does not provide sufficient revenue to support provincial health and social services, the paper contends that structural change is needed to carve out a more workable arrangement.

This information is available in the Policy Issues section of the AMO website at www.amo.on.ca.



5(a)

ALERT



Message from the ROMA Board

Ontario Election 2007 Promoting a Rural Agenda

September 12, 2007: There are a great many challenges and opportunities that rural municipalities have in common with other communities in Ontario. Like other municipal governments in Ontario, rural municipalities are struggling under the unsustainable provincial-municipal fiscal arrangements established by previous provincial governments, and the lack of stable, predictable provincial funding for Ontario's deteriorating road and bridge infrastructure.

There are also challenges that are unique to rural communities or that impact rural communities in a significant way. These include economic development challenges, agricultural regulation and the download of the provincial Farm Tax Rebate program to rural municipalities in 1998.

The Board of Directors of ROMA has developed a set of questions for all candidates in the 2007 Provincial Election.

1. What will your party do to ensure that Ontario's municipal road and bridge system is safe and sustainable and meets existing and growing needs of rural communities, industry and agriculture?
2. How will your party, if elected, support economic development in Ontario's rural communities?
3. The previous government downloaded the former Farm Tax Rebate and the Managed Forest Tax Incentive Program to municipal property tax payers. These downloaded provincial programs cost rural municipalities more than \$200 million a year. If elected, will your party ensure that municipalities are fully compensated for the costs of these provincial programs?
4. Property tax payers in rural Ontario are required to subsidize provincial health and social services programs downloaded by previous governments. Property tax payers in other parts of rural Canada do not face the same disadvantage. If elected, what will your party do to reduce the Provincial Government's reliance on property taxes to fund program like welfare, long-term care and public health?

The Rural Ontario Municipal Association (ROMA) is the rural arm of the Association of Municipalities of Ontario (AMO). The association is an integral part of AMO and a number of its Executive Members serve on the AMO Board of Directors.

Action: Municipal elected officials from Ontario's rural municipalities are encouraged to attend all candidate meetings and to express the priorities of Ontario's rural communities.

For more information contact: Brian Rosborough, AMO Director of Policy, 416-971-9856, ext. 318, e-mail: broborough@amo.on.ca

F.O.N.O.M.
Federation of Northern Ontario Municipalities

September 6, 2007

The Federation of Northern Ontario Municipalities (FONOM) has taken the incentive to organize a **Northern Ontario Leaders' Summit**. Over 300 Northern Ontario leaders will attend the Summit that will be held in **Timmins** on **October 17, 18 and 19**. We are inviting everyone who cares about the prosperity of Northern Ontario.

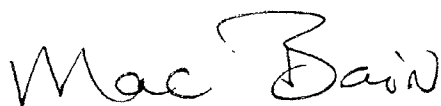
The intent of the Summit is to bring together a select group of people from a variety of sectors to build strategies that will fuel prosperity across our region. The Summit will provide an opportunity for leaders to collaborate, develop plans for greater cooperation and find solutions to the challenges we face regionally. Future prosperity in the North will require strong leaders and cooperation among economic sectors. The first **Northern Ontario Leaders' Summit** will share information, encourage cooperation of private and public sectors, and explore the willingness of participants to work on shared agendas with measurable results. The timing of this Summit, just a week after the provincial election, will guarantee that a cohesive Northern Agenda is before the new Ontario government as it establishes its priorities for the next four years.

We hope to draw wide-ranging participation from all sectors of the economy, but will focus the program on six sectors that are essential to prosperity in the North: (1) **Natural Resources** (2) **Government Services and the Public Sector** (3) **Transportation** (4) **Energy** (5) **Health and Education** (6) **Business and Entrepreneurship**. A break-out session of approximately two hours will be devoted to each of these topics. Keep in mind that this is not the type of conference program that may be familiar to you ... there will be only a few speakers to guide the discussions as the primary input will be from the delegates who will be asked to contribute to the dialogue and solution-identification strategies at each of the sessions listed above. The key question for each of these sectors is ***"What are the top priorities that will encourage economic cooperation, prosperity and growth?"***

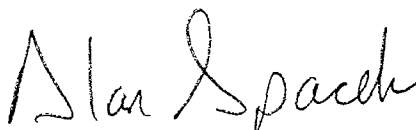
The keynote speaker on Thursday is **Michael Gallis** who is widely considered North America's leading expert in large-scale metropolitan regional development strategies. He has pioneered a specialty in building frameworks through which public, private and institutional leaders can work effectively to create globally competitive regions. On Friday, we expect to have the **Honourable Tony Clement** as our closing speaker. We also expect a senior Minister from the Province of Ontario but will not be able to confirm this speaker until the upcoming general election.

We have included a registration form and agenda for your use. Please pass on a copy to a colleague or someone you think is a Northern leader who should be part of this important Summit. We look forward to your participation in this pivotal event for Northern Ontarians. If you have any questions, please contact the Summit organizing committee at NorthernSummit@sympatico.ca or call Mac Bain at (705) 494-9730 or (705) 845-6944.

Yours sincerely,



Councillor Mac Bain
City of North Bay/FONOM Vice-President



Mayor Alan Spacek
Town of Kapuskasing/FONOM Director

5(a)

Agenda (as of September 6'07)
Northern Leaders' Economic Summit

*Unless noted, all Events are at the McIntyre Community Centre, Timmins
Hwy 101 East/Algonquin Blvd. at McIntyre Road*

Wednesday, October 17, 2007

7-9:00 pm Reception (*Shania Twain Centre*)
8:00 pm Greetings, Mayor of Timmins, President of FONOM

Thursday, October 18, 2007

7:30 am Registration and Continental Breakfast
8:15 pm Welcome, Conference Co-chairs
8:30 am Keynote Speaker Michael Gallis
9:30 am Summit Overview
9:45 am The Economy of Northern Ontario (*Speakers TBA*)
10:15 am Refreshment Break
10:45 am Concurrent Breakout Sessions
1. Natural Resources
2. Government Services and the Public Sector
3. Transportation *Sponsored by NEOMAG*
12:30 pm Luncheon
1:30 pm Speaker – Premier or Minister from Provincial Cabinet (*To be confirmed*)
2:15 pm Concurrent Breakout Sessions
4. Energy
5. Health and Education
6. Business and Entrepreneurship *Sponsored by Northern Tel*
4:00 pm Adjourn
5:30 pm Northern Ontario Business Awards Reception & Gala (*Days Inn*)
Tickets for the above event must be purchased separately

Friday, October 19, 2007

9:00 am Buffet Breakfast
9:30 am Reports from Concurrent Sessions
10:30 am Refreshment Break
11:00 am Honourable Tony Clement, Government of Canada (*To be confirmed*)
11:45 am Closing Remarks

5(a)

Northern Leaders' Summit Registration Form

October 17, 18 & 19, 2007 Timmins, Ontario

(Please complete ONE FORM for each person attending)

Name _____ Title _____
Municipality/Organization _____
Mailing Address _____
City/Town/Postal Code _____
Telephone _____ Fax _____
E-mail _____

Payment MUST accompany registrations.

REGISTRATION FEE

All Delegates \$250.00

This fee includes opening reception on Wednesday, all Thursday sessions including breakfast, lunch and two breaks, all Friday sessions including breakfast and one break as well as a portfolio and workbook. This fee does not include admission to the **Northern Ontario Business Awards Gala** being held in Timmins on Thursday, October 18. To purchase tickets to this Gala, please visit the website www.noba.ca. Delegates who do not purchase Gala tickets, are on their own for Thursday evening's meal at one of the many local restaurants.

"X" Please select ONE of the following three Thursday morning sessions:

- ☐ 1) Natural Resources
- ☐ 2) Government Services and the Public Sector
- ☐ 3) Transportation

"X" Please select ONE of the following three Thursday afternoon sessions:

- ☐ 4) Energy
- ☐ 5) Health and Education
- ☐ 6) Business and Entrepreneurship

Payment Method: ☐ Cheque ☐ MasterCard ☐ Visa

Card Number: _____ Expiration Date: m _____ y _____

Cardholder's Name: _____ Signature: _____
(exactly as on card)

Please make cheques payable to:

Federation of Northern Ontario Municipalities, Box 117, Corbeil, ON P0H 1K0

Refund Policy: Cancellation MUST be made in writing before October 12, 2007. An administration charge of \$50.00 will apply for each refund/cancellation. Substitutions may be made without financial penalty.

Registration Inquiries:

Vonda Croissant, FONOM, Tel (705)752-2783; Fax(705) 752-1138; Email fonom.info@sympatico.ca

FONOM collects, uses and discloses the information requested to promote the interests of the municipal sector. It may also be shared with selected third parties to generate operating revenues for FONOM. Under the Federal Personal Information Protection and Electronic Documents Act (PIPEDA) some of the information may constitute personal information. By filling out this form you agree that all personal information provided by you on the form may be collected, used and disclosed by FONOM for all purposes described above.

5(b)

Wishart
LAW FIRM LLP

390 Bay Street, Suite 500
Sault Ste. Marie, Ontario
Canada P6A 1X2
Tel. 705.949.6700
Fax 705.949.2465

www.wishartlaw.com

September 11, 2007

via e-mail

Ms. Donna Irving
Corporation of the City of Sault Ste. Marie
P.O. Box 580
Sault Ste. Marie, ON P6A 5N1

Dear Ms. Irving:

Re: Bridge View Bingo
455 Albert St. West, Sault Ste. Marie, Ontario
Our File No: 10250-4

This is to confirm our telephone attendance at which time we discussed the possibility of appearing before City Council on September 24th to request that the Bingo Hall be approved for permanent status.

As you know, City Council approved the relocation of the Bingo Hall to the site at 455 Albert Street West for a period of one (1) year. Since that time, more than \$600,000.00 has been spent in renovations to the interior and exterior of the site, which included paved parking. All material with respect to the Bingo Hall was submitted with the original Application.

If you require anything further please do not hesitate to contact me.

Yours very truly,
WISHART LAW FIRM LLP



FRANK S. SARLO
Telephone Ext: 233
E-mail: fssarlo@wishartlaw.com
Law Clerk: Heather Martellini
Telephone Ext: 247
E-mail: hmartellini@wishartlaw.com

FSS:hm

excellent solutions.

5(b)

Wishart
LAW FIRM LLP

390 Bay Street, Suite 500
Sault Ste. Marie, Ontario
Canada P6A 1X2
Tel. 705.949.6700
Fax 705.949.2465

www.wishartlaw.com

September 12, 2007

via e-mail

Mr. Lorie Bottos
Corporation of the City of Sault Ste. Marie
P.O. Box 580
Sault Ste. Marie, ON P6A 5N1

Dear Mr. Bottos:

Re: Bridge View Bingo
Our File No: 10250-4

Attached please find letter from the Bridge View Charities Association confirming their support for permanent location of the Bridge View Bingo at 455 Albert Street West, Sault Ste. Marie.

Yours very truly,
WISHART LAW FIRM LLP



FRANK S. SARLO
Telephone Ext: 233
E-mail: fssarlo@wishartlaw.com
Law Clerk: Heather Martellini
Telephone Ext: 247
E-mail: hmartellini@wishartlaw.com

FSS:hm

excellent solutions.

5(b)

BRIDGE VIEW CHARITIES ASSOCIATION

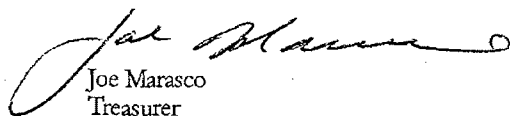
September 12, 2007

Mayor John Rowswell
City Hall
P.O. Box 580
Sault Ste. Marie, Ont.
P6A 5N1

Dear Mayor,

Please be advised that Bridge View Charities enthusiastically supports the request for the permanent location of Bridge View Bingo (formerly Greenbelt Bingo) to 455 Albert Street West, Sault Ste. Marie, Ontario.

Yours truly,


Joe Marasco
Treasurer

Bridge View Charities

September 2007

Arts Council of SSM
369 Queen Street – Suite 101
Sault Ste. Marie, ON P6C 5A9
Phone – 945-9756
Fax – 945-8665
Email arts@soonet.ca

Sandra Houston
Phone – 946-4081
Nora Ann Harrison
Phone – 949-3509

Bandettes Drum & Bugle Corps
103 River Rd.
Sault Ste. Marie, ON P6C 6C3
Office – 759-3192

Betty McDonald
Phone – 942-9674
Mary Wilson
Phone – 759-3192

Brain Injury Assoc. of S.S.M.
127 - 31 Old Garden River Road
Sault Ste. Marie, ON P6B 5Y7
Office – 946-0172
Fax – 946-0594

Paul Goring
Phone – 942-4605
Frank Halford
Phone – 253-8876

Breaking Away
52 Centennial Ave.
Sault Ste. Marie, ON P6A 5B3
Email annprovenzano1@gmail.com
Email gshunock@shaw.ca

Ann Provenzano, Treasurer
Phone – 949-0725
Cathy Shunock
Phone – 949-4866

Canadian Red Cross
105 Allard St.
Sault Ste. Marie, ON P6B 5G2
Email diane.lajambe@redcross.ca

Diane Lajambe
Phone – 759-4547
Fax – 759-5865
Jean Wyatt
Phone – 254-3102

Indian Friendship Centre
122 East St
Sault Ste. Marie, ON P6A 3C6
Email aexedir@ssmifc.ca
Email antoniowmarlene@hotmail.com

Terri Lynn Coulis
Phone – 256-5634
Fax – 256-8217
Marlene Antoniow V.P.
Phone – 254-4934

Knights of Columbus
 St. Joseph The Worker Council 12003
 135 Arden St.
 Sault Ste. Marie, ON P6C 5K6
 Office – 946-5720
 Email kc12003@shaw.ca

Vincent Plastino
 Phone – 949-4937
 Edward Briglio
 Phone – 779-3552

Lake Superior Figure Skating Club
 Box 3, 280 Elizabeth St.
 Sault Ste. Marie, ON P6A 6J3
 Email suzanne_irwin@ahu.on.ca
 Email j.febbraro@ssmedc.ca

Suzanne Irwin
 Phone – 541-7157
 John Febbraro, President
 Phone – 759-2546

Metis Family Resource Centre Inc.
 317 Wellington St. West
 Sault Ste. Marie, ON P6A 1H9
 Office – 256-1646
 Email metisfamily@shaw.ca

Tracey Smith
 Phone – 253-6822
 Fax – 256-6936
 Mary Jane Boston
 Phone – 945-8788

Navy League of Canada
 84 Ransome Drive
 Sault Ste. Marie, ON P6C 1N4
 Email storch@shaw.ca

Johanna Storch
 Phone – 946-1039
 Fax – 253-5772
 Warren Pihlaja, President
 Phone – 649-2855
 Shirley Thomas
 Phone - 253-6938

Northern Neighbourhood Community
 Facilities Inc.
 98 Park Street
 Sault Ste. Marie, ON P6A 5C9
 Email cherylproulx@on.aibn.com
 Email karenmorrison@on.aibn.com

Cheryl Proulx
 Phone – 946-1759
 Fax – 946-5835
 Karen Morrison, President
 Phone – 253-9311
 Fax – 946-5835

O.S.A.I.D. Sault Ste. Marie
104 Glenwood Ave.
Sault Ste. Marie, ON P6A 4T7
Email kowledge_1999@yahoo.com

Karen Skinner
Phone – 945-5379
Jessica McCarthy
Phone – 945-7712

Sault Figure Skating Club
P.O. Box 904
Sault Ste. Marie, ON P6B 5G9
Email brendamcewen@shaw.ca
Email maspegren@gmail.com

Brenda McEwan
Phone – 253-2112
Fax - 253-5999
Mildred Aspegren
Phone – 253-0348

Sault Ste. Marie Aquatic Club
4 – 280 Elizabeth St.
Sault Ste. Marie, ON P6A 6J3
P6A 6J3
Office – 941-9880
Email ssmac@bellnet.ca

Lianne Lawrence
Phone – 253-4750
Cell – 971-4750
denlee.lawrence@sympatico.ca
Karl Dipsell, Treasurer
Phone – 949-0757
karllaama@sympatico.ca

Sault Ste. Marie Gymnastics Club
280 Elizabeth Street
Sault Ste. Marie, ON P6A 6J3
Office - 254-2259
Email allan.leclerc@shaw.ca
Email in2theblu@sympatico.ca

Allan LeClerc, V.P.
Phone – 942-9472
Kelly Dawson, President
Phone – 257-7182

Sault Speed Skating
93 Farquhar St.
Sault Ste. Marie, ON P6B 3R2
Email bbansley@shaw.ca
Email ianoverman@sympatico.ca

Bill Ansley
Phone - 946-0082
Ian Overman
Phone – 779-2710
Fax – 779-3705 (Ian)

Sault Squires Police Cadet Corps
580 Second Line E.
Sault Ste. Marie, ON P6B 4K1
Office 949-6300 ext. 234
Email gary.groulx@shaw.ca
Email latourfamily@shaw.ca

Gary Groulx
Phone – 942-1235
Richard Latour
Phone – 759-4381

Sault Theatre Workshop
 121 Pittsburg Ave.
 Sault Ste. Marie, ON P6C 5A9
 Email houston@sympatico.ca

Sandra Houston
 Phone – 946-4081
 Fax – 946-4081
 Scarlett Marenger
 Phone 253-0423

Searchmont Ski Runners
 P.O. Box 20137, 150 Churchill Blvd
 Sault Ste. Marie, ON P6A 6W3
 Office Phone – 781-3530
 Email cdowdall@olg.ca
 Email lisa@doiweb.com

Catherine Dowdall
 Phone - 946-6619
 Fax – 946-6643
 Lisa Brechin, Treasurer
 Phone – 946-4248

Soo Hockey Club
 P.O. Box 23083
 Station Mall Postal Outlet
 Sault Ste. Marie, ON P6A 6W6
 Email teeoff@soonet.ca

Walter Wallace, President
 Phone - 946-3333
 Rick Zanatta, V.P.
 Phone – 942-8567

Soo Sports Facilities Association
 64 Industrial Park
 Sault Ste Marie, ON P6B 5P2
 Email terikennedy@shaw.ca

Teri Kennedy
 Phone – 759-9297
 Pat Egan
 Phone – 945-7060
 Work – 256-7957

Soo Thunder AAA Hockey Clubs Inc.
 15 Highland Court
 Sault Ste. Marie, ON P6C 5X9
 Email fsimard@shaw.ca
 Email barb60@shaw.ca

Frank Simard
 Phone – 946-3999
 Barb Boyer – 759-0537
 Phone – 759-0537

Soo Thunderbirds Hockey Club
 54 Industrial Park
 Sault Ste. Marie, ON P6A 6J8
 Email terikennedy@shaw.ca

Teri Kennedy
 Phone – 759-9297
 John Parr, Treasurer
 Phone 942-5540

Soo Youth Hockey Assoc.
37 Coulson Ave
Sault Ste. Marie, ON P6A 3X4
Email dot_tait@yahoo.com

Ben Cano
Phone - 254-2864
Dorothy Tait
Phone - 254-5923

Travelling Association for
Parents & Students
97 Great Northern Rd
Sault Ste. Marie, ON P6B 4Y9

Patty Belsito
Phone - 256-7423
Myrna Eddy
Phone - 253-5264
Susan Parr
Phone - 254-4552
Fax - 759-2817

White Pines C&VS
1007 Trunk Rd
Sault Ste. Marie, ON P6A 5K9
Phone - 945-7181
Fax - 945-0726
Email slcarlucci@sympatico.ca
Fax: 942-1556

Sandy Carlucci
Phone - 254-1932
Mark Zorzit, Principal
Phone - 945-7181
Barry Rushon - 945-0065

YMCA Sports Council
235 McNabb St.
Sault Ste. Marie, ON P6B 1Y3
Phone - 949-3133
Email wmcphoe@soonet.ca
Email c.murphy@cityssm.on.ca

William McPhee
Phone - 253-2452
Work - 942-1300
Colleen Murphy, Treasurer
Phone - 253-2452

Zonta Club Sault Ste. Marie
P.O. Box 2113 Northern Postal Outlet
Sault Ste. Marie, ON P6B 6H3
Email hilda@mapleleafmotors.ca

Hilda Odom
Phone - 945-5000
Minerva Eerola
Phone - 254-4335

BRIDGE VIEW CHARITIES EXECUTIVE

Past President: Gary Latvanen,
474 Northern Ave. E
Sault Ste. Marie, Ont. P6B 4J1
254-3712

President: Scott Reid
366 Sixth Ave.
Sault Ste. Marie, Ont. P6C4L1
Home: 253-2797
Work: 945-1600 ext. 4250
Fax: 759-3367
Cell: 254-9970
Email gsreid366@hotmail.com
Email scott.reid@soocarecentre.ca

Treasurer: Joe Marasco,
866 Pine St.
Sault Ste. Marie, Ont. P6B 3G3
945-1592
Cell: 971-3086
Email joe.marasco@sympatico.ca

Secretary: Paul Goring,
9 Blue Jay Court
Sault Ste. Marie, Ont. P6B 3X3
942-4605

Office Administrator: Kathy Merritt
35 Root River Tr. Pk.
Sault Ste. Marie, ON P6A 5K7
942-0311
Email kathy.merritt@hotmail.com

Wilson Street Petition

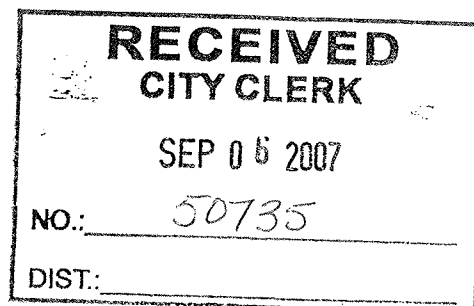
"Please Plow the Sidewalk"

We the residents of the west side of Wilson Street here by petition city hall to plow our sidewalk during the winter months, for the safety our children catching the school bus. Our children have the right to walk on a plowed sidewalk instead of on the streets where there is the danger of getting struck by an automobile. This past winter that was almost the case for one of our children. He was walking on the road towards his bus stop when an oncoming car just missed him. As an insurance executive once told me, "If it is foreseeable, it is preventable and payable." Let's be proactive and protect our children. Hence, the petition requesting that the city please plow our sidewalk. Below are the residents of Wilson Street who are in favor of this petition.

Respectfully,



Nancy Pedatella
511 Wilson Street



5(c)

Print Name	Address	Signature
Irma + Paolo DiRenzo	495 Wilson St.	Paolo DiRenzo
Nancy + Jim Pedatella	511 Wilson St.	N. Pedatella
Rosino TONY Zagardo	507 Wilson St.	a. zagardo.
Kent + Nancy Gore	503 Wilson	N. Gore
Jay + Melissa Valente	519 Wilson	M. Valente
Tete + Stella Diluzio	523 Wilson	T. Diluzio
Mass + ANGELA BRUNI	527 WILSON	Angela Bruni
Ben + Brenda Brane	531 Wilson St.	B. Brane
John + Mary Wieja	535 WILSON ST	Mary L. Wieja
Gail + Marc Talbot	547 WILSON ST	M. Talbot
Arnold + Helen	483 WILSON	H. Arnold
Mike Flannic	543 Wilson St.	M. Flannic
DAVE LAROCHELLE	551 WILSON	D. Larochelle

5(d)

The Corporation of the City of Sault Ste. Marie
99 Foster Drive,
P.O. Box 580
Sault Ste. Marie, ON
P6A 5N1

Residents of Spadina Ave
C/O Mourino Coccimiglio
291 Spadina Ave
Sault Ste. Marie, ON
P6C 5E1
942-6149

September 06, 2007

To Whom It May Concern:

Please find enclosed a petition to have the parking signs removed from Spadina Ave, from Wallace Terrace and Asquith Ave. Of the seventeen homes in the immediate area, fourteen agreed to sign the petition to have these signs removed. There was one resident on vacation, so he could not be reached; one is a rental from Mr. Beni; and Mr. Beni was approached about this and refused to sign. He also stated that he would continue to complain unless the signs remained.

If, and when, the signs are removed, Mr. Beni will be the first person to have his vehicle in front of his home, so no one will park there. We thank you for your time and consideration in this matter.

RECEIVED
CITY CLERK
SEP 06 2007
NO.: 50736
DIST.:

Thank You,

The Residents of Spadina Ave

5(d)

Petition

We, the undersigned, residents of Spadina Avenue, between Wallace Terrance and Asquith Street, do hereby petition members of City Council, City Engineers, and the traffic department to have the no parking signs removed from Spadina Ave.

Name	Address	Phone Number
Cesari Coccinigho	273 Spadina Ave	942-1391
Maria Coccinigho	273 Spadina	942-1391
EUGENE ROSA	265 Spadina Ave	35857
Eugenie Wrecker	266 Spadina Ave	949-9506
Paul DiBerlino	271 Spadina Ave	941-9148
Rachel DiBerlino	271 Spadina Ave	941-9148
J. Marrelli	275 Spadina	253-7776
G. Marrelli	275 Spadina	253-7776
Regina Beben	298 Spadina Ave.	254-1776
Peter Jackie Van Daele	279 Spadina Ave	256-6489
Sandra Miceli	275 Spadina Ave	254-2474
Shelby Yubert	286 Spadina ^{ave}	256-5866
Elda Ros	286 Spadina Ave	253-4043

Petition

We, the undersigned, residents of Spadina Avenue, between Wallace Terrance and Asquith Street, do hereby petition members of City Council, City Engineers, and the traffic department to have the no parking signs removed from Spadina Ave.

Name

Address

Phone Number

Moreno Coccimiglio 291 Spadina Ave 942-6149

Kim Coccimiglio 291 SPADINA Ave 942-6149

Mauri Ludini 295 Spadina Ave 949-6689

GEORGE SIMPSON - 282 SPADINA AVE 942-3391

Cathy Simpson - " " " " " "

R. Metcalfe 268 Spadina Ave 253-3532

J. Gerslitz 268 Spadina Ave " "



RESOLUTION

The Corporation of the City of Cornwall

Resolution Number: NB3-13-08-07
 Date: August 13, 2007
 Mover: Councillor Elaine MacDonald
 Seconded: Councillor André Rivette

COST OF DOWNLOADING PROvincially MANDATED PROGRAMS

WHEREAS, when 20% of the cost of programs such as Social Assistance, ODSP, Ontario Drug Benefits, child care services and facilities were downloaded from the Province and where Municipalities were informed that the process was supposed to be revenue-neutral, and which has not been to date; and

WHEREAS as provincially mandated programs, these should be provincially funded programs not municipally funded by taxes.

NOW THEREFORE BE IT RESOLVED THAT the City of Cornwall request the Province of Ontario to assume 100% of the Court Security costs; and

NOW THEREFORE BE IT RESOLVED THAT the City of Cornwall further request the Province of Ontario re-assume 100% of the cost of all provincially mandated programs such as Social Assistance, ODSP, Ontario Drug benefits, child care services and facilities; and

BE IT FURTHER RESOLVED that this Resolution be sent to our local M.P.P., Mr. Jim Brownell, A.M.O., AMCTO, and all municipalities in Ontario for Support.

OFFICE OF THE CITY CLERK
Bureau de la Secrétaire Municipale
 P.O. Box / C.P. 877
 360 rue Pitt Street
 Cornwall, Ontario K6H 5T9
 Phone (613) 932-6252
 Fax (613) 932-1860

Denise Labelle-Gélinas
 (613) 930-2787 ext. 2537
 Fax (613) 932-8145
 E-Mail dgelinas@cornwall.ca
collette@cornwall.ca



City of Kingston

216 Ontario Street
Kingston, Ontario
Canada K7L 2Z3

5(e)

www.cityofkingston.ca

where history and innovation thrive

2007-08-30

TO: ALL MUNICIPALITIES IN ONTARIO WITH A POPULATION OVER 50,000

**RE: MOTION (1) – AUGUST 14, 2007 MEETING OF KINGSTON CITY COUNCIL –
STUDENT LEVY**

I would confirm that at the regular meeting of Kingston City Council, held on August 14, 2007, the following Motion (1) was approved and as indicated in the Motion, the council of the Corporation of the City of Kingston is requesting that AMO pursue this matter with the Province of Ontario:

(1) Moved by Councillor Foster

Seconded by Councillor Glover

WHEREAS land owned, used and occupied solely by public education institutions, as defined in the Education Act, are exempt from paying municipal property taxation; and,

WHEREAS universities, colleges, and community colleges are included in the defined exempt properties; and,

WHEREAS the universities, colleges, and community colleges attract students to attend their institutions because of the quality of education offered, learning experiences and municipal amenities to enhance the experience; and,

WHEREAS municipalities provide services to the public education institutions and to the students; and,

WHEREAS the province recognizes that these services are provided to the institutions and that the institutions merit partial support by the community; and,

WHEREAS the province permits municipalities to levy a maximum \$75 for each full time student at each public education institution as a payment-in-lieu of taxes, per Section 323 of the Municipal Act, 2001; and,

WHEREAS the payment-in-lieu of tax levy has not been increased since 1987 when it was raised from \$50 to \$75; and,

WHEREAS student populations have increased dramatically since 2000; and,

WHEREAS, in Kingston, the maximum payment-in-lieu of tax for 2007 is \$1,544,400 (20,592 students @ \$75 ea), which represents just under 25% of the amount of taxes that would be levied (\$6,288,319) if the property had been classified and taxed pursuant to its use; and,

WHEREAS other properties that similarly support the community and thus also provide payments-in-lieu of taxation pay full taxes calculated by multiplying the appropriate tax rate and assessment; and,

WHEREAS the City's primary source of revenue is limited to property taxes and provincial grants; and,

WHEREAS the province, in its role of setting policies that affect municipalities, must make an effort to not constrain or arbitrarily reduce revenues that are derived from the assessment of property;

NOW THEREFORE BE IT RESOLVED THAT the Province of Ontario be requested to increase the per student levy at rated public educational institutions each year, pursuant to Section 323 of the Municipal Act, 2001, beginning in 2008 to an amount equivalent to the taxes that would be levied if the property was taxable;

AND BE IT FURTHER RESOLVED THAT this resolution be forwarded to all Ontario municipalities that are fortunate to have universities, and colleges of applied arts and technology within their municipality as well as to the Association of Municipalities of Ontario (AMO) for support and AMO be requested to pursue this matter with the Province on Council's behalf.

CARRIED UNANIMOUSLY

Yours truly,

Carolyn Downs
City Clerk

File No. C12

**City Clerk's Department
Corporate Services**

Phone: (613) 546-4291 ext. 1247 Fax: (613) 546-5232

cdowns@cityofkingston.ca

RECEIVED CITY CLERK
SEP 06 2007
NO.: 50738.
DIST:

Sensational!



September 18, 2007

Mr. Pat Vanini, Executive Director
 Association of Municipalities of Ontario
 200 University Avenue, Suite 801
 Toronto, Ontario M5H 3C6

Dear Mr. Vanini:

At their meeting of September 17, 2007 Council of the Corporation of the Town of Smiths Falls passed the following resolution that we would like circulated to all municipalities requesting their support on this important issue:

WHEREAS the Province announced certain reforms of the assessment system during the current re-assessment freeze;

AND WHEREAS these reforms did not include a re-vamping of the actual system of taxation;

AND WHEREAS it has recently been reported that the intent may be to apply the current commercial/industrial/multi-residential capping system to residential rate payers when the freeze is over;

AND WHEREAS it is commonly recognized that the capping system has numerous flaws that result in numerous unfair situations;

AND WHEREAS applying the capping to residential rate payers may benefit those whose assessment has increased dramatically it could potentially have a detrimental effect on a far larger number of rate payers if it forces Council to raise the municipal tax rate which affects everyone, not just those whose assessment has increased.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Smiths Falls urges the Association of Municipalities of Ontario to take a much more active role in this situation and exhort the Province to re-vamp the property tax system in a fair and equitable manner.

AND FURTHER THAT this resolution be sent to the Association of Municipalities of Ontario for circulation to all Ontario municipalities, the Premier of Ontario, the Minister of Finance, the Minister of Municipal Affairs and Housing and M.P.P. Norm Sterling.

(Resolution 2007-09-249)

It was requested at this meeting that this resolution also be forward to Mr. Howard Hampton, Leader of the Ontario New Democratic Party and Mr. John Tory, Leader of the Ontario PC Party & Leader of the Official Opposition. If you require further information please do not hesitate to contact me.

Yours very truly,

Kerry Costello
 Town Clerk

cc: Premier of Ontario
 Minister of Municipal Affairs and Housing
 Minister of Finance
 M.P.P. Norm Sterling
 Leader of the Ontario New Democratic Party
 Leader of the Ontario PC Party & Leader of the Official Opposition

5(f)



PAGE 1 OF 2

APPENDIX B-2A

**CITY OF SAULT STE. MARIE
INFORMATION SECTION FOR PERMITS WHERE ALCOHOL WILL BE SERVED**

APPROVALS

NOTE: All signatures of approval must be provided on one original form.

Name of

Group/Organization: Brody's Bar and Grill

Name of Event:

Korah C + U.S. Reunion

Date(s) of

Event: October 6th 2007Site: John Rhodes CentreTimes of Event: 1pm - 5pmLocation: "B Field"

Times of Beer Garden:

1pm - 5pm

Name of Special Occasion Permit Holder

D B Mi

Signature of Special Occasion Permit Holder

260 Elizabeth St. 705 253-0009

Address of Permit Holder/Telephone

Name of Identified Designate

D B Mi

Signature of Identified Designate

353 Nixon Rd (705) 254-2193

Address of Identified Designate/Telephone

1. Sault Ste. Marie Police Service

Signature of Official

2. Sault Ste. Marie Fire Services
Fire Prevention Office

Signature of Official

3. Algoma Health Unit
Environmental Health

Signature of Official

4. Community Services Department
Recreation and Culture Division or
Community Centres & Marine Facilities Division

Signature of Official

TO BE POSTED AT EVENT.-----
FOR OFFICE USE ONLY

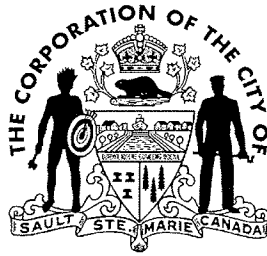
City Council Approval Received on _____

Date

C.S.D. Staff Representative _____

Signature

Joseph M. Fratesi, B.A. LL.B.
Chief Administrative Officer



5(h)
99 Foster Drive
P.O. Box 580, Civic Centre
Sault Ste. Marie, Ontario
Canada. P6A 5N1
(705) 759-5347
(705) 759-5952 (Fax)
E-Mail:
j.fratesi@cityssm.on.ca
b.berlingieri@cityssm.on.ca

2007 09 24

Mayor John Rowswell and
Members of City Council
Civic Centre

RE: STAFF TRAVEL REQUESTS

Dear Council:

The following staff travel requests are presented to you for approval:

1. **Brian Campbell – Fire Services**
Incident Management Practice
November, 2007
Gravenhurst, ON
Estimated total cost to the City - \$ 225.00
Estimated net cost to the City - \$ 225.00
2. **Rob Hewitt – Fire Services**
Applied Administration & Supervision
October, 2007
Gravenhurst, ON
Estimated total cost to the City - \$ 225.00
Estimated net cost to the City - \$ 225.00
3. **Don Elliott – Engineering & Planning Department**
Water Environment Association Of Ontario
October, 2007
Gravenhurst, ON
Estimated total cost to the City - \$ 273.65
Estimated net cost to the City - \$ 273.65
4. **Ted Russell – Public Works & Transportation Department**
Professional Wastewater Operators Training
October, 2007
Sudbury, ON
Estimated total cost to the City - \$ 795.30
Estimated net cost to the City - \$ 795.30

5. **Penny Hodgins – Social Services – Ontario Works Division**

Family Support Worker Training - 2007

October, 2007

Toronto, ON

Estimated total cost to the City - \$ 913.00

Estimated net cost to the City - \$ 456.50

6. **John Mangone – Social Services – Ontario Works Division**

Family Support worker Training - 2007

October, 2007

Toronto, ON

Estimated total cost to the City - \$ 913.00

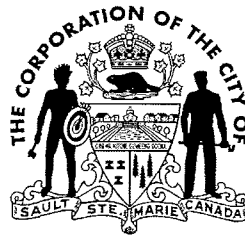
Estimated net cost to the City - \$ 456.50

Yours truly,



Joseph M. Fratesi
Chief Administrative Officer

JMF: bb



2007 09 24

Mayor John Rowswell
and Members of City Council
Civic Centre

**RE: MUNICIPAL NOMINATIONS TO THE NEW SOURCE PROTECTION
COMMITTEE**

The Sault Ste. Marie Source Protection Authority has provided a written request (attached) for two nominees from the City of Sault Ste. Marie to the new Source Protection Committee. The Authority is suggesting that staff from the Engineering and Planning department be the nominees due to the technical nature of the committee and the time length of commitment required (minimum 3 – 5 years). The municipal staff members that are recommended for the committee have agreed with the nomination.

Recommendation

That Council nominate the following two municipal staff to the Source Protection Committee: one staff of the Planning division (Peter Tonazzo) and one staff of the Engineering department (Susan Hamilton-Beach or Catherine Taddo as alternate).

Respectfully submitted,


DONNA P. IRVING
CITY CLERK

Att.

cc: Joe Fratesi, CAO

RECOMMENDED FOR APPROVAL

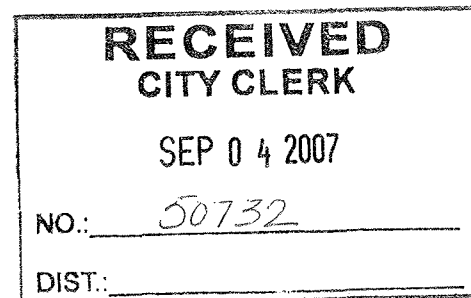

Joseph M. Fratesi
Chief Administrative Officer

5(i)



September 3, 2007

Donna P. Irving, City Clerk
Corporation of the City of Sault Ste. Marie
Level IV - Civic Centre
99 Foster Drive, P.O. Box 580
Sault Ste. Marie, ON
P6A 5N1



Dear Ms Irving,

Please accept this letter as an invitation for the city of Sault Ste. Marie to continue its participation in the Source Protection planning program of the Sault Ste. Marie Region Conservation Authority.

The Clean Water Act, 2006 and Phase I Regulations took effect on July 3, 2007. As indicated within the *Act*, the creation of a Source Protection Committee (SPC) must occur. The Minister of the Environment will appoint a Chairperson for the SPC after considering nominations from the Source Protection Authority, which consists of the Sault Ste. Marie Region Conservation Authority Board of Directors. The ultimate goal of the SPC is to develop a Source Protection Plan that protects sources of municipal drinking water within in the Sault Ste. Marie Source Protection Area. The Source Protection Authority is seeking potential candidates for this Committee and has designated two municipal seats for the Corporation of the City of Sault Ste. Marie. One municipal seat has also been designated for the Township of Prince.

At the inaugural Source Protection Authority (SPA) meeting held on July 25, 2007 the SPA discussed the roles and functions of the Source Protection Committee. Due to the technical nature of the committee and the length of commitment required (minimum 3-5 years) to ensure consistency, a suggestion was put forth to recommend that the City of Sault Ste. Marie consider nominating staff as municipal representatives.

The Sault Ste. Marie Source Protection Authority would like to suggest that staff from the following city departments be nominated by Sault Ste. Marie city council for formal appointment by the SPA as members for the Source Protection Committee:

Planning Division - Peter Tonazzo and;
Engineering - Susan Hamilton-Beach or Catherine Taddo

The proposed composition of the SPC is:

Municipal members	Sectoral members	Other members
2 Sault Ste. Marie	1 PUC	1 environmental
1 Prince Township	1 aggregates industry	1 SSM resident
	1 local business	1 Sault North resident

plus the Chair

The functions of the Sault Ste. Marie Source Protection Area Source Protection Committee are summarized as follows:

- Prepare and submit terms of reference for the preparation of an assessment report and source protection plan;
- Prepare and submit quarterly progress reports, have consideration of Great Lakes agreements;
- Prepare and submit an assessment report for the source protection area;
- Prepare and submit a source protection plan for the source protection area;
- Consult with municipalities and public as specified throughout the process and review; and
- Comment on source protection plan annual progress reports.

The obligations of a Source Protection Committee member include:

- Act as liaisons by bringing forward common concerns from their knowledge and experience to the committee and assist in communicating the committee's work;
- Make decisions at the committee table;
- Serve on/participate in province-wide committees either on special issues, or events (annual meetings) as a representative of the committee at the behest of the chair;
- Attend public information sessions and participate in public consultation forums;
- Respect confidential information and abide by the process in place to safeguard confidential information; and
- Regularly attend meetings.

The intention of Source Protection Planning is to provide adequate opportunity to the community in providing comments and concerns and being involved in the Source Water Protection process.

The deadline for receipt of submissions for the municipal nominations to the Source Protection Committee is **no later than November 3, 2007**. Please submit the names to Rhonda Bateman, Source Protection Planning Coordinator, Sault Ste. Marie Region Conservation Authority by email or letter correspondence.

I look forward to hearing from you to further discuss the participation of the city of Sault Ste. Marie on the Source Protection Committee.

Yours truly,

A handwritten signature in cursive script that reads "Rhonda Bateman". The signature is written in dark ink on a white background.

Rhonda Bateman
Source Protection Planning Coordinator, SSMRCA
Email: rbateman@ssmrca.ca

c.c. Joseph M. Fratesi, Chief Administrative Officer, Corporation of City of
Sault Ste. Marie
Linda Whalen, General Manager, SSMRCA

Proposed Composition of the Source Protection Committee

The ten member SPC for the Sault Ste. Marie Drinking Water Source Protection Area is anticipated to be comprised as follows:

One-third Municipal members:

2 representatives from the City of Sault Ste. Marie

1 representative from Prince Township

One-third Sectoral members

One-third Other members

1 Chair

Rationale for Composition

This proposed committee composition will assist in the local development of the Source Protection Plans through a collaborative, science based approach. We feel that these members represent key partners within our community and represent our watershed in its entirety.

The division of municipal representation reflects both the population and the location of municipal drinking water sources in the source protection area.

Functions of the Source Protection Committee

The functions of the Sault Ste. Marie Source Protection Area SPC as described in legislation will be:

- Prepare and submit terms of reference for the preparation of an assessment report and source protection plan;
- Prepare and submit quarterly progress reports;
- Have consideration of Great Lakes agreements;
- Prepare and submit an assessment report for the source protection area;
- Prepare and submit a source protection plan for the source protection area;
- Consult with municipalities and public as specified throughout the process; and
- Review and comment on source protection plan annual progress reports.

Obligations of a Source Protection Committee Member

Members of the Source Protection Committee should be able to:

- Act as liaisons by bringing forward common concerns from their knowledge and experience in their sector to the committee and assist in communicating the committee's work;

- Make decisions at the committee table;
- Serve on/participate in province-wide committees either on special issues, (for example consistent policies for the aggregates industry) or events (annual meetings) as a representative of the committee at the behest of the chair;
- Attend public information sessions and participate in public consultation forums;
- Respect confidential information and abide by the process in place to safeguard confidential information; and
- Regularly attend meetings

Applicant Qualifications

A major consideration for selecting municipal representatives to sit on the committee may be to prioritize municipal water providers. Other considerations may include selecting a range of individuals who bring forth experience in both rural and urban planning, as well as those who have experience in addressing Great Lakes issues.

- Demonstrated ability to understand source protection science, concepts, and technical reports;
- Proven ability to act as liaison for the sector(s) being represented;
- Problem-solving, analytical, communication, and organizational skills;
- An openness to working together and with representatives from other sectors;
- Knowledge of local watersheds, communities, and issues;
- Demonstrated ability to work with group dynamics and team environments;
- Conciliatory decision-making skills; and
- Willingness and ability to travel around the source protection area.

Timelines

The regulations require the source protection authority to determine groups in consultation with municipalities and must, **not later than September 3, 2007**, provide a notice to the clerk of each municipality located in the source protection area or region that includes the following information:

- a summary of the functions of the source protection committee;
- the number of municipal members on the committee;
- the groups of municipalities that will select the municipal members;
- the number of municipal members that will be selected by each municipal group; and
- the date by which a joint list from each municipal group will be submitted to the source protection authority.
- Municipalities have 60 days from the time the notice is given to the clerks, to provide the joint list to the source protection authority.

- If a group's list contains more or fewer names than their allotted members, the authority would pick from the list of names provided or select additional members, respectively.
- The regulation also allows the source protection authority to select municipal members if it does not receive the joint list back from the municipalities by the date specified in the notice.

Time Commitment

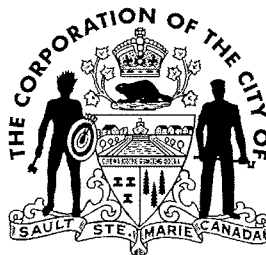
The initial committee membership formed to produce the first source protection plan for each source protection area. The term of appointment for these members will not expire before notice of the approval of the first plan is published. This initial term is expected to be approximately five to eight years. At the time the notice of approval is published, one-third of the existing committee membership, applied equally across each sector's interests represented on the committee, will expire. As well, the terms of members selected by bands will expire at this time. One year later, one-third of the committee membership involved in preparing the first source protection plan for the source protection area, applied equally across each sector's interests, will expire. Finally, the following year, the membership of the remaining one-third of members involved in preparing the first source protection plan will expire.

For a member filling a vacancy that occurs before the date a former member's term would have expired, the term of the appointment of the new member expires on that date.

Although the duties of the source protection committee may decrease after the approval of the first source protection plan for each source protection area, there is no termination of the committee. A committee will continue to be needed to carry out functions required by the Clean Water Act, 2006 and its regulations, including reviewing annual progress reports prepared by the source protection authority on the implementation of the approved source protection plan, and preparing the next terms of reference, assessment report, and source protection plan for the source protection area.

Generally, the term of a member appointed after the source protection plan for the area are approved will be 3 years to ensure that each source protection committee continues to represent the diverse interests of an evolving source protection area or region over time. This term is also expected to minimize committee member fatigue. In order to facilitate continuity in the work of the source protection committee and to minimize disruption of the source protection planning process, no more than one-third of the committee's term of appointments will expire in any one year, applied equally across each sector's interests represented on the committee.

Ralph Robertson
Manager of Purchasing



Finance Department
Purchasing Division

2007 09 24

Mayor John Rowswell and
Members of City Council,
Civic Centre.

Re: Tender for Bear Resistant Garbage Containers

Attached hereto for your information and consideration is a summary of the tenders received for the supply and delivery of Bear Resistant Garbage Containers as required by the Parks Division of the Public Works & Transportation Department, to be placed in areas experiencing high bear activity.

The tender was publicly advertised and tender documents forwarded to all firms on our bidders list. A public opening of the tenders was held September 12, 2007, with Councillor Susan Myers, representing City Council.

The tenders received have been thoroughly evaluated and reviewed with Randy Travaglini, Manager of Parks, and Nuala Kenny, Assistant City Solicitor, and the low tendered price, meeting specifications, has been identified on the attached summary.

Provincial funding for these containers amounts to the full reimbursement up to \$20,000.00 from a Community Funding Agreement, between the Ministry of Natural Resources and the City, as previously approved by City Council August 27, 2007.

RECOMMENDATION

It is therefore my recommendation that the tender to supply and deliver Bear Resistant Garbage Containers be awarded to Haul-All Equipment, at their total tendered price of \$20,136.96, including taxes.

This report is submitted for Council's approval.

Respectfully submitted,

Ralph Robertson
Manager of Purchasing

Recommended for approval,

W. Freiburger
Commissioner of Finance & Treasurer

RR:nt
Attach.

RECOMMENDED FOR APPROVAL

FINANCE DEPARTMENT
PURCHASING DIVISION
BUDGET: \$20,000.00

RECEIVED: September 12, 2007
FILE: 2007CH04

SUMMARY OF TENDERS
BEAR RESISTANT GARBAGE CONTAINERS

<u>Firm</u>	<u>Quantity</u>	<u>Model</u>	<u>Delivery</u>	<u>Unit Price</u>	<u>Net Price (after taxes)</u>	<u>Remarks</u>
Bear-Necessities Waste Canmore, Alberta	12	PC 1170(h)	Dec. 1, 2007	\$830.00	\$11,354.40	Does not meet Specifications Does not meet required Delivery Date Door Latches Not Self Locking
Forest Bio-Products Inc. Sault Ste. Marie, ON	12	TyeDee Bin	Oct. 15, 2007	\$1,445.00	\$19,767.60	Does not meet Specifications Not 70 gallon capacity Storage Type Design not for Casual Use No References-in Final Design Stages
Haul-All Equipment Lethbridge, Alberta	12	Hid-A-Bag 70 Gallon	Oct. 15, 2007	\$1,472.00	\$20,136.96	Meets specifications.

NOTE: The low tendered price, meeting specifications, is boxed above.

It is my recommendation that the low tendered price, meeting specifications, submitted by Haul-All Equipment, be accepted.

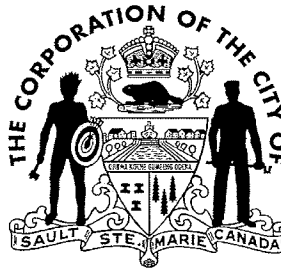
Ralph Robertson
Manager of Purchasing

565)

Peter A. Liepa
City Tax Collector

Tax & Licence Division
Finance Department

5(K)



2007 09 24

Mayor John Rowswell
and Members of City Council
Civic Centre

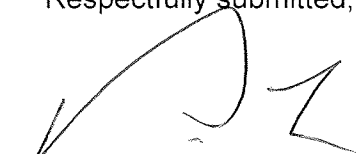
RE: Property Tax Appeals

Attached are listings that summarize applications for adjustments to the Tax Roll pursuant to Section 357 of the Municipal Act, 2001.

The Municipal Property Assessment Corporation (MPAC) has recommended the amount of assessment to be adjusted. Each of the applications has been reviewed individually and recommended as shown.

An appropriate resolution has been prepared for your consideration.

Respectfully submitted,



Peter A. Liepa
City Tax Collector

PAL/bk

Attach.

Recommended for Approval:



William Freiburger
Commissioner of Finance & Treasurer

RECOMMENDED FOR APPROVAL



Joseph M. Fratesi
Chief Administrative Officer

APPLICATION TO COUNCIL TO CANCEL
OR REFUND PROPERTY TAXES PURSUANT TO SECTION 357
OF THE MUNICIPAL ACT, 2001

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
PROPERTY TAX APPEALS
2007

DATE: 2007-09-24
PAGE: 1 of 1

ROLL NUMBER	PROPERTY ADDRESS	PERSON ASSESSED		PROPERTY CLASS	REASON	APPEAL NO.	CANCELLATIONS		TOTAL
							TAXES	INTEREST	ADJUSTMENT
010-050-038-00	361 DACEY RD	CRAWFORD WAYNE A	CRAWFORD TERESA B	RESIDENTIAL	D	07-050	107.11	-	107.11
030-005-021-00	145 FARQUHAR ST	CARBONE ROBER ROSS		RESIDENTIAL	D	07-051	23.06	-	23.06
040-040-094-00	579 NORTHLAND RD	CITY OF SAULT STE MARIE		RESIDENTIAL	B	07-052	835.44	32.96	868.40
040-026-051-00	339 CATHCART ST	NARDO GIOVANNI	NARDO VALERIE	RESIDENTIAL	D	07-053	26.12	-	26.12
									-
									-
									-
									-
									-

Certified Correct.

REPORT TOTAL 884.62 32.96 1,024.69

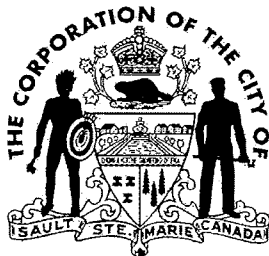
Peter A. Liepa
City Tax Collector

- A. REALTY TAX CLASS CONVERSION
- B. BECAME EXEMPT AFTER RETURN OF ROLL
- C. RAZED BY FIRE AFTER RETURN OF ROLL

- D. DEMOLISHED AFTER RETURN OF ROLL
- E. OVERCHARGED BY REASON OF GROSS OR MANIFEST CLERICAL ERROR
- F. REAL PROPERTY THAT COULD NOT BE USED FOR A PERIOD OF AT LEAST 3 MONTHS
DUE TO REPAIRS OR RENOVATIONS

5(K)

William Freiburger, CMA
Commissioner of Finance
and Treasurer



Finance Department

2007 09 24

Mayor John Rowsell and
Members of City Council

Re: Bon Soo Winter Carnival Request for Assistance

A delegation from Bon Soo appeared before the Finance Committee on September 13, 2007 to address the following City Council resolution of August 27, 2007.

Moved by: Councillor S. Myers
Seconded by: Councillor F. Fata

Resolved that the request of the President, Ontario Winter Carnival Bon Soo Inc. that Council provide financial assistance in the form of rent-free office space in a city facility that could be the new home for the Bon Soo office; and a one-time cash grant in the amount of \$10,000 BE REFERRED to Tourism Sault Ste. Marie, the Finance Committee, Conference and Events Policy Development Committee and appropriate staff for review and recommendation back to Council.

The Finance Committee passed the following resolution.

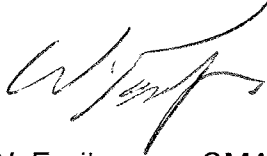
Moved by: Councillor B. Hayes
Seconded by: Councillor F. Fata

Whereas the request of Bon Soo does not meet the criteria of the City's Financial Assistance Policy;
And Whereas the relocation of the Bon Soo Winter Carnival from Clergue Park to Bellevue Park resulted in one time expenditures for electrical infrastructure and transitional cost;
And Whereas the electrical improvements at Bellevue Park are available to other park users;
Therefore Be It Resolved that the Finance Committee recommend a one time grant of \$10,000 to the Bon Soo Winter Carnival from the 5% Parks Reserve Fund.

RECOMMENDATION

City Council approve a one time grant of \$10,000 to the Bon Soo Winter Carnival from the 5% Parks Reserve Fund.

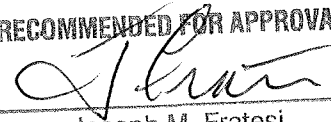
Respectfully submitted,



W. Freiburger, CMA
Commissioner of Finance and Treasurer

WF/kl

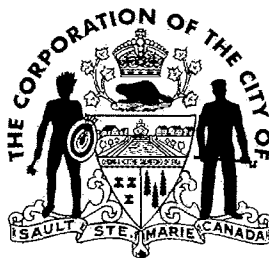
RECOMMENDED FOR APPROVAL



Joseph M. Fratesi
Chief Administrative Officer

5(m)

William Freiburger, CMA
Commissioner of Finance
and Treasurer



Finance Department

2007 09 24

Mayor John Rowswell and
Members of City Council

RE: Criteria for Economic Development Fund

The Finance Committee reviewed the criteria for the Economic Development Fund (EDF) as presented by Mr. Bruce Strapp, CEO, Economic Development Corporation on September 13, 2007.

Moved by: Councillor F. Fata
Seconded by: Councillor T. Sheehan

The Finance Committee approve the report as amended from the CEO of the Economic Development Corporation concerning criteria for the Economic Development Fund.

The amended criteria are attached as approved.

RECOMMENDATION

City Council approve the criteria for the Economic Development Fund.

Respectfully submitted,

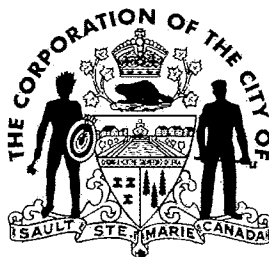
W. Freiburger, CMA
Commissioner of Finance and Treasurer

WF/kl

attachments

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer



July 10, 2007

ECONOMIC DEVELOPMENT FUND (EDF) – CRITERIA

The City of Sault Ste. Marie has established a City Economic Development Fund (EDF). The purpose of this fund is to support job creation, support the increase of new tax assessment through new investments, and to support economic development projects. City Council annually establishes the funding support for the EDF and as this fund is limited, City Council must be very selective in how it is disbursed to ensure that the maximum return on investment is achieved.

To ensure accountability to City Council, the City of Sault Ste. Marie Finance Committee, the SSMEDC has updated the EDF program criteria, delivery, and reporting. Consultation and input was also carried out with the Sault Ste. Marie Chamber of Commerce, Sault Ste. Marie Innovation Centre, Community Development Corporation of Sault Ste. Marie and Area and Destiny Sault Ste. Marie and a Public Session to receive input from the community was hosted by SSMEDC.

1. Key Performance Targets

The previous EDF was established by City Council to promote economic growth and provide opportunities in areas of business, technology, tourism and education. This is still important today, but City Council must ensure that the community benefits include specific performance targets, such as net job creation and support for community initiatives that will support existing and attract new employers, investment, and employees. Therefore, in deciding how to allocate funding consideration should be given to support for initiatives that would result in:

- 1.1. Net Job Creation: The focus of the fund is to support new economic development projects that will create sustainable wealth generating jobs and diversify our economy. Wealth generating jobs are those that bring new monies (e.g., payroll) into the community. This will support economic development that focuses on the creation of new products and services (e.g., manufacturing, science & technology, etc.) that are driven by external market demands;

and

- 1.2. Increase Tax Assessment: The greatest rate of return of the City Economic Development Fund to the City of Sault Ste. Marie is to invest in those projects that would increase new tax assessment (e.g. new industrial construction) or increased investment in existing facilities that would increase the tax assessment value of that facility.

and

- 1.3. Economic Development Projects ("enhanced" promotion, marketing, research, and strategy development) that are consistent with Destiny SSM strategic priorities or that support the creation of new economic engines for Sault Ste. Marie.

2. Criteria for the Use of the Fund

The fund will provide capital for projects that create or protect jobs and the tax base by:

- 2.1. Promoting economic diversification and supporting the establishment of new businesses or industries that support new products, services, and innovation,
- 2.2. Where benefits warrant, contributing to the sustainability or expansion of existing enterprises as long as it does not unfairly compete with other local enterprises and the use of the City's EDF is absolutely necessary in order for the project to succeed;
- 2.3. Supporting strategic community initiatives that support creating the environment for business development (e.g. infrastructure development, educational/economic opportunities, labour development initiatives, specific sector strategy development, innovation, and support for new economic cluster development).

3. Eligible Applicants

Eligible Applicants for applying directly to the City of Sault Ste. Marie for the EDF would be non-profit economic development organizations and City departments.

Private Sector applicants would be required to work in partnership with a non-profit economic development organization such as the Sault Ste. Marie Economic Development Corporation. The reason for this is that the City of Sault Ste. Marie has restrictions pertaining to the Municipal Act in providing bonusing to the private sector. However, as the lead economic development agency for the City of Sault Ste. Marie, the SSMEDC could work with the private sector in a partnership that could access the EDF as long as the project meets the criteria and application requirements of the EDF.

4. Application Requirements

Applicants will complete the following application information, provide a covering request letter, and will provide the necessary supporting documentation to support their request. The application will include a business or project plan, which outlines:

4.1. Applicant Information

- 4.1.1. Legal name of business/organization
- 4.1.2. Names of Officers, Directors & Principals
- 4.1.3. History of Organization
- 4.1.4. Organization mandate
- 4.1.5. Key contact for initiative
- 4.1.6. Contributing partners and
- 4.1.7. References

4.2. Project Information

- 4.2.1. Project description
- 4.2.2. Objectives
- 4.2.3. Performance targets
- 4.2.4. Impacts and Limitations of Project
- 4.2.5. Methodology and timing (including key dates for progress reports and final report to Council)

4.3. Costs and Financing

- 4.3.1. Detailed project costs
- 4.3.2. Financing arrangements (e.g., equity, loans, etc.) and funding partners
- 4.3.3. In-kind contributions
- 4.3.4. Balance, Financial Statements, Cash flow projections (historical and projected)
- 4.3.5. Demonstrated need for assistance and supporting documentation and applications to other government assistance programs, etc.

4.4. Economic Benefits

- 4.4.1. Description of how the project promotes economic growth and diversification
- 4.4.2. Projected job creation
- 4.4.3. Potential for tax assessment increase
- 4.4.4. Other economic and community benefits

4.5. Community Benefits

- 4.5.1. How the project compliments other local initiatives
- 4.5.2. Impact on the community as a whole

After receiving the Application requirements, the SSMEDC may at its discretion request further information and clarification from the proponent.

For processing, all applications will be sent to:

Manager of Corporate Services
Sault Ste. Marie Economic Development Corporation
99 Foster Drive, First Level
Sault Ste. Marie, ON P6A 5X6

Telephone enquiries: (705) 759-5432
Fax: (705) 759-2185
E-mail: d.lafleur@ssmedc.ca
Website: www.sault-canada.com

5. Process for Evaluating Proposals

- 5.1. The Sault Ste. Marie Economic Development Corporation will be responsible to provide the resources to support the intake of applications and support the proponent (s) in the development of their proposal.
- 5.2. The City Finance and Legal Department, through the SSMEDC, will provide recommendations regarding economic resources available and related concerns (e.g., due diligence collaboration, risk management, municipal act, etc.)
- 5.3. Prior to presentation to City Council the Managing Director of Destiny SSM will review requests if appropriate, determine need from Destiny SSM Committee for input and recommendations, and provide their input to the evaluation of the application.
- 5.4. Unless there are special circumstances, all requests shall contain written recommendations from the Sault Ste. Marie Economic Development Corporation Board of Directors, and the City Finance Department prior to presentation to Council. This would be coordinated through the SSMEDC.
- 5.5. All requests will be presented to Council in writing with supporting presentations by the applicant if required.
- 5.6. City Council will make the final decision re: financial contributions from the fund.

6. Accountability, Monitoring and Reporting of Results

The following will be expected from the successful applicants:

- 6.1. Recognition of the City Economic Development Fund contribution to the project in reports and appropriate marketing products, including the City logo.
- 6.2. Progress reports as outlined in their submission's timetable and proposal to City Council.
- 6.3. A final project report containing an evaluation of the success of the initiative in meeting its goals and key performance targets as well as the benefits to the community.
- 6.4. A complete report of all revenues and disbursements for the project within 6 months of completion of project. The City Finance Department will require supporting financial documentation (e.g. paid invoices, etc.) and has the right to review or audit project.



Sault Ste. Marie
**ECONOMIC
DEVELOPMENT
CORPORATION**



DEVELOPMENT
Sault Ste. Marie
a division of the SSMEDC



**ENTERPRISE
CENTRE**
Sault Ste. Marie
a division of the SSMEDC



**5(m)
TOURISM**
Sault Ste. Marie
a division of the SSMEDC

July 10, 2007

Bill Frieburger and Members of City Finance Committee

RE: INPUTS RECEIVED ON THE ECONOMIC DEVELOPMENT FUND (EDF)

The Sault Ste. Marie Economic Development Corporation was requested to seek input from the Sault Ste. Marie Chamber of Commerce, the Sault Ste. Marie Innovation Centre, Community Development Corporation of Sault Ste. Marie and Area, and Destiny Sault Ste. Marie of the City's proposed EDF Criteria that was developed by the City Finance Committee and the SSMEDC.

In addition, on behalf of the City's Finance Committee, Mayor and Council, the SSMEDC was asked to host a public session to gather further input from the community on the City's proposed EDF Criteria. A media release was issued on March 7 announcing the public session on Wednesday, March 21, 2007, 7 – 9 pm in the Russ Ramsay Board Room, Civic Centre (attached). It was also posted on the City's and SSMEDC websites. SSMEDC extended an invitation to the public to submit written submissions. Attendance at the public session included SSMEDC and Destiny staff members, one media representative and one citizen. There was no additional input received at this venue.

The SSMEDC would like to thank Shelley Barich, Chamber of Commerce, Jody Rebek, Destiny SSM, Brian Irwin, Community Development Corporation and Tom Vair, Sault Ste. Marie Innovation Centre for coordinating the input to the EDF Criteria report. Copies of the e-mail and letter responses received from the respective organizations are attached.

Input Summary

The Sault Ste. Marie Chamber of Commerce Executive Committee wished to thank City Council for the opportunity to provide input. They did not have any additional information to add to the document and were supportive of the criteria conditional upon two requirements:

1. That City Council makes the final decisions as to whom and how the funds get disbursed;
2. Requests (applications) that go forward to City Council for consideration of the EDF would identify where/how the proposal applies to the fund criteria and where it does not.

Destiny Sault Ste. Marie reviewed the EDF Criteria at the Steering Committee level and was comfortable that the specific applications that fit with Destiny SSM be brought to the attention of the Destiny SSM Managing Director and would be reviewed in context of Destiny SSM's key priorities.

As well, clarification was provided around "unfair competition". The EDF fund should not be utilized for creating an unfair competitive advantage of one business over another. An example of this: If a specific retail sector like a shoe store asks for City/SSMEDC financial support to build a new building which would give the business an unfair competitive advantage over other existing shoe stores. Both Destiny SSM and the SSMEDC support Sault Ste. Marie's openness to business competition.



Finally there was a provision of input on some objectives for consideration related to some of the key areas that Destiny SSM's priorities are focused on. This is certainly covered within the EDF criteria when it refers to consistency with Destiny Sault Ste. Marie priorities (Section 1.3).

The Sault Ste. Marie Innovation Centre circulated the EDF document to their Board of Directors and it received positive feedback. The Innovation Centre believes the criterion provides a good framework for the EDF fund.

The Community Development Corporation was in agreement with the proposed criteria and supported comments made by the other agencies.

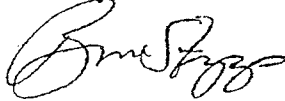
With the following input received, the current EDF Criteria has been modified to take these suggestions into account.

Recommendation

It is recommended by the SSMECD CEO that the following be approved by City Finance Committee and further, be recommended for approval to City Council:

1. City Council provides its appreciation for the input and support received from the Sault Ste. Marie Chamber of Commerce, Destiny SSM, the Sault Ste. Marie Innovation Centre and the Community Development Corporation of Sault Ste. Marie and Area.
2. That City Council accept the revised EDF Report and that the City and SSMECD would utilize this for implementation of the 2007 and future EDF programs.

Central to your Success



D. Bruce Strapp, CEO

Cc: SSMECD Executive Committee
Shelley Barich, General Manager, SSMCOC
Jody Rebek, General Manager, Destiny SSM
Tom Vair, President, SSM Innovation Centre
Brian Irwin, Executive Director, CDC

July 10, 2007

The City of Sault Ste. Marie has established a City Economic Development Fund (EDF). The purpose of this fund is to support job creation, support the increase of new tax assessment through new investments, and to support economic development projects. City Council annually establishes the funding support for the EDF and as this fund is limited, City Council must be very selective in how it is disbursed to ensure that the maximum return on investment is achieved.

To ensure accountability to City Council, the City of Sault Ste. Marie Finance Committee, the SSMEDC has updated the EDF program criteria, delivery, and reporting. Consultation and input was also carried out with the Sault Ste. Marie Chamber of Commerce, Sault Ste. Marie Innovation Centre, Community Development Corporation of Sault Ste. Marie and Area and Destiny Sault Ste. Marie and a Public Session to receive input from the community was hosted by SSMEDC.

1. Key Performance Targets

The previous EDF was established by City Council to promote economic growth and provide opportunities in areas of business, technology, tourism and education. This is still important today, but City Council must ensure that the community benefits include specific performance targets, such as net job creation and support for community initiatives that will support existing and attract new employers, investment, and employees. Therefore, in deciding how to allocate funding consideration should be given to support for initiatives that would result in:

- 1.1. Net Job Creation: The focus of the fund is to support new economic development projects that will create sustainable wealth generating jobs and diversify our economy. Wealth generating jobs are those that bring new monies (e.g., payroll) into the community. This will support economic development that focuses on the creation of new products and services (e.g., manufacturing, science & technology, etc.) that are driven by external market demands;

and

- 1.2. Increase Tax Assessment: The greatest rate of return of the City Economic Development Fund to the City of Sault Ste. Marie is to invest in those projects that would increase new tax assessment (e.g. new industrial construction) or increased investment in existing facilities that would increase the tax assessment value of that facility.

and

- 1.3. Economic Development Projects ("enhanced" promotion, marketing, research, and strategy development) that are consistent with Destiny SSM strategic priorities or that support the creation of new economic engines for Sault Ste. Marie.

2. Criteria for the Use of the Fund

The fund will provide capital for projects that create or protect jobs and the tax base by:

- 2.1. Promoting economic diversification and supporting the establishment of new businesses or industries that support new products, services, and innovation,
- 2.2. Where benefits warrant, contributing to the sustainability or expansion of existing enterprises as long as it does not unfairly compete with other local enterprises and the use of the City's EDF is absolutely necessary in order for the project to succeed;
- 2.3. Supporting strategic community initiatives that support creating the environment for business development (e.g. infrastructure development, educational/economic opportunities, labour development initiatives, specific sector strategy development, innovation, and support for new economic cluster development).

3. Eligible Applicants

Eligible Applicants for applying directly to the City of Sault Ste. Marie for the EDF would be non-profit economic development organizations and City departments.

Private Sector applicants would be required to work in partnership with a non-profit economic development organization such as the Sault Ste. Marie Economic Development Corporation. The reason for this is that the City of Sault Ste. Marie has restrictions pertaining to the Municipal Act in providing bonusing to the private sector. However, as the lead economic development agency for the City of Sault Ste. Marie, the SSMEDC could work with the private sector in a partnership that could access the EDF as long as the project meets the criteria and application requirements of the EDF.

4. Application Requirements

Applicants will complete the following application information, provide a covering request letter, and will provide the necessary supporting documentation to support their request. The application will include a business or project plan, which outlines:

4.1. Applicant Information

- 4.1.1. Legal name of business/organization
- 4.1.2. Names of Officers, Directors & Principals
- 4.1.3. History of Organization
- 4.1.4. Organization mandate
- 4.1.5. Key contact for initiative
- 4.1.6. Contributing partners and
- 4.1.7. References

4.2. Project Information

- 4.2.1. Project description
- 4.2.2. Objectives
- 4.2.3. Performance targets
- 4.2.4. Impacts and Limitations of Project
- 4.2.5. Methodology and timing (including key dates for progress reports and final report to Council)

4.3. Costs and Financing

- 4.3.1. Detailed project costs
- 4.3.2. Financing arrangements (e.g., equity, loans, etc.) and funding partners
- 4.3.3. In-kind contributions
- 4.3.4. Balance, Financial Statements, Cash flow projections (historical and projected)
- 4.3.5. Demonstrated need for assistance and supporting documentation and applications to other government assistance programs, etc.

4.4. Economic Benefits

- 4.4.1. Description of how the project promotes economic growth and diversification
- 4.4.2. Projected job creation
- 4.4.3. Potential for tax assessment increase
- 4.4.4. Other economic and community benefits

4.5. Community Benefits

- 4.5.1. How the project compliments other local initiatives
- 4.5.2. Impact on the community as a whole

After receiving the Application requirements, the SSMEDC may at its discretion request further information and clarification from the proponent.

For processing, all applications will be sent to:

Manager of Corporate Services
Sault Ste. Marie Economic Development Corporation
99 Foster Drive, First Level
Sault Ste. Marie, ON P6A 5X6

Telephone enquiries: (705) 759-5432
Fax: (705) 759-2185
E-mail: d.lafleur@ssmedc.ca
Website: www.sault-canada.com

5. Process for Evaluating Proposals

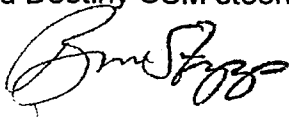
- 5.1. The Sault Ste. Marie Economic Development Corporation will be responsible to provide the resources to support the intake of applications and support the proponent (s) in the development of their proposal.
- 5.2. The City Finance and Legal Department, through the SSMEDC, will provide recommendations regarding economic resources available and related concerns (e.g., due diligence collaboration, risk management, municipal act, etc.)
- 5.3. Prior to presentation to City Council the Managing Director of Destiny SSM will review requests, determine need from Destiny SSM Committee for input and recommendations, and provide their input to the evaluation of the application.
- 5.4. All requests must contain written recommendations and or sign off from the Sault Ste. Marie Economic Development Corporation, Destiny SSM, and the City Finance Department prior to presentation to Council. This would be coordinated through the SSMEDC.
- 5.5. All requests will be presented to Council in writing with supporting presentations by the applicant if required.
- 5.6. City Council will make the final decision re: financial contributions from the fund.

6. Accountability, Monitoring and Reporting of Results

The following will be expected from the successful applicants:

- 6.1. Recognition of the City Economic Development Fund contribution to the project in reports and appropriate marketing products, including the City logo.
- 6.2. Progress reports as outlined in their submission's timetable and proposal to City Council.
- 6.3. A final project report containing an evaluation of the success of the initiative in meeting its goals and key performance targets as well as the benefits to the community.
- 6.4. A complete report of all revenues and disbursements for the project within 6 months of completion of project. The City Finance Department will require supporting financial documentation (e.g. paid invoices, etc.) and has the right to review or audit project.

The SSMEDC would like to acknowledge the support and input for this report from City Finance Committee/Staff, Planning/Legal staff, as well as the Chamber of Commerce, SSM Innovation Centre and Destiny SSM steering committee, staff, and SSMEDC Board/staff team.



Bruce Strapp, CEO



Sault Ste. Marie
**ECONOMIC
DEVELOPMENT
CORPORATION**



DEVELOPMENT
Sault Ste. Marie
a division of the SSMEDC



**ENTERPRISE
CENTRE**
Sault Ste. Marie
a division of the SSMEDC



TOURISM
Sault Ste. Marie
a division of the SSMEDC

5(m)

IMMEDIATE RELEASE – March 7, 2007

On behalf of the City's Finance Committee Chair, Councillor Bryan Hayes, Mayor and Council, the Sault Ste. Marie Economic Development Corporation (SSMEDC) has been asked to host a public session to receive input from the public and private sector on the updated program criteria for the Economic Development Fund (EDF).

In 1999, the City of Sault Ste. Marie created an Economic Development Fund (EDF) for the purpose of supporting job creation, the increase of new tax assessment through new investments and supporting community strategic economic development projects. City Council annually establishes the funding support for the EDF and as this fund is limited, City Council must be very selective in how it is disbursed to ensure that the maximum return on investment is achieved.

To ensure accountability to City Council, the City of Sault Ste. Marie Finance Committee, the Economic Development Corporation, in consultation with the Sault Ste. Marie Chamber of Commerce, Sault Ste. Marie Innovation Centre, Community Development Corporation of Sault Ste. Marie and Area, and Destiny Sault Ste. Marie has updated the EDF program criteria, delivery and reporting.

The public is invited to assist in this input by attending a public session hosted by SSMEDC, to be held on Wednesday, March 21, 2007, 7 – 9 pm, Russ Ramsay Board Room, Civic Centre.

As well, written submissions can be presented to the SSMEDC, Third Level, Civic Centre, 99 Foster Drive, or via fax 705 759-2185, or by e-mail to d.lafleur@ssmedc.ca. Due to the timeliness of receiving this information, submissions will be accepted until 9 am. Friday, March 23, 2007.

The Criteria for the Economic Development Fund can be viewed at www.sault-canada.com or at <http://www.cityssm.on.ca>

Questions pertaining to this request can be directed to Debbie LaFleur at the SSMEDC 705 759-5432.

The Sault Ste. Marie Economic Development Corporation is a recognized leader in supporting and promoting an environment that generates sustainable employment in a healthy, growing and diversified environment.





January 23, 2007

Bruce Strapp, CEO
Sault Ste. Marie Economic Development Corporation

Re: EDF Criteria

Dear Mr. Strapp:

On behalf of Destiny SSM, a cooperative initiative of the SSM Economic Development Corporation (EDC), the City of Sault Ste. Marie, the Community Development Corporation of SSM and area, and the SSM Chamber of Commerce, I would like to express our support of the criteria developed for the EDF.

Destiny SSM has been working closely with the EDC in providing input into the EDF Criteria. We have made the following input and suggestions:

- It is understood that the EDF fund would not be used to put any one business at an unfair disadvantage to an EDF project that receives a contribution from the fund;
- The attached outline has some objectives that should be considered by the SSMEDC in evaluating applications to the EDF; and
- The applicant includes information on the impacts and limitations of their project in their proposal.

We hope that our input will assist the SSMEDC and City in their EDF criteria to maximize the City's return on investment and to further our goal of a strong, diversified economy and for this reason Destiny SSM recommends Council's endorsement of the EDF criteria.

Yours truly,

Jody Rebek
Managing Director

EDF INPUT

Suggested additions to EDF Introduction:

EDF is a tool for strategic investments designed to enhance and strengthen the economy in Sault Ste. Marie (SSM). The aim is to facilitate innovation, promote competitive and expanded businesses and develop a sustainable economy. Increasingly, EDF is used to partner with other stakeholders to match economic priorities in SSM.

Suggested additions to the EDF Objectives:

The underlying objective of the EDF is to create a stronger economy and a stronger Northern Ontario. Several guiding principles help assess an initiatives' contribution to this goal, including:

- Strengthen SSM innovation process, connecting research with industry's commercialization focus,
- Enhance economic activity to improve the prosperity and quality of life for individuals and communities across the Algoma Region,
- Improve the business climate in SSM, fostering increased competitiveness in global markets and sustainable growth,
- Provide economic research in these areas: sustainable communities, innovation and entrepreneurship and provide an evidence-based direction for economic development in areas important to SSM, and
- Measure impacts on the SSM economy, viability and long-term benefits, and
- Form partnerships and achieve participation with other stakeholders that encourage the growth of existing business networks and entrepreneurial developments in SSM.

5(m)

Sault Ste. Marie Economic Development Corporation
Input Received as per City Council's request to the City's Economic Development Fund

Sault Ste. Marie Chamber of Commerce

From: Shelley Barich [mailto:shelley@ssmcoc.com]
Sent: October 16, 2006 1:13 PM
To: Debbie LaFleur
Cc: Bruce Strapp
Subject: RE: E-Mail on Behalf of Bruce Strapp re Economic Development Fund

Hello Bruce and Debbie,

The Sault Ste. Marie Chamber of Commerce Executive Committee would like to thank City Council for providing the Chamber with the opportunity to provide input on the City's Economic Development Fund Criteria. We have reviewed the document and we do not have any additional information to add into the document. We would like to add that we are supportive of these criteria as long as City Council makes the decisions as to whom and how the funds get disbursed. We would like to ensure that when requests go to City Council for this fund that reference is made in the presentation identifying where/how it applies to the fund criteria and where it does not.

Thanks again,

Shelley

Shelley Barich, General Manager
Sault Ste. Marie Chamber of Commerce
334 Bay Street
Sault Ste. Marie, ON P6A 1X1

Sault Ste. Marie Innovation Centre

From: Tom Vair [mailto:tvair@ssmic.com]
Sent: December 11, 2006 9:18 AM
To: Debbie LaFleur
Subject: RE: Updated EDF Criteria

Hi Debbie,

Sorry for the delay on this. I wanted to let you know that we circulated the document to our Board and I received positive feedback on the document. We believe it provides a good framework moving forward for the EDF fund.

Thanks - if you need a signed letter just let me know.

Tom

5(m)

From: Brian Irwin [mailto:birwin@on.aibn.com]
Sent: March 07, 2007 9:16 AM
To: Debbie LaFleur
Subject: RE: Economic Development Fund Criteria

Hi Debbie:

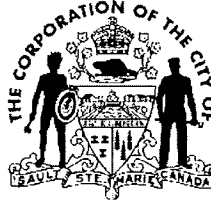
I am o.k. with this.

Sincerely,

Brian Irwin
Executive Director
Community Development Corporation of Sault Ste. Marie & Area
672 Queen Street East
Sault Ste. Marie, ON
P6A 2A4
Phone: (705) 942-9000 Ext. 231
Fax: (705) 942-0274
E-Mail: birwin@on.aibn.com

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This e-mail was scanned for viruses using BitDefender



September 24, 2007

Mayor John Rowswell
and Members of City Council

CITY MEN'S HOCKEY LEAGUE

Background

The following is a synopsis of this matter:

- Earlier this year the League approached Council requesting forgiveness of their debt for ice time at the City arenas.
- Council referred the matter to the Parks and Recreation Advisory Committee for review and recommendation.
- After a thorough review of the matter the Committee approved a recommendation for Council's consideration. Prior to the Committee's recommendation going to Council, the League advised Council that they would be paying their outstanding balance.

Latest Developments

- A verbal payment plan was received by staff prior to the Parks and Recreation Advisory Committee September 12, 2007 meeting. It was staff's understanding that the League intended to pay the entire principal amount of the debt by October 16, 2007. Staff provided comments to the Committee on the verbal plan and the Committee passed a resolution stating:

Moved by: D. Greenwood

Seconded by: J. Tucci

"Resolved that Members of the Parks and Recreation Advisory Committee have reviewed staff comments on the current situation with the debt owed by City Men's Hockey League and supports staff's comments and further that a copy of this resolution be forwarded in their report to City Council on September 24, 2007."

CARRIED

- On September 13, 2007 staff received a written payment plan from the League which was somewhat different from the verbal plan. The written plan outlines three (3) instalment dates for the principal to be paid off – October 16, 2007,

December 15, 2007, and January 21, 2008. Staff does not have a concern with the instalment portion of the payment plan and will be forwarding their comments to the Committee however, there are other concerns with the outstanding debt:

1. There is no mention on how the accumulated interest debt is going to be addressed. The League needs to provide a plan on how they are going to deal with this issue and staff suggests that they be given until November 1, 2007 to provide it.
2. It is staff's opinion that if the League does not pay by the dates stated in their written plan, then staff will report this to Council for your consideration and possible termination of the League's ice time.
3. When the League originally incurred debt with the City, they were required to pay their ice time invoice one month in advance in order to avoid going further into debt. Staff will continue the requirement of the League to pre-pay their ice time one month in advance.

Recommendation

It is recommended that Council approve the payment plan submitted by the City Men's Hockey League which states the principal amount of the debt will be paid as follows:

- October 15, 2007 - \$1,555.00
- December 15, 2007 - \$2,000.00
- January 21, 2008 - \$1,900.00;

and further that the League be advised that they need to provide their payment plan for the interest portion of their debt by November 1, 2007.

All of which is respectfully submitted,



Nicholas J. Apostle
Commissioner Community Services

cc: B. Freiburger
Parks and Recreation Advisory Committee

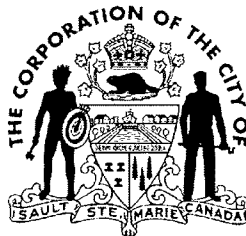
RECOMMENDED FOR APPROVAL



Joseph M. Fratesi
Chief Administrative Officer

5(0)

JOSEPH J. CAIN
MANAGER RECREATION & CULTURE DIVISION



COMMUNITY SERVICES DEPARTMENT
RECREATION & CULTURE DIVISION
Bellevue & Bondar Marinas
Cultural
Historic Sites
Leisure Services/Leadership
Recreational Lock
Roberta Bondar Tent Pavilion
Seniors' Services
Sports/Events/Development

2007 09 24

Mayor John Rowswell
and Members of City Council

**REQUEST FOR FINANCIAL ASSISTANCE FOR
NATIONAL / INTERNATIONAL SPORTS COMPETITIONS**

Attached are financial assistance requests from the following individuals:

Brian Lee - Swimming

This individual qualified to compete in the 2007 Age Group Nationals in Montreal, Quebec from July 19 to 23, 2007.

Marnie Holley – Bodybuilding & Fitness

This individual has qualified to compete at the 2007 IFBB World Women's Bodybuilding, Fitness & Body Fitness Championships held in Santa Susanna, Spain from September 20 to 24, 2007.

The Parks and Recreation Advisory Committee have reviewed these applications and recommends assistance for each applicant. Your approval of a \$200.00 grant for each submission is therefore requested.

Respectfully submitted,

Joseph J. Cain
Manager Recreation and Culture

Recommended for approval,

Nicholas J. Apostle
Commissioner Community Services

RECOMMENDED FOR APPROVAL

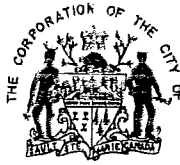
Joseph M. Fratesi
Chief Administrative Officer

jbj/prac/2007/council report fin assl Lee & Holley

attachments

5(0)

COMMUNITY SERVICES DEPT.



RECEIVED

**REQUEST FOR FINANCIAL ASSISTANCE FOR
NATIONAL/INTERNATIONAL SPORTS COMPETITIONS
APPLICATION FORM**

PLEASE PRINT

Name and Address of Applicant:

Correspondence will be directed to this name and address.

Anne Lee
33 Alworth Pl.
Sault Ste Marie, ON Postal Code P6B 5W5

Phone: 759-9032 (H) 759-1234 (W) Fax: 759-5668 (Work)

Email: Annelee3@sympatico.ca

Name and Address of Athlete(s):

Append team list to application form if applicable.

Brian Lee
33 Alworth Pl.
Sault Ste Marie, ON Postal Code P6B 5W5

Name of National or International Sporting Competition:

2007 Age Group Nationals - Swimming

Date(s) of Competition:

July 19 - July 23/07

Location of Competition:

Montreal

Name of Sports Governing Body:

Swimming National Canada

Please append correspondence that confirms individual or team qualification as a Northern Ontario, Ontario or Canadian representative. APPLICATIONS WILL NOT BE PROCESSED OR APPROVED WITHOUT PROOF OF ELIGIBILITY.

Total Amount of Assistance Requested:

\$ 200.00

Maximum limit of \$200.00 per application

Please specify, as accurately as possible, how the financial assistance will be used if approved.

Cost of travel, accommodation & meals.

- 2 -

List any other source(s) of assistance received.

none

Have you previously requested financial assistance from the City ?

Yes _____ No X Amount \$ _____If yes, please indicate the year(s):

If this application for funding is approved, the payment cheque should be payable to:

Anne Lee

- For recipients under the age of 18, payment will generally be provided to a parent or guardian, as circumstances dictate.
- Funding for sports teams will be payable to the coordinating group, sport association or financial representative.

I CERTIFY that to the best of my knowledge, the information provided in the Request for Financial Assistance for National/International Sports Competitions Application Form is accurate and complete and is endorsed by the individual or the not-for-profit sports team I represent.

DATE: 2007 July 12
 Year Month Day

Anne Lee - mother A Lee 759-9032
 Name Title Signature Phone Number
 (Applicant)

Nancy Day Senior Coach Nancy Day 256-5770
 Name Title Signature Phone Number
 (Club Official)

- Two signatures are required.
- Applications submitted with only one signature will not be accepted.

PLEASE RETURN THIS FORM IN PERSON OR BY MAIL TO:

Recreation and Culture Division
 Community Services Department
 Civic Centre,
 99 Foster Drive,
 Sault Ste. Marie, ON
 P6A 5X6

For additional information:

Please call 759-5310 between the hours of 8:30 a.m. to 4:30 p.m., Monday to Friday.

5(0)

Winona Hutchinson

From: "Andrew Moss - Swimming Natation Canada" <amoss@swimming.ca>
To: "Winona Hutchinson" <snwhutchinson@shaw.ca>
Sent: Wednesday, July 04, 2007 10:21 AM
Attach: ssmac.pdf
Subject: Re: Online Entries

All is good. Here is a report to verify your entries have been received. Please note that the entries will remain available to you via the web site until the entry deadline...so if you want to make any changes or updates, you can do so early next week.

Thanks for your patience and enjoy Ottawa.

Andrew Moss

Club and Domestic Operations Manager
Responsable des opérations domestiques/services aux clubs
Swimming • Natation Canada
t. 613.260.1348
f. 613.260.0804
c. 613.725.4339
e. amoss@swimming.ca
www.swimming.ca :: www.natation.ca



Winona Hutchinson wrote:

Well, now that was different experience all together.....

OK I filled everything in and saved it. Will a confirmation be coming my way later to confirm his entry?

thanks for your help I really have to leave now

Winona

No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.5.476 / Virus Database: 269.9.14/885 - Release Date: 7/3/2007 10:02 AM

7/4/2007

Entries by Swimmer

Profile	NANCY DAY
Club	ssmac
Meet	Champ. nat. gr. age 2007 Age G

Individual Events

Last Name	First Name	Club	Event	Seed Time	Seed Course	Custom Time?
LEE	BRIAN	SSMAC	104 Mens 14 5000 Freestyle	NT	50m	Y
LEE	BRIAN	SSMAC	14B Mens 14 1500 Freestyle	17:30.42	25m	N
LEE	BRIAN	SSMAC	20B Mens 14 100 Backstroke	01:04.18	25m	N
LEE	BRIAN	SSMAC	28B Mens 14 400 Freestyle	04:26.75	25m	N
LEE	BRIAN	SSMAC	38B Mens 14 200 Freestyle	02:07.48	25m	N
LEE	BRIAN	SSMAC	46B Mens 14 200 Backstroke	02:21.94	25m	N
LEE	BRIAN	SSMAC	68B Mens 14 100 Freestyle	00:57.37	25m	N
LEE	BRIAN	SSMAC	6B Mens 14 200 Individual Medley	02:23.60	25m	N
						# Entries: 8

Relays

Team	Club	Event	Seed Time	Swimmer	Gender
		Entry Time:			



Meet Information Package
2007 Age Group Nationals
July 19-23, 2007
Montreal, Quebec

Competition Notes

- This meet is open to foreign swimmers and teams.
- SNC designated meet rules will govern the competition
- There will be a 5km Open Water event held on Monday July 23, 2007, in the Olympic Rowing Basin at Parc Jean Drapeau.

Hosts

- Swimming Canada, SAMAK Swim Club and Beaconsfield Bluefins

Sanction

- To be provided by FNQ

Location

- Parc Jean Drapeau, Île Sainte-Hélène Aquatic Complex, Montreal, Quebec, (514) 872-6120
- <http://www.parcjeandrapeau.com/en/activites/piscine.asp>

Facility

- One 10 lane x 50m and one 8 lane x 50m competition pools. One warm-up pool (diving tank).
- Warm down during heats will be available in the diving tank behind the start end of the second 50m competition pool.
- Finals will be held in the main competition pool. The diving tank will be available for warm-up / warm-down during finals.

Organizing Committee

• Meet Chairperson	Pierre Cloutier	(514) 694-0908 p3cloutier@videotron.ca
• Meet Chairperson	Pierre deRepentigny	(450) 445-5541 derp@sympatico.ca
• Meet Manager	Daniel Leduc	(450) 443-4666 fam.leduc@videotron.ca
• Meet Manager	Christian Blais	(819) 370-8353 christian@gene-alliance.ca
• Officials Coordinator	Tony Trubiano	(514) 425-6240 tony.trubiano@alcoa.com
• Assistant Officials Coordinator	Suzanne White	(514) 697-8022 sevsue@netcan.com
• SNC Events Manager	Dave Haanpaa	(613)260-1348 dhaanpaa@swimming.ca
• SNC Competition Coordinator	Philip Clark	(204) 475-1528 pfclark@cc.umanitoba.ca
• Assistant SNC Competition Coordinator	Louise Leblanc	lleblanc@deloitte.ca

Qualification Period

- All short course and long course times done since January 1, 2006 are eligible for use for qualification purposes.

Entry Deadline

- Entries are due **Tuesday, July 10, 2007, 11:59pm PST.**
- Late entries are subject to SNC Rule 2.2.5 and may be refused by Meet Management.
- Psych listings will be posted on Swimming Canada's web site shortly following the entry deadline.



KYLE MATTHEWS pauses in his practice session getting ready for the trip to Montreal.

BEN LEESON - SAULT STAR

Bound for the Nationals

Provincials helped give Matthews confidence

By Chris Montanini
SPECIAL TO THE STAR

Kyle Matthews will be looking to make a splash as he embarks on his second trip to the national swim championships in Montreal Thursday.

The outdoor event is being held at the World Aquatics Complex and will feature approximately 1,500 swimmers from across the country.

Kyle has been training with coach Bill Park for the past three months and so far, Park believes, preparations for the nationals have been going very well.

'HE'LL BE ONE OF THE TOP SWIMMERS IN HIS AGE GROUP'

— Coach Bill Park

"Everything we've done has worked really well," Park said. "Kyle has 100 per cent commitment, no questions asked."

One of Kyle's goals leading up to the national competition was to swim well at provincials which took place last week.

"He has accomplished that goal," coach Park said. Matthews finished seventh overall in the 100-metre freestyle with a time of 57.61, and also posted a time of 25.8 in the 50-metre freestyle.

Along with those two events, Matthews will also be competing in the 50-metre butterfly, 100-metre butterfly, and the 100-metre backstroke.

Matthew's last appearance at a national competition resulted in a bronze medal in the 50-metre freestyle two years ago.

As training for this year's competition comes to an end, Matthews and Park are excited about the potential for a great performance this Thursday.

"He's right on track to exceed his best times," Park said.

"He'll be one of the top swimmers in his age group. He's on track to swim really well."

CANADIAN NATIONAL SWIMMING CHAMPIONSHIPS
World Aquatic Complex
Montreal, Que.
Starts Thursday, July 19,
runs for four days



BRIAN LEE holds up medals he's won in major competitive swimming events.

BEN LEESON - SAULT STAR

14-year-old aims for top eight finish at national championships

By Ben Leeson
THE SAULT STAR

In 2006, Sault swimmer Brian Lee qualified for national competition, but passed up a shot at gold to go on vacation.

This year, he doesn't have to miss out on either one.

The 14-year-old Sault Ste. Marie Aquatic Club member heads to Montreal today to get ready for the national championships this weekend. While an appearance in the final is his competitive goal, he wouldn't mind enjoying the city a little on his first visit.

"What I really enjoy about swim meets is that you swim for maybe half an hour," Lee said.

"Then you get to hang out with your friends all weekend."

Five of six friends, along with several family members, will be on hand to watch Lee pursue a national title for the first time.

He qualified for the event by winning a high points trophy in the boys 12-13 age group earlier this year at a meet at John Rhodes Com-

munity Centre.

The winner of the 14-15 group, Soo Y Dolphins swimmer Kyle Matthews, will be in Montreal as well this weekend.

SSMAC coach Nancy Day is also heading to the World Aquatic Complex for the national meet.

The national championship meet begins Thursday and runs for four days.

"I'd like to get into a final, top eight," said Lee, a Rosedale Public School graduate who is attending Sir James Dunn this fall. "Then I guess we'll see where it goes from there."

He likes the direction things have been heading lately, which is mostly up.

"Well I grew about four inches since last year, so that definitely has helped," Lee said.

"Other than that, it's been a lot of hard training and good taper."

At the provincial championships in Ottawa earlier this month, Lee posted three personal best times to capture silver in the the 100-metre freestyle and bronze in both the 200-metre 1,500-metre

freestyle events.

The junior swimmer also made two senior-level time standards at the all-Ontario meet.

"I was trying to get a third, that was my goal," Lee said. "Before that I had come in fourth a lot. The second was a pleasant surprise."

Lee's dive into competitive swimming seven years ago came at the encouragement of his parents. His mother, Dr. Anne Lee, was already a competitive swimmer.

And his father, the late Dr. Hui Nien Lee, was captain and coach of the Soo Masters Polar Bear swim team until his death in 2004.

"They both always thought it would be a good thing for me to do to stay fit," Brian Lee said.

And it seems to be working, although he feels he's far from the top of his game right now.

"Maybe for my age I'm doing pretty well, but I'm going to keep getting taller and stronger and making better times," Lee said.

"I've been working hard. I'm still trying to get some of the kinks out of my stroke."

5(0)

C L C P B R

g a j C r i A

M s k s u y i c i f a n a n

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Sault Star July 17/07

5(0)

COMMUNITY SERVICES DEPT.

REQUEST FOR FINANCIAL ASSISTANCE FOR
NATIONAL/INTERNATIONAL SPORTS COMPETITIONS
APPLICATION FORM

RECEIVED

Name and Address of Applicant:

Correspondence will be directed to this name and address.

Marnie Holley
79 Creery Ave, Sault Ste. Marie Postal Code P6B 1G7
Phone: (705) 942-5510 (H) (705) 945-7136 (W) Fax: _____

Name and Address of Athlete(s):

Append team list to application form.

Name of National or International Sporting Competition:

Please append correspondence that confirms individual or team qualification as a Northern Ontario, Ontario or Canadian representative. Applications will not be approved without proof of eligibility.

2007 IFBB World Women's Bodybuilding, Fitness & Body fitness Championships (Santa Susanna, Spain)

Date(s) of Competition:September 20th to 24th, 2007**Name of Sports Governing Body:**

CBBF - Canadian Bodybuilding Federation and the IFBB - International Federation of Bodybuilding

Total Amount of Assistance Requested: \$ 200.00
Maximum limit of \$200.00 per application

Please specify, as accurately as possible, how the financial assistance will be used if approved.

I will put the funds toward my competition
expenses (travel to Spain, meals, accommodation)
It could also help with previous competition
expenses that were incurred qualifying for this
event (June 16th - CBBF World Qualifier held in
Toronto - 2007)

List any other source(s) of assistance received.

n/a - I do not have a sponsor.

Have you previously requested financial assistance from the City ?

Yes ☒ No ☐ Amount \$ 200.00

If yes, please indicate the year(s):

2005

If this application for funding is approved, the payment cheque should be payable to:

- Payment will not be provided to minors under the age of 18.
- Funding for sports teams will be payable to the coordinating group, sport association or financial representative.

I CERTIFY that to the best of my knowledge, the information provided in the Request for Financial Assistance for National/International Sports Competitions Application Form is accurate and complete and is endorsed by the individual or the not-for-profit sports team I represent.

DATE: 2007 07 20
Year Month Day

Marnie Holley Marnie Holley (705) 942-5510
Name Title Signature Phone number
(Applicant)

Mr. Mark Smishek, CBBF President

M. Smishek

, (306) 543-5011

- Two signatures are required.
- Applications submitted with only one signature will not be accepted.

Lori Ballstadt

From: Smishek [smishek@sasktel.net]
Sent: September 7, 2007 4:57 PM
To: Lori Ballstadt
Cc: marnie holley
Subject: Re: IFBB World Championship

Attachments: clip_image002.jpg



clip_image002.jpg
 (1 KB)

Dear Lori:

Marnie Holley qualified for a position on the 2007 CBBF Women's Team Canada, for competition at the 2007 IFBB Women's Amateur World Championship, being held in Santa Susanna, Spain.

Mark Smishek
 CBBF President

This email communication is intended as a private communication for the sole use of the primary addressee and those individuals listed for copies in the original message.

The information contained in this email is private and confidential and if you are not an intended recipient you are hereby notified that copying, forwarding or other dissemination or distribution of this communication by any means is prohibited. If you are not specifically authorized to receive this email and if you believe that you received it in error please notify the original sender immediately.

We honour similar requests related to the privacy of email communications.

----- Original Message -----

From: "Lori Ballstadt" <l.ballstadt@cityssm.on.ca>
 To: <smishek@sasktel.net>
 Sent: Friday, September 07, 2007 1:11 PM
 Subject: FW: IFBB World Championship

> Please see message below.

> Thank you.

>

> Lori Ballstadt

>

> -----Original Message-----

> From: Lori Ballstadt

> Sent: September 7, 2007 3:10 PM

> To: 'smishek@sasktel.net'

> Subject: IFBB World Championship

>

> Hello Mark

>

> Marnie Holley from Sault Ste. Marie has applied for financial

> assistance to attend the 2007 IFBB World Womens' Bodybuilding, Fitness

> and Body Fitness Championships to be held in Spain from September 20th

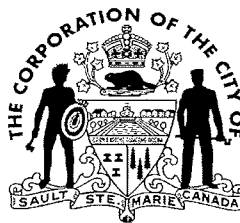
5(0)

> to 24, 2007.
>
> I require proof of eligibility in order to process her financial
> application.
> Could you please send me a brief email confirming Marnie Holley as a
> member of Team Canada.
>
> Thanks very much.
>
> Lori Ballstadt
> Supervisor, Community Services
> Recreation and Culture Division
> City of Sault Ste. Marie
> phone: (705) 759-5311
> fax: (705) 759-6605
> email: l.ballstadt@cityssm.on.ca
>
>

5(p)

Jerry D. Dolcetti, RPP
Commissioner

Don J. Elliott, P. Eng.
Director of Engineering Services



ENGINEERING & PLANNING DEPARTMENT

Engineering & Construction Division

Tel: (705) 759-5378
Fax: (705) 541-7165

2007 09 24

File: A-99-4-01

Mayor John Rowsell
Members of Council

**RE: GREAT NORTHERN ROAD CAPACITY - ENVIRONMENTAL ASSESSMENT
PREFERRED ALTERNATIVE - PINE ST. EXTENSION**

City Council at it's September 10, 2007 meeting approved the following resolutions:

Resolved that the report of the City Solicitor dated 2007 09 10 concerning Tabled Resolution from August 27th asking the Engineering Department to review and report back to Council on a letter which proposes the extension of Willow Avenue be accepted as information.

and

Resolved that the letter from the resident of 431 Old Garden River Road dated 2007 08 27 concerning access through the MTO property from Willow Avenue be referred to Engineering Department staff for review and report back to Council.

Also attached, are two reports dated May 8, 2006 and February 20, 2006 that provided Council with the status of the above noted.

The class Environmental Assessment process was established so that all interested agencies and citizens could have input into the decision process. It provides a thorough, step by step evaluation process for making engineering recommendations to municipal Councils, and provides ample opportunity for appeals. In this case, the options evaluated included doing nothing, widening Great Northern Road to seven lanes, extending Willow Avenue to Old Garden River Road, and extending Pine Street to Second Line. The preferred alternative is the extension of Pine Street.

The Minister of the Environment received 22 requests for a Part II Order during the 30 day review period in May of 2006. After lengthy delays, the technical review was completed and the recommendation to the Minister's Office was forwarded in June, 2007. MOE staff is not permitted to tell us the details of the recommendation so we must wait for the letter from the Minister. While we cannot be certain, the Engineering Department is confident that the class Environmental Assessment process has been conducted properly and it is hoped that the

preferred alternative will stand, and the City can proceed to construct the Pine Street Extension. The most recent correspondence from the MOE Assessment and Approvals Branch dated Sept. 6, 2007, reaffirms that the appeal is at the Ministers desk and the project is going through the approvals process and every effort will be made to move it forward. We have been advised that we will be notified as soon as possible. The pending provincial election may further delay the final decision.

The extension of Pine Street to Second Line was identified as the preferred alternative. Don Nelson continues to advocate for the extension of Willow Avenue as he did during our public consultation sessions and also through a Letter to the Editor of the Sault Star dated August 22, 2007. Mr. Harold MacQuarrie advocates it as well. According to our records however, Mr. Nelson did not request a Part II Order. As a participant in the EA process, his course of action was to submit a request for a Part II Order during the 30 days notice period after our public Notice of Completion.

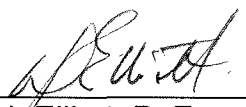
Summary

City Council should await the decision of the Minister. If the request for a bump-up is denied, we can proceed with design and construction in due course. The extension of Pine Street has been identified in the 5-year capital works program for construction in 2011. This construction, along with the Third Line extension to the Great Northern Road will help alleviate the current traffic issues facing Great Northern Road.

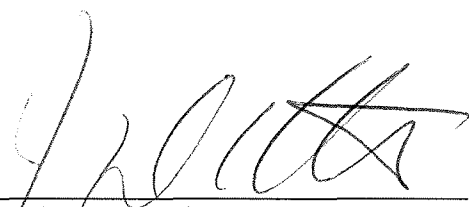
This report is submitted for Council's information.

Respectfully submitted

Recommended for Approval



 Don J. Elliott, P. Eng.
 Director of Engineering Services



 Jerry D. Dolcetti, RPP
 Commissioner
 Engineering & Planning Department

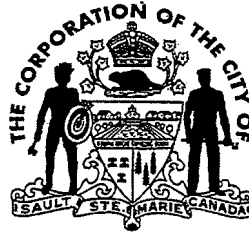
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RECOMMENDED FOR APPROVAL



 Joseph M. Fratesi
 Chief Administrative Officer



2006 05 08
File: A-99-4-01

Mayor John Rowswell
And Members of Council
Civic Centre

**RE: GREAT NORTHERN ROAD CAPACITY - ENVIRONMENTAL ASSESSMENT
PREFERRED ALTERNATIVE - PINE ST. EXTENSION**

This report is intended to provide Council with an update on the progress of the Environmental Assessment for the Great Northern Road capacity problem.

The Minister of the Environment is in receipt of 22 requests for a Part II Order. If the request is granted, then the City will have to proceed with a full Environmental Assessment. This process may take a year or more. While we cannot be certain, the Engineering Department is confident that the Environmental Assessment process has been conducted properly and it is hoped that the preferred alternative will stand.

If the Ministry denies the requests for a Part II Order, then the City can proceed with the acquisition of property, and then to design and construction when funding permits. We anticipate hearing the Minister's response within the next few months.

The Ministry has a new policy, which requires that we advise First Nations of the Environmental Assessment. Accordingly, input has been requested from both the Batchewana and the Garden River First Nations, as well as, the two local Métis organizations. It was requested that they provide their comments, if they had any, by April 21st. We received one letter for which we have provided a response.

This report is submitted for Council's information.

Respectfully submitted,

Don J. Elliott, P. Eng.
Director of Engineering Services

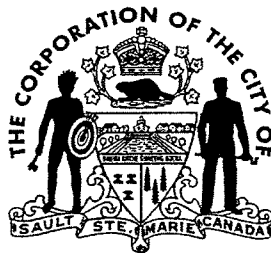
DJE/jb

Recommended for Approval

Jerry Dolcetti, RPP
Commissioner,
Engineering and Planning

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer



2006 02 20
Our File: A-99-4-01

Mayor John Rowswell
and Members of City Council
Civic Centre

RE: GREAT NORTHERN ROAD CORRIDOR CAPACITY IMPROVEMENTS

PURPOSE

This report is prepared in order to inform Council of the outcome of the Environmental Assessment undertaken to identify a preferred alternative that addresses the Great Northern Road corridor capacity problems.

ATTACHMENTS

Attached to this report, Council will find an Executive Summary of the Environmental Assessment undertaken.

COMMENTS

A comprehensive transportation planning study was completed in 2002. The study is entitled "The Sault Ste. Marie Truck Route Class Environmental Assessment and Transportation Planning Study" prepared by Read, Voorhees and Associates Ltd. One of the traffic related issues identified in this study was that Great Northern Road between McNabb Street and Second Line is currently experiencing traffic volumes which are approaching the road's capacity, and further increases are anticipated in the future. In order to address the lack of available road capacity in this area, various alternative solutions were identified. The extension of Pine Street between Northern Avenue and Second Line was identified as one potential solution to the traffic capacity problem. That was the extent of the study objectives at that time.

On 2004 06 14 Council gave the Engineering and Planning Department approval to undertake an Environmental Assessment to determine the preferred alternative that

2006 02 20

Page two

best resolves the present and projected roadway capacity problems on Great Northern Road between McNabb Street and Second Line. Open Houses were conducted on 2005 02 10 and 2005 06 28. Interested individuals and groups were given the opportunity to review various options and provide written comments. It has taken quite some time to obtain comments and opinions from certain groups/individuals. Additional time for comment submissions had been requested and a great deal of discussion has taken place regarding various options examined.

The Environmental Assessment has concluded that the extension of Pine Street between Northern Avenue and Second Line is the preferred alternative that provides an immediate solution to the traffic capacity problems on Great Northern Road. Other alternatives examined would or could provide relief. However, they only provide localized relief or are extremely long-term solutions and involve lifestyle changes that are difficult to achieve in this day and age. The recently completed Sault Area Hospital Traffic Study also reached the same conclusion regarding traffic on Great Northern Road. The next step in the Environmental Assessment process is to have a "Notice of Project Completion" posted in the local daily and weekly newspapers. This will be done on 2006 02 25 and 2006 03 01 respectively. A notice will also be sent to interested individuals, groups and agencies. A thirty (30) day comment period will be provided. Should significant concerns remain unresolved a request can be made to the Minister of the Environment to consider a Part II Order. If there are no requests for a Part II Order, during this time period, then the project may proceed at any time. After the 30-day comment period has passed, a report will be presented to Council summarizing comments received and making final recommendations.

Our consultant, Michael Kresin is present this evening to answer any questions Council may have. This report is submitted for Council's information.

Respectfully submitted,



Don J. Elliott, P. Eng.
Director of Engineering Services

MGK/jb
Encl.

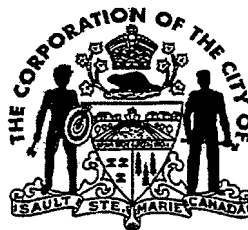
Recommended for Approval:



Jerry D. Dolcetti, RPP
Commissioner
Engineering & Planning

LORIE BOTTOS
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR



LEGAL
DEPARTMENT

2007 09 10

Mayor John Rowswell and
Members of City Council

RE: Tabled resolution from August 27th asking the Engineering Department to review and report back to Council on a Letter which proposes the extension of Willow Ave.

At the last meeting Council tabled a resolution which intended to ask the Engineering Department to review and report back to council on a letter from the resident of 431 Old Garden River Road. I was asked to offer an opinion on whether that tabled resolution was a re-consideration.

In my opinion, just asking Engineering Department to review and report on the letter is not a re-consideration. If after receiving the report Council decides to put Willow Avenue through to Old Garden River Road, that would be a re-consideration. That is because Council, in its decisions earlier this year, has made decisions on the configuration of the access through the EMS site.

This report is provided for the information of City Council.

Respectfully submitted,

Lorie Bottos
City Solicitor

LAB/dh

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer

Members of Council and Engineering Dept.

Having read Don Nelson's letter to the Salt
Star on Wed. Aug. 22, 07, I have some questions
for Council and the Engineering Dept. We want
to know your reasons for not wanting to
extend Willow Ave. I think we have a
right to a sensible explanation. My neighbours
and I and a lot of others in our area, have
to go out on Forest Park on a daily basis
and we wouldn't if Willow was extended.

We ^{don't} understand as taxpayer in this area
why we should be denied access through
the M.T.O. property. Could we please have
a sensible explanation.

Arnold McQuarrie

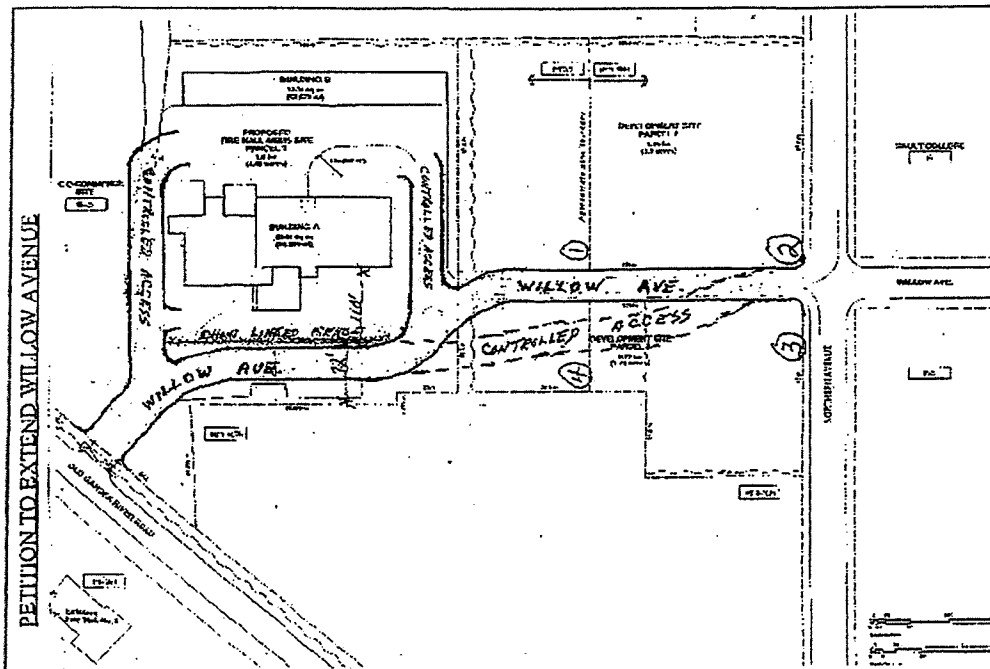
431 OLD GARDEN RIVER RD.
SALT ST. MARIE

enclosed is a copy
of the plan for the
extension of Willow Ave.

Emergency access route destroys property

Taxpayers' money belongs to the people

David Orin
Sault Ste. Marie



In 2001, the city paid almost \$900,000 for the Ministry of Transport property. Council's first responsibility is to the taxpayers who now own that property, but it seems our mayor, some city councillors and some city officials don't feel that way.

There are hundreds of people who have to frequent the Willow Avenue area on a daily basis. How the safety and convenience of these people can be ignored is pretty hard for any honest and sensible person to understand.

These people are the staff and customers of The Sault Star, the staff and students of Sault College, staff and customers of Rome's, staff and customers of Cambrian Mall, staff and customers of Canadian Tire and staff and patients of the Group Health Centre.

The extension of Willow Avenue would unlock this whole area and a lot of these people would not have to go out onto Great Northern road.

The extension of Willow, as shown on the plan submitted to council, would not only be a sensible accommodation for the fire department and emergency services, but would put a proper street in front of the four parcels of land and make them look far more attractive to potential buyers.

The city has been trying to sell this property for some time, but who is going to buy a piece of property when they don't know where the boundary is going

to be?

What is happening to this property right now is the unauthorized creation of a controlled access road across two of the parcels (3 and 4) of land to Northern Avenue.

This was never authorized by city council and has destroyed thousands of dollars of real estate by running the road straight through parcel 4, destroying the front of parcel 3 and leaving parcels 1 and 2 with no front.

If someone feels they have to have controlled access for the fire hall and EMS, then by the same goofy logic, it's a wonder they don't want controlled access on Tancred Street to the main fire hall.

I urge taxpayers to call the mayor and their city councillors. You don't have to ask for an explanation, you have the right to demand one.

You have a right to know why the mayor and some councillors are against the sensible extension of Willow Avenue.

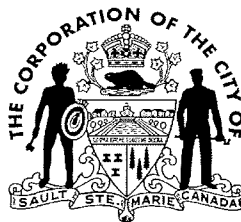
It was this kind of silly politics that put the International Bridge where it is. Four decades later, it is costing taxpayers millions of dollars to try to correct something that should never have happened in the first place.

Let city council know that enough is enough. Extend Willow Avenue now.

Don Nelson,
Morin Street

Jerry D. Dolcetti, RPP
Commissioner

Don J. Elliott, P. Eng.
Director of Engineering Services



ENGINEERING & PLANNING DEPARTMENT

Engineering & Construction Division

Tel: (705) 759-5378
Fax: (705) 541-7165

5(9)

2007 09 24

Mayor John Rowswell
Members of City Council

**Subject: Environmental Awareness and Action Plans
Directed to Reducing Municipal CO2 Emissions**

At the City Council meeting of September 10, 2007, the following resolution was carried:

Whereas we, as a Council and also as citizens, are being challenged to reduce our CO2 emissions; and Whereas all levels of government are becoming more involved in environmental awareness; and Whereas many citizens are inquiring about the City of Sault Ste. Marie's action plan on the environment; and Whereas many municipalities are touting their environmental initiatives; Therefore be it resolved that Council asks for an update report from staff on current practices and future plans to reduce municipal CO2 emissions.

Staff have been exploring ways in which to reduce municipal CO2 emissions through best practice principles for both soft and hard municipal services being offered to the community. Some examples include: recycled material usage in the construction of road infrastructure; utilizing fuel efficient vehicles in its City fleet; improvements to transit operations; making the service more accessible with new route connections; initial consideration of bio fuels and the commitment by Council to budget annually funds towards the construction of the Hub Trail, and approving a Bicycle Master Plan. These all lead to a healthier lifestyle and reduced usage of motorized vehicles.

Much more can be done by looking at all of the municipal services (ie: new and renovated buildings) and arrive at a structured and accessible action plan. To assist this process and to formalize a program to respond to Council's motion, staff recommend that a Committee be set up comprised of City Department staff, Councilors and interested agencies led by the Engineering and Planning Department, in preparing an environmental action plan focusing on reducing municipal CO2 emissions.

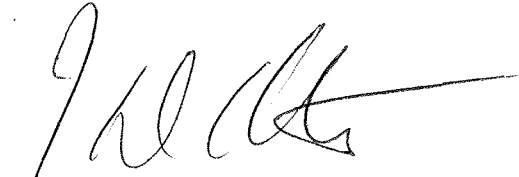
The Committee will also be tasked with the responsibility of identifying and processing grant applications for funding, to implement some of the approved directives that enhance the City's environmental sustainability. The first order of business will be to prepare a Terms of Reference. Councilor Steve Butland has offered to chair the Committee and we look at other

Councilors to submit their interests in either being part of the Committee or offering their thoughts and ideas that the Committee should consider.

Recommendation:

That Council approve the formation of a Committee comprised of City Staff, Councilors and interested agencies tasked with the responsibility to ensure and implement environmental initiatives in the delivery of City's services and its buildings using best practices to reduce municipal CO2 emissions.

Respectfully Submitted by,



Jerry D. Dolcetti, RPP
Commissioner
Engineering & Planning Department

JDD/bb

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RECOMMENDED FOR APPROVAL

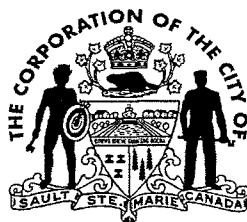


Joseph M. Fratesi
Chief Administrative Officer

5(r)

Jerry D. Dolcetti, RPP
Commissioner

Don J. Elliott, P. Eng.
Director of Engineering Services



ENGINEERING & PLANNING DEPARTMENT

Engineering & Construction Division

Tel: (705) 759-5378
Fax: (705) 541-7165

September 24, 2007
Our File: 11.4

Mayor John Rowsell
Members of Council

Re: Re-roofing Work of the West End Waste Water Treatment Plant – Degrit Building and Young Street Lift Station

Background

Inspections of a number of the structures at the West End Waste Water Treatment Plant and associated sewage works have resulted in the recommendation that the roof be replaced. A schedule has been established by the Public Utilities Commission ('PUC') to have the structures re-roofed over a five year time period. This year the De-grit Building at the West End Plant and the Young Street Lift Station have been tendered for completion.

As the PUC is the City of Sault Ste. Marie's wastewater treatment operator the tendering process has been conducted through their authority, however, they seek the City's permission to award the tender to MJM Roofing and Siding. The cost to complete this work is \$230,000. Discussions with Bill Freiburger, Commissioner of Finance and Treasurer have confirmed that the project may be financed through the Sewage Plant Reserve Fund with adequate funds available.

Recommendation

The Engineering and Planning Department recommends that Council allow the Public Utilities Commission to award the contract to re-roof the De-grit Building and the Young Street Lift Station and that funds come from the Sewage Plant Reserve Fund.

Respectfully submitted,

Susan Hamilton Beach, P. Eng
Land Development &
Environmental Engineer

Recommended for Approval

Jerry Dolcetti, RPP
Commissioner
Engineering & Planning Department

/shb

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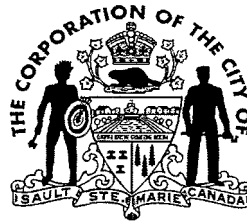
RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer

5(s)

Jerry D. Dolcetti, RPP
Commissioner

Don J. Elliott, P. Eng.
Director of Engineering Services



ENGINEERING & PLANNING DEPARTMENT

Engineering & Construction Division

Tel: (705) 759-5378
Fax: (705) 541-7165

2007 09 24

Our File: B-97-09

Mayor John Rowsell
Members of City Council

Re: STORMWATER MANAGEMENT INVESTIGATIVE STUDY

Background

For many years, there have been mounting pressures from various levels of government and other agencies to better manage stormwater runoff. While there are design standards and informal policies which we have adopted through the years, the city does not have a formal stormwater management planning policy.

Responsibility for surface water quality runs across several agencies, both provincial and federal. The Fisheries Act prohibits the discharge of any deleterious substance, which includes any substance that would degrade or alter the quality of water rendering it deleterious to fish or fish habitat. It is becoming evident that the city needs to formalize a plan for addressing storm water quality as well as quantity. Over the past 15 years or so, we have addressed quantity by requiring that all new subdivisions which drain easterly to the Black Road area include stormwater management (SWM) ponds. These ponds are designed such that the amount of post construction runoff during a rainfall event is limited to preconstruction levels. The ponds temporarily store the water and restrict the outflow to pre-development levels. Some settling of solids from the runoff occurs in the ponds, and the resulting sediment periodically needs to be removed. While these ponds address the quantity issue, more effective quality treatment is required.

One of our own interpretations of the early results of the St. Mary's River bacteriological sampling program this summer appears to indicate that the stormwater outfalls are a significant source of bacteria in the river, as elevated bacteria counts are experienced near the outfalls, especially after rain events.

Our current approach is insufficient for private developers. Recently, a subdivision developer was told by the approval agencies that a dry pond design was not sufficient and a wet pond system would be required. We met with the approval agencies (Department of Fisheries & Oceans and the Sault Ste. Marie Regional Conservation Authority), and suggested that a better approach would be to conduct an investigative study which would address SW quantity and quality by drainage area, instead of on an individual development basis. They agreed. Our preference is to have several larger scale stormwater management facilities instead of

numerous small ones in individual subdivisions to reduce long-term maintenance costs and liability issues.

Investigative Study

The Engineering Department is recommending that a consultant be retained to conduct an investigative study into our stormwater collection system, in order to develop recommendations and design guidelines for management of stormwater. This method was successfully employed in 2000 when Council approved the commissioning of an investigative study for the sanitary sewer system. It formed the basis for our sanitary sewer infrastructure improvement program which is nearing completion.

It is anticipated that the budget for this study should be set at \$200,000. The Engineering Department will attempt to identify funds in the 2008 capital budget. Council approval in principle is sought now, to indicate to the review and regulatory authorities that a Stormwater Management Plan is in the works. Opportunities for funding will be explored.

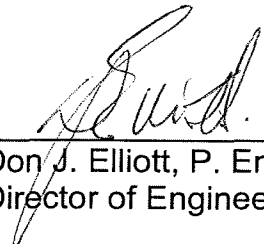
All existing and future stormwater management facilities require access and maintenance by Public Works and Transportation. Consideration should be given to applying development charges under the Development Charges Act to provide funding for the ongoing operation and maintenance of facilities constructed by private developers. This can be addressed in the study.

Recommendation

It is recommended Council approve, in principle, the hiring of a consultant to conduct a Stormwater Management Study in 2008, if funds can be identified in the 2008 budget.

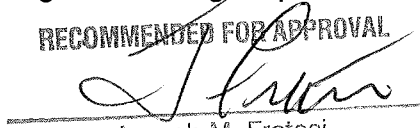
Respectfully submitted

Recommended for Approval


 Don J. Elliott, P. Eng.
 Director of Engineering Services


 Jerry D. Dolcetti, RPP
 Commissioner
 Engineering & Planning Department

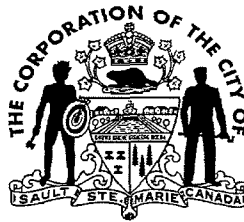
RECOMMENDED FOR APPROVAL


 Joseph M. Fratesi
 Chief Administrative Officer

5(+)

Jerry D. Dolcetti, RPP
Commissioner

Don J. Elliott, P. Eng.
Director of Engineering Services



ENGINEERING & PLANNING DEPARTMENT

Engineering & Construction Division

Tel: (705) 759-5378
Fax: (705) 541-7165

2007 09 24

Our File: B-97-09

Mayor John Rowsell
Members of City Council

RE: 2008 CAPITAL ROAD CONSTRUCTION PLAN

BACKGROUND

On September 11, 2006, Council approved a five-year Capital Construction Program for the years 2007 to 2011. The report provided Council with a guide for proposed capital construction projects for the next five years. Each year Engineering seeks Council's approval for the next year's capital construction program. The following report details the program for 2008.

Road improvements for the City of Sault Ste. Marie are carried out under a number of programs. These programs include capital road construction, infrastructure improvement programs, connecting links, and miscellaneous construction. The capital road construction plan emphasizes the reconstruction of arterial and collector streets, which are critical to the City's movement of traffic while at the same time attempting to address local/residential streets.

RECOMMENDED PROGRAM

A copy of the approved five-year plan is attached. It is proposed to carry out the 2008 Capital Construction Program as recommended and approved in the five-year plan, with some changes detailed below.

These projects are subject to budget approval in the spring. Approval of this program now in principle will allow staff to proceed with the local improvement process, along with engineering design, to ensure timely tender calls in the spring. Engineering will be coming back to Council in the near future for approval of local improvement by-laws, and consulting assignments for projects we are not doing in house.

The following are comments on specific projects recommended for 2008.

Shannon Road – Margaret Street to Wellington Street

Cost \$2,950,000

This project is the second of three sections of Shannon Road. It is classified as an urban arterial and is rated in the Road Needs Study as needing full reconstruction. The sanitary sewer and services are particularly deficient and in need of replacement. It is proposed to reconstruct it to urban cross-section with new storm and sanitary sewers. We intend to include construction of the Hub Trail along the east side of Shannon from Shingwauk to Bennett. We also intend to construct the Hub Trail link on Shingwauk through to Anna McCrea School. We can construct small links of the Hub Trail very cost effectively when we are in the area reconstructing a roadway, as it can be included as a small part of a large project.

Retta Street – Mark Street to Wellington Street**Cost \$1,300,000**

Retta Street is classified as urban local residential and is rated in the Road Needs Study as needing full reconstruction. It is proposed to reconstruct Retta Street to urban cross-section with new storm and sanitary sewers. Sidewalks will be constructed on one side of the street.

MacDonald Avenue – 50m east of Fauquier to Pim Street**Cost \$ 0**

This section of MacDonald is classified as collector residential and is rated in the Road Needs Study as needing full reconstruction within 1 to 5 years. A CCTV camera inspection has shown that the sewers are in fair to good condition and can be utilized for the foreseeable future. Considering the long list of road sections considered deficient, we have closely reviewed this section and recommend it be removed from the five year plan.

Franklin Street – Wallace Terrace to Henrietta Avenue**Cost \$1,100,000**

This section of Franklin Street is classified as local residential and is rated in the Road Needs Study as needing full reconstruction. A sidewalk will be constructed on one side of the street.

Korah Road – Moss Road to Cooper Street**Cost \$ 650,000**

This section of Korah Road is class B and classified as local residential. It is rated in the Road Needs Study as needing full reconstruction. It is proposed that we reconstruct this section to a rural class B section, with sanitary sewers.

McNabb/Southmarket Extension**Cost \$2,770,000**

This project is part of the 2007 capital project plan, and is two-thirds funded under the COMRIF program. It requires an Environmental Assessment which is currently ongoing. It cannot be constructed until the EA is complete. It will be tendered in the fall of 2007 or early spring 2008 depending on the outcome of the EA. The City's share of the \$4.38 million project cost is \$1.5 million. Unforeseen expenses at the time of application for funding two years ago have brought the estimated cost to \$5.65 million. The additional \$1.27 million can be summarized as follows:

- | | |
|---|------------|
| • Construction of extension to the rail spur for Shell Canada | \$ 150,000 |
| • Construction of the Hub Trail | \$ 140,000 |
| • Additional rail signal cost* | \$ 250,000 |
| • Rail signal coordination costs estimated by rail company* | \$ 500,000 |
| • Other misc. overruns (ie. asphalt prices etc.) | \$ 230,000 |

- * We are of the opinion that these estimates are excessive, and our consultant is obtaining an outside opinion from an experienced railway design firm to verify that these estimates are reasonable.

Once the EA and final design is complete, we will have a more accurate cost estimate. We intend to submit a request to COMRIF for payment of two-thirds of the overrun.

Northern Avenue Pedestrian Crossing Signalized Intersection**Cost \$ 400,000**

This project is proposed for 2008 construction. The cost estimate is preliminary at this time.

Third Line Ravine Culvert and Fill**Cost \$ 0**

Construction of the Third Line connection from Great Northern Road through the ravine to Old Goulais Bay Road is scheduled in the 5 year plan to begin in 2009. It would be very desirable to begin construction of the culvert and filling the ravine in 2008, as this project is required to address traffic issues due to the relocation of the hospital. A zero cost is shown in this report, however, if we identify an underun of expenditures for construction of 2007 work, we wish to use it to begin this project in 2008. Council will be advised of this during the upcoming budget process. It is also noted that the addendum to the EA is the subject of one request for a Part II order. We are trying to resolve this with the objector.

Stormwater Investigative Study**Cost \$ 200,000**

This initiative is the subject of a separate report to Council this evening.

Total**\$9,370,000**

Estimated Budget for 2008

\$7,920,000

add carry over from 2007 (McNabb/Southmarket)

\$1,500,000**\$9,420,000****Revoked Connecting Links**

A separate report will be brought to Council soon regarding revoked connecting links; Trunk Road, Wellington Street East and others.

RECOMMENDATIONS

It is recommended that City Council approve in principle, the 2008 Capital Construction Program at a cost of \$9,370,000 in order that local improvements and design can proceed. Final approval will be sought during the budget process.

Respectfully submitted

Recommended for Approval



Don J. Elliott, P. Eng.
Director of Engineering Services



Jerry D. Dolcetti, RPP
Commissioner
Engineering & Planning Department

F:\DATA\COUNCIL\D. Elliott\2007\2008 Capital Road Construction Plan - 2007 09 24.doc

RECOMMENDED FOR APPROVAL


Joseph M. Fratesi
Chief Administrative Officer

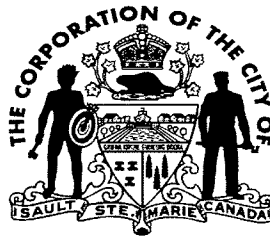
FIVE YEAR CAPITAL WORKS PROGRAM - 2007- 2011					
Year	Street	From	To	Cost	Comments
2007	Farwell Terrace	Wallace Terrace	McLean Court	\$ 708,000	Complete Box culvert repairs
2007	McNabb/Southmarket	Black Road	300m E of Boundary Rd.	\$ 1,500,000	Actual cost - \$4.38M - 2/3 funded by COMRIF II
2007	Shannon Road	Queen Street	Margaret Street	\$ 1,750,000	Reconstruction
2007	Bruce Street	Bay Street	Queen Street	\$ 700,000	Reconstruction
2007	MacDonald Avenue	Pine Street	Lake Street	\$ 2,750,000	Reconstruction
			Total	\$ 7,408,000	(\$7,438,425 estimated budget)
2008	Shannon Road	Margaret Street	Wellington Street	\$ 2,950,000	Reconstruction
2008	Retta Street	Mark Street	Wellington Street	\$ 1,750,000	Reconstruction
2008	MacDonald Avenue	50m east of Fauquier	Pim Street	\$ 1,300,000	Reconstruction
2008	Franklin Street	Wallace Terrace	Henrietta Avenue	\$ 1,200,000	Reconstruction
2008	Korah Road	Moss Road	Cooper Street	\$ 650,000	Class B Rural
			Total	\$ 7,850,000	(\$7,922,885 estimated budget)
2009	Shannon Road	Wellington Street	Trunk Road	\$ 3,800,000	Reconstruction
2009	Third Line	Old Goulais Bay Rd.	Great Northern Road	\$ 5,100,000	New road
2009	Third Line	Great Northern Road	500m east of GNR	\$ 1,400,000	Reconstruction
			Total	\$ 10,300,000	(\$10,345,765 estimated budget)
2010	John Street	Wellington Street	Conmee Avenue	\$ 4,800,000	Reconstruction
2010	Southmarket Street	Boundary Road	Chambers Avenue	\$ 2,100,000	Upgrade to Class A
2010	Borron Avenue	Fauquier Street	Summit Avenue	\$ 1,250,000	Reconstruction
2010	Third Line	Old Goulais Bay Rd.	People's Road	\$ 2,100,000	Upgrade to Class A
			Total	\$ 10,250,000	(\$10,350,000 estimated budget)
2011	Pine Street	Northern Avenue	Second Line	\$ 2,900,000	New road
2011	Glenholm Drive	Arthur Street	Wellington Street	\$ 1,350,000	Reconstruction
2011	Arthur Street	Glenholm Drive	Retta Street	\$ 500,000	Reconstruction
2011	White Oak Drive	John Street	North Street	\$ 2,800,000	Reconstruction
2011	Queen Street	Church Street	Simpson Street	\$ 2,750,000	Reconstruction-deferred in '04-Hospital Relocation
			Total	\$ 10,300,000	(\$10,350,000 estimated budget)

FIVE YEAR CAPITAL WORKS PROGRAM - 2007-2011....Cont'd				
Class B Rural Roads				
The following roads will be pulverized and resurfaced using recycled asphalt techniques.				
Funding will come from the annual capital reconstruction program surplus, if any, and the miscellaneous reconstruction budget.				
	Street	From	To	Comments
	Fifth Line	1.5 km east of GNR	Landslide Road	Pulverize and Pave
	Fourth Line West	Allen's Side Road	Goulais Avenue	Pulverize and Pave
	Allen's Side Road	Third Line West	Fourth Line West	Pulverize and Pave
	Landslide Road	Fish Hatchery Road	Old Garden River Road	Pulverize and Pave
NOTE: Estimated costs are very preliminary and could differ considerably from detailed design cost estimates, consequently the timing of some projects may have to change once accurate estimates are available.				

Fire Chief Lynn D. McCoy

Division Heads:

Paul Milosevich – Prevention
Marcel Provenzano - Suppression
David Stokes – EMS
Jim St. Jules – Support Services



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Emergency Direct "911"
Emergency Phone (705) 949-3333
Business Phone (705) 949-3335
Fire Prevention Phone (705) 949-3377
Emergency Medical Services (705) 949-3387
Fax Phone (705) 949-2341

FIRE SERVICES
72 Tancred Street
Sault Ste. Marie, Ontario
P6A 2W1

September 25, 2007

Mayor John Rowswell
and Members of Council

Re: ESC Roadway and Parking Lot Surface Treatments

I am happy to report work to develop the former MTO site as an Emergency Services Complex is progressing on schedule and on budget.

We are now approaching the point in the project to have the access roadways and parking lots resurfaced at the site. The budget to do this work is based on treating the surfaces with asphalt millings. However, PWT staff who are doing the work have advised that hot mix asphalt would provide a more durable surface than asphalt millings and would be more compatible with the existing parking lots and treated surfaces on the site. It is a superior surface for operating vehicles and requires less maintenance. PWT staff also cautioned that it would be difficult to complete the work using asphalt millings as the colder weather approaches. Based on this information and advice, PWT staff were asked to prepare a costing to substitute the hot mix asphalt for the millings as originally budgeted (Attachments).

The cost to substitute hot mix asphalt for millings is \$72,315.00. This amount also includes replacing a portion of the west parking lot that needed to be removed and redesigned to accommodate the Hub Trail Link pathway (as discussed in another report that also appears elsewhere on this agenda) and to place hot mix asphalt on the driveway into the facility fronting on Old Garden River Road that is currently gravel.

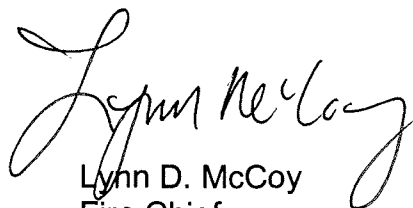
Recommendation

Staff did not expect there would be a need to request additional funds when this project was approved. Based on the point we now are with the project, we are not anticipating any further changes in the original plan or the need for further funds.

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However in light of the advice of PWT staff, it is recommended that hot mix asphalt be substituted for millings and that the monies to fund this upgrade come from the \$1,000,000 NOHFC grant that the City received towards this project.

Respectfully submitted for the considered of Council,



Lynn D. McCoy
Fire Chief

Attachments (2)

RECOMMENDED FOR APPROVAL



Joseph M. Fratesi
Chief Administrative Officer

Emergency Service Centre

Location	Type	Thickness (mm)	Area (m2)	Tonnes (Asphalt)	Cost/ Tonne	Overhead 25%	Cost/ Tonne (Placed)	Cost (asphalt)	Cost Asphalt (Placed)	Tonnes (Millings)	Cost/ Tonne (millings)	Cost Millings (Placed)
Bike Path	HL3	50	881	109	\$83.50	\$20.88	\$104.38	\$9,101.50	\$11,376.88	144.95	\$34.00	\$4,928.45
Access Road	HL3	50	1094	108	\$83.50	\$20.88	\$104.38	\$9,018.00	\$11,272.50	180.00	\$34.00	\$6,120.00
	HL8	40	1094	135	\$79.25	\$19.81	\$99.06	\$10,698.75 \$19,716.75	\$13,373.44 \$24,645.94			
Patching	HL3	50	40	4	\$83.50	\$20.88	\$104.38	\$334.00	\$417.50	6.58	\$34.00	\$223.77
	HL8	40	40	5	\$79.25	\$19.81	\$99.06	\$396.25 \$730.25	\$495.31 \$912.81			
Driveway	HL3	50	1900	188	\$83.50	\$20.88	\$104.38	\$15,698.00	\$19,622.50	312.61	\$34.00	\$10,628.88
	HL8	40	1900	224	\$79.25	\$19.81	\$99.06	\$17,752.00 \$33,450.00	\$22,190.00 \$41,812.50			
West Parking Lot	HL3	50	860	106	\$83.50	\$20.88	\$104.38	\$8,851.00	\$11,063.75	141.50	\$34.00	\$4,810.97

total tonnes	879
HL8	364
HL3	515

Total	\$71,849.50	\$89,811.88	\$26,712.07
Less Bike Path	\$9,101.50	\$11,376.88	\$4,928.45

NOTES:

Area and asphalt thicknesses provided by Kresin (Sept 6/07)

Asphalt Cost does not include any base work

Asphalt Cost does not include the bike path area

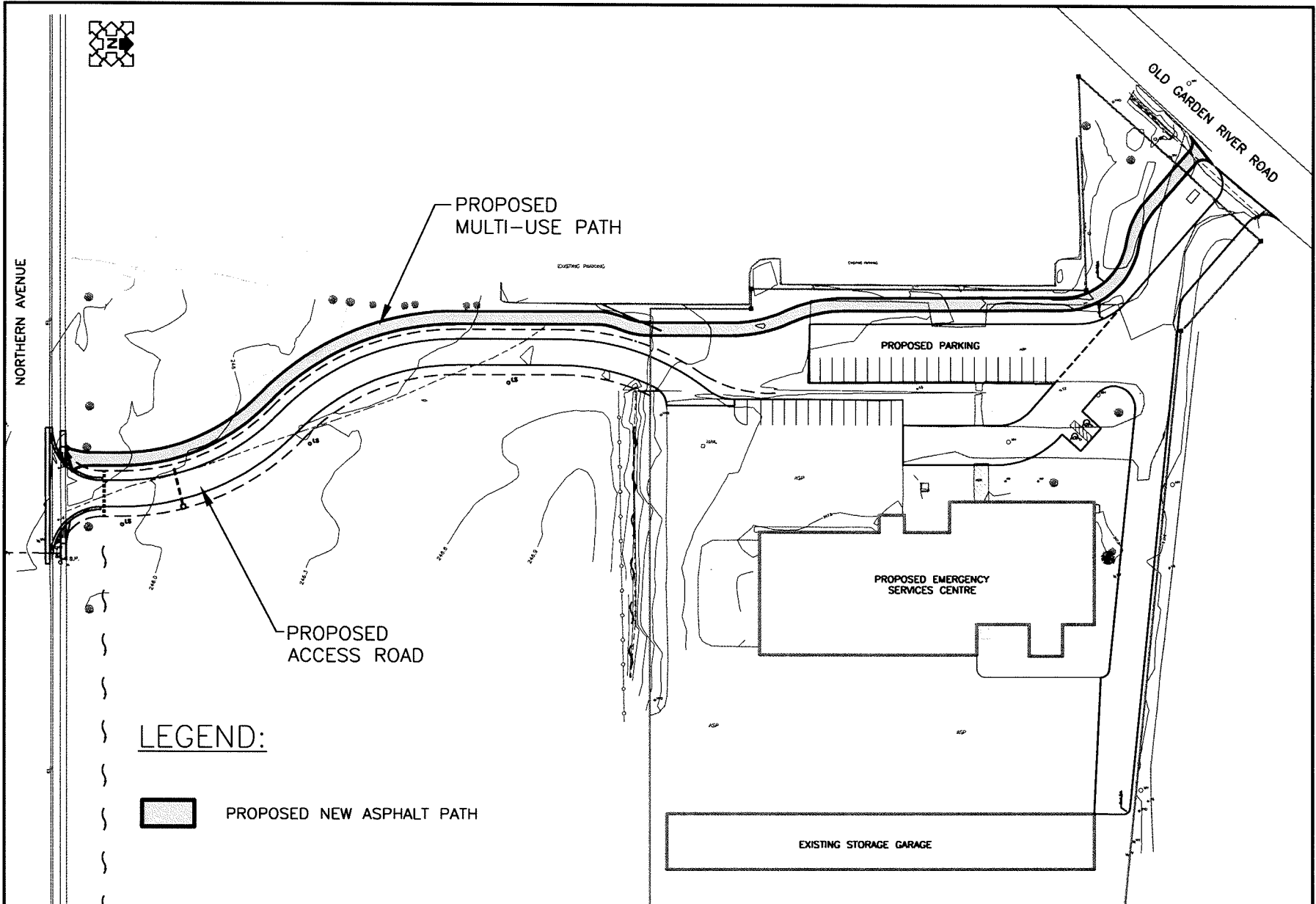
Asphalt Cost includes a credit for the millings intended for the Access Road

Assume there is \$35,000 for base work in 1) patching, 2) driveway and 3) west parking lot

Does not include any topsoil or seeding except for Access Road

Cost of Asphalt Work	\$62,748.00	\$78,435.00	\$21,783.62	Difference \$56,651.38
Credit for Millings On Access Rd	\$6,120.00		0	
ASPHALT COST (Hot Mix Asphalt)	\$72,315.00	MILLINGS COST	\$21,783.62	\$50,531.38

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KRESIN
Engineering Corporation

DESIGN	
DRAWN	
CHECKED	
PROJECT	0705
FILENAME	
SCALE	

EMERGENCY SERVICES CENTRE
City of Sault Ste. Marie
PROPOSED TRAIL ALIGNMENT

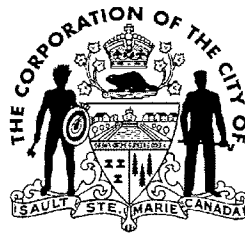
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LORIE BOTTOS
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR



LEGAL DEPARTMENT

File No. R.1.2.2

2007 09 24

Mayor John Rowsell and
Members of City Council

RE: Appearance before Council by Bridge View Bingo at 455 Albert Street West

This evening Mr. Frank Sarlo, on behalf of Bridge View Bingo, will be before Council. On October 30, 2006 a request was made to Council for approval to relocate the bingo hall to this site at 455 Albert Street West, which is a former school site. The bingo hall was being relocated from Black Road and Second Line. On October 30, 2006 Council approved the relocation for one year. The request before Council this evening is to approve the relocation on a permanent basis.

I am attaching to this report:

- 1) My report that appeared on the agenda of October 30, 2006
- 2) The Council resolution passed on October 30, 2006 approving the relocation of the bingo hall for a 12 month period and subject to site plan control,
- 3) The letter dated September 11, 2007 from Mr. Sarlo to Donna Irving asking to appear on the September 24th agenda

As was the case last year, this matter is before Council because of the Procedures of the Alcohol and Gaming Commission. The attachment to my October 30, 2006 report contains the relevant portions of the Criteria and Procedures from the Commission.

As stated in Mr. Sarlo's letter to Ms. Irving the request of his client, Bridge View Bingo, is to obtain Council's approval to the permanent location of the bingo at this site.

This report is provided for the information of City Council.

Respectfully submitted,

Lorie Bottos
City Solicitor

LAB/dh

RECOMMENDED FOR APPROVAL

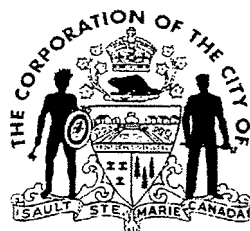
Joseph M. Fratesi
Chief Administrative Officer

Attachment(s) _____

5(v)

LORIE BOTTOS
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR



**LEGAL
DEPARTMENT**

R.1.2.2..

REPORT TO: Mayor John Rowswell
and Members of Council

REPORT FROM: Lorie A. Bottos
City Solicitor

DATE: 2006 10 30

SUBJECT: Proposed Relocation of Greenbelt Bingo from Black Road to
455 Albert Street West

This evening a representative from the bingo hall that proposes to relocate from Black Road to 455 Albert Street West will be before Council. The reason for this appearance is that under the Alcohol and Gaming Commission of Ontario rules a person who wishes to relocate an existing bingo hall must obtain Council approval on that proposed relocation. The criteria is set out in a publication from the Alcohol and Gaming Commission entitled "Criteria and Procedures for Establishing Bingo Halls".

I am attaching pages 5, 9, 10, 11, 12, 13 and 14 from that publication. Page 5 sets out the process for relocating an existing bingo hall. The other pages are the appendixes referred to on page 5. Appendix 4 sets out Council's options in considering the proposal. Council may approve the proposal or not approve the proposal (Items A and B in Appendix 4).

RECOMMENDATION

In this case the proposed location for the bingo hall is zoned to permit a bingo hall. One concern by Public Works is as set out in the attached letter from Jim Elliott. It concerns prohibiting access from and to the bingo hall property from Carmen's Way and Queen Street West. If Council is prepared to approve the relocation, the recommendation from Public Works staff is that it be conditional upon no access being taken to and from Carmen's Way and Queen Street West.

Yours truly,

Lorie A. Bottos
City Solicitor
LAB:bb
Attachm'ts

c.c. Susan Bursche, Tax & License Analyst (with PWT attachment)
Frank Sarlo Sr., Wishart Law Firm (with PWT attachment)

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer

4. Where the municipal council has not required the applicant to follow the requirements set out in Appendix 1, 2 or 3, the decision of the municipal council is final. If the procedure has been followed, the Registrar has the discretion to review the municipal decision as outlined in Appendix 4. The Registrar shall notify the applicant and the municipal council of the final decision in writing of whether or not the proposal is approved.

C. PROPOSAL TO RELOCATE AN EXISTING BINGO HALL

1. For a relocation within the same municipality, the applicant must submit a formal proposal in accordance with Appendix 2 to the municipal council. If the proposal is to relocate the hall to another municipality, then the relocation will be treated as a new hall and the procedure outlined in Section A must be followed. A copy of the proposal must be submitted to the Registrar at least two weeks before it is submitted to the municipality.
2. The applicant must advertise that a proposal has been made to relocate the bingo hall in accordance with the provisions set out in Appendix 3. The applicant must provide sufficient copies of the proposal to the municipality for public distribution if requested.
3. The municipal council shall review the proposal in accordance with the provisions set out in Appendix 4.
4. The municipal council's decision on a relocation within the same municipality is final, and the Registrar will not review council's decision, as the number of halls is not increasing.

APPENDIX 2

CONTENTS OF THE PROPOSAL TO RELOCATE A BINGO HALL

1. Covering letter outlining the request.
2. A copy of a valid Certificate of Registration as a gaming supplier.
3. A map identifying the location of the proposed bingo hall as well as the location of all existing registered bingo halls within a 30 km radius of the proposed site. A list of all registered suppliers is available from the AGCO.
4. A description of the proposed operation of the bingo hall outlining specifically how the new hall differs from the existing hall including:
 - ☐ amount of prize board (per session) indicating the fixed and variable games and prize values
 - ☐ number of bingo sessions proposed
 - ☐ paper/book prices
 - ☐ seating capacity
 - ☐ realistic estimate of attendance by session
 - ☐ realistic estimate of spend per player by session
 - ☐ realistic estimate of profits for charities
 - ☐ realistic estimate of hall operating costs and profits
 - ☐ where the customer base will be drawn from
 - ☐ ancillary functions (banquet facilities, food concessions, etc).
5. A list of charities supporting the relocation (complete names, contact person, addresses and telephone numbers). Also, include a list of all charitable organizations affected by this move and a letter of support from the "sponsors' association".
6. Details of the proposed facility (blueprints, floor plan, air circulation system or availability of "smoke eaters", etc.).
7. Documents demonstrating that the new premises comply with all zoning requirements and municipal by-laws.
8. Summary - outline reasons why the proposed relocation should be approved summarizing the benefits to the community.

NOTE: The applicant must provide a minimum of 5 copies of the proposal to the municipal council. Additional copies may be requested.

APPENDIX 3

PUBLIC NOTICE REQUIREMENTS

The purpose of the public notice is to ensure the public is given reasonable notice of the applicant's proposal and to ensure that the broader community (i.e. neighbouring municipalities) is also aware of the proposal. The following minimum criteria therefore apply to all Public Notices:

1. The applicant must place the following notice in the community newspaper where the bingo hall is to be located. Where the newspaper to be used is a weekly community newspaper, the notice shall appear in two editions of the newspaper, at least one week apart, on days that will reach the largest readership.

← 13 cm →

PUBLIC NOTICE
PROPOSAL TO OPEN A NEW BINGO HALL

A proposal has been submitted to the Municipality of _____, to open a new bingo hall at:

{street address/location}

This proposal has been submitted by _____.

Copies of the proposal are available at the municipal office.

↑

8 cm

Written comments on the proposal may be submitted not later than
and forwarded to the municipal office and to the Commission:

↓

Municipality of _____
address
address
address

Alcohol and Gaming Commission of Ontario
90 Sheppard Avenue East, Suite 200
Toronto, Ontario
M2N 0A4

Written comments submitted on the proposal may be provided to the applicant.

2. The advertisement must be in the format outlined above and be no smaller than the dimensions outlined (13 cm wide by 8 cm high). To accommodate newspapers that do not sell space in metric size, the Public Notice may be no smaller than four (4) inches wide by three (3) inches high.
3. In addition, the applicant must place the Public Notice in a newspaper(s) of wider circulation which will reach all adjoining municipalities. The applicant is required

at the very minimum to place the Public Notice in two editions of the newspaper, at least one week apart, on days that will reach the largest regional readership.

4. The applicant must send a copy of the Public Notice to bingo sector associations. Contact the AGCO for a current list of associations and mailing addresses.
5. The applicant must post a copy of the Public Notice at the proposed site where the bingo hall will be located for 30 days. The Public Notice must be clearly visible and legible and posted in a location which is accessible to the public.
6. A copy of the Public Notice must also be sent by registered mail or by courier to the Clerk/Administrator of all adjacent municipalities at the same time.
7. Respondents must be given a minimum of 30 days from the last day on which the advertisement appears to respond to the proposal.
8. FOR PROPOSALS DEALING WITH RELOCATIONS:

Follow the steps required for a new bingo hall, ensuring the appropriate amendments have been made to the advertisement to indicate that the proposal is a "relocation".

The applicant must contact the Clerk of the Municipality or the Alcohol & Gaming Commission of Ontario if unable to comply with the above requirements.

APPENDIX 4

APPROVAL PROCESS AND REVIEW

1. After the notice requirements outlined in Appendix 3 have been met and time periods elapsed, the municipal council may:
 - a. Approve the proposal.
 - b. Not approve the proposal.
 - c. Hold a public meeting to obtain further information upon which to base their decision and to allow the applicant and respondents to outline their position in a public forum.
 - d. Require additional information from the applicant to substantiate the proposal or address any concerns of the municipal council.
 - e. Require that the applicant fund an independent market study to be undertaken at the direction of and reporting to the council to determine the impact that a new commercial bingo hall would have on the existing bingo halls and charitable licensees. Costs of the study will be borne by the applicant.

The market study will include, but is not limited to, the following elements:

- ☐ population characteristics within 5 to 10 kilometres of the proposed site (e.g. size of population, population by age group, income levels, etc.)
- ☐ transportation/accessibility review (outline of transit service availability, road accessibility, etc.)
- ☐ an outline of the primary trading area (i.e. where will the customer base come from)
- ☐ an outline of the demonstrated demand for a new bingo hall by charitable organizations
- ☐ an analysis of the economic impact of the new hall on existing bingo halls and charitable licensees
- ☐ evidence that the public in the immediate area of the proposed bingo facility would support the opening of a bingo hall in their community.

2. The municipal council shall inform the applicant, in writing, of its decision with reasons regarding the proposal and forward same to the Registrar. The council may place reasonable conditions on its approval as long as such conditions do not contravene provincial regulations/terms and conditions/policies.

3. The municipal council shall notify any person who responded in writing to the proposal of the council's decision, and inform them that, except in the case of a relocation, the Registrar may review council's decision if a request for a review is made within 14 days of the date of notification of the municipal council's decision.
4. The Registrar shall endorse the municipal council's decision unless a request for a review of the municipal council's decision has been submitted in accordance with item 5 below.

In the case of a relocation within the same municipality, the Registrar shall endorse the municipal council's approval, and will not consider a request to review municipal approval of a relocation of a bingo hall within the same municipality, as the total number of bingo halls in a market area is not being increased.

5. The scope of the review by the Registrar is limited to the consideration of regional concerns associated with opening a bingo hall. For example, the review will only consider the impact, if any, of a new bingo hall opening in Municipality A on the charitable licensees operating bingo events in Municipality B.

The Registrar may consider a request for a review from any person in an adjacent municipality who had also submitted an objection to the municipal council during the municipal approval process, and who can demonstrate that the opening of a new bingo hall will adversely affect bingo events currently in operation in that municipality. The request for review must clearly outline the reasons for the request and be substantiated by factual information which is consistent with the principles outlined in this document.

The Registrar will not consider a request for a review from any person who is an inhabitant of the municipality where the proposed bingo hall is to be located since the municipal council will have already taken these views into consideration in making its decision in the best interests of *all* of its inhabitants.

NOTE: The Registrar may provide the applicant with copies of any requests for review, objections, or other material submitted by objectors.

The Registrar may request additional information from the applicant or any respondent before making a decision and may request that the applicant undertake a market study. The manner in which the review is undertaken is at the discretion of the Registrar.

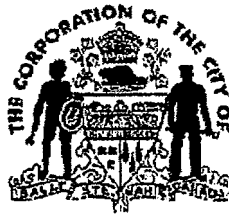
6. The Registrar shall notify the applicant and the municipal council of the final decision in writing of whether or not the proposal is approved.
7. The municipal council and the Registrar's approval is valid for one year only, unless extended by the Registrar. If the bingo hall has not opened within one year of the date of the Registrar's approval letter, the applicant must submit a written request to the Registrar for an extension of this date outlining the reasons why the hall has not opened. It is in the discretion of the Registrar, whether or not to grant an extension.
8. After receiving approval, the applicant must submit the following additional information, before the registration certificate can be issued:
 - ☐ a copy of the final bingo game schedule, indicating prize amounts for each game, and paper/book prices for each session to be operated;
 - ☐ a signed copy of any lease/rental, purchase and sale or mortgage agreements for the bingo hall premises;
 - ☐ a list of gaming assistants who will be employed at the hall, description of their roles and responsibilities, category of registration and file number;
 - ☐ completed Part III Personal Disclosure Forms for all supervisory and key employees, as required in the Application for Registration as a Charitable Gaming Supplier;
 - ☐ date of proposed opening of the bingo hall and complete address including postal code and telephone number.

QUESTIONS ON THIS PROCESS SHOULD BE DIRECTED TO:

**Alcohol and Gaming Commission of Ontario
90 Sheppard Avenue East
Suite 200
Toronto, Ontario M2N 0A4
(416) 326-8700
1-800-522-2876 (toll-free in Ontario)**

5(v)

James M. Elliott, P. Eng
Deputy Commissioner



Public Works &
Transportation

2006 10 19

Mr. Lorie Bottos
City Solicitor
99 Foster Drive
Sault Ste. Marie, ON
P6A 5N1

Dear Lorie:

RE: Bingo Hall-Old St. Mary's School Site

It is understood that Greenbelt Bingo will be seeking Council's approval to locate a bingo hall at the Old St. Mary's School Site on Albert Street West. We have no objections to this occurring, however we request that access only be permitted off Albert Street and no consideration be given to access off Queen Street West or Carmen's Way.

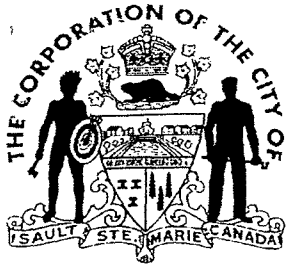
If you have any questions, do not hesitate to contact me at 759-5207.

Yours truly

A handwritten signature in black ink, appearing to read "JM Elliott".

JM Elliott, P. Eng
Deputy Commissioner

JME/cmr



CITY COUNCIL RESOLUTION

5(V)

Agenda Item

Date: October 30, 2006

MOVED BY
SECONDED BY

Councillor
Councillor

~~L. Turco~~ *J. Collins*
P. Mick

Resolved that the report of the City Solicitor dated 2006 10 30 concerning Proposed Relocation of Greenbelt Bingo from Black Road to 455 Albert Street West be accepted as information; and

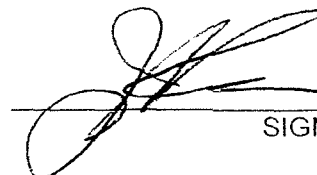
Further resolved that City Council approves the relocation of Greenbelt Bingo Hall within the city limits from its current location on Black Road to a new location at 455 Albert Street West conditional upon no access being taken to and from Carmen's Way and Queen Street West be approved *subject to site plan control.*

for a 12 month period

Pecuniary Interest - Counc. B. Hayes - employed by OLG

R.V. 8-4

☒ CARRIED ☐ DEFEATED ☐ AMENDED ☐ DEFERRED
☐ REFERRED ☐ OFFICIALLY READ NOT DEALT WITH


SIGNATURE

☒ C.A.O.	☐ Comm. Community Services	☐ Mayor
☒ City Solicitor	☐ Comm. P.W. & Transportation	☐ Dir. Libraries
☒ Comm. Finance/Treasurer	☐ City Clerk	☐ E.D.C.
☒ Comm. Eng. & Planning	☐ Fire Chief	☐ Cons. Authority
☐ Comm. Human Resources	☐ Police Chief	☐

5(v)

Wishart
LAW FIRM LLP

390 Bay Street, Suite 500
Sault Ste. Marie, Ontario
Canada P6A 1X2
Tel. 705.949.6700
Fax 705.949.2465

www.wishartlaw.com

September 11, 2007

via e-mail

Ms. Donna Irving
Corporation of the City of Sault Ste. Marie
P.O. Box 580
Sault Ste. Marie, ON P6A 5N1

Dear Ms. Irving:

Re: Bridge View Bingo
455 Albert St. West, Sault Ste. Marie, Ontario
Our File No: 10250-4

This is to confirm our telephone attendance at which time we discussed the possibility of appearing before City Council on September 24th to request that the Bingo Hall be approved for permanent status.

As you know, City Council approved the relocation of the Bingo Hall to the site at 455 Albert Street West for a period of one (1) year. Since that time, more than \$600,000.00 has been spent in renovations to the interior and exterior of the site, which included paved parking. All material with respect to the Bingo Hall was submitted with the original Application.

If you require anything further please do not hesitate to contact me.

Yours very truly,
WISHART LAW FIRM LLP



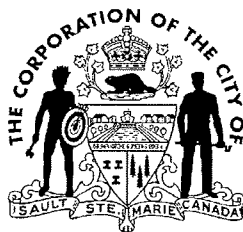
FRANK S. SARLO
Telephone Ext: 233
E-mail: fssarlo@wishartlaw.com
Law Clerk: Heather Martellini
Telephone Ext: 247
E-mail: hmartellini@wishartlaw.com

FSS:hm

excellent solutions.

LORIE BOTTOS
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR



LEGAL
DEPARTMENT

File No. B.1.1

2007 09 24

Mayor John Rowswell and
Members of City Council

RE: Development of By-law Regulating the Depositing of Snow

At its March 12, 2007 City Council passed the following resolution:

"Now therefore be it resolved that City Council request staff to develop a by-law restricting significant amounts of snow from plowing operations from being stored within close proximity to an adjacent property and report back to Council."

BACKGROUND

Section 96 of the *Municipal Act* expressly authorizes Council to pass by-laws for the purpose of preventing damage to property as a result of flooding. In Sault Ste. Marie, we receive a significant amount of snowfall. In order to enforce a by-law limiting the amount of snow piled in close proximity to adjacent properties it would be necessary to actually measure the amount of snow piled in the area. This will require enforcement. I have been advised by the Chief Building Official that the level of monitoring and measuring of snow necessary will render enforcement almost impossible.

The Legal Department has surveyed other northern communities, namely Thunder Bay, Timmins, Sudbury and North Bay. None of these communities has such a by-law.

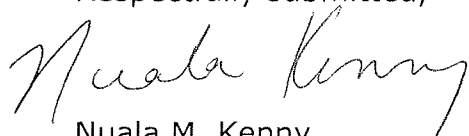
CURRENT STATUS OF SNOW DEPOSITING IN SAULT STE. MARIE

Currently, if snow is deliberately piled near an adjacent property and damage results, the neighbour may be able to sue in civil court for nuisance depending on the facts of the incident.

RECOMMENDATION

Given the level of enforcement that would be required and the situation in other northern cities it is recommended that the City take no action at this time.

Respectfully submitted,



Nuala M. Kenny
Assistant City Solicitor

NMK/dh

Recommended for approval,



Lorie Bottos
City Solicitor

RECOMMENDED FOR APPROVAL

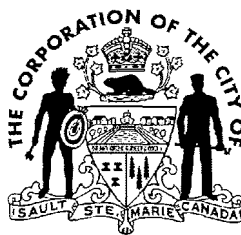


Joseph M. Fratesi
Chief Administrative Officer

5(x)

LORIE BOTTOS
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR
P.4.5.341



**LEGAL
DEPARTMENT**

REPORT TO: Mayor John Rowswell
and Members of Council

REPORT FROM: Lorie A. Bottos
City Solicitor

DATE: 2007 09 24

SUBJECT: 35 Cedar Street

At the Council meeting of July 9th, 2007, City Council passed by-law 2007-128 which authorized the purchase of 35 Cedar Street to be used as a snow storage site. However as a result of the preparation of the draft reference plan which showed the building encroaching on the property and a preliminary environmental review of the site, staff feels that it would not be in the City's best interest to acquire ownership of this site. I have asked the owner's lawyer to inquire whether the City could continue to lease the site.

RECOMMENDATION

The recommendation from staff is that 35 Cedar Street not be acquired by the City.

Respectfully Submitted,

Lorie A. Bottos
City Solicitor

LAB:bb

Attachment

c.c. Pat McAuley, Commissioner of Public Works and Transportation

RECOMMENDED FOR APPROVAL ✓

Joseph M. Fratesi
Chief Administrative Officer

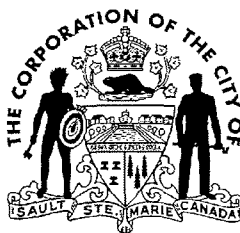
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5(y)

LORIE BOTTOS
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR

P.4.6.383



**LEGAL
DEPARTMENT**

REPORT TO: Mayor John Rowswell and
Members of Council

REPORT FROM: Lorie A. Bottos
City Solicitor

DATE: 2007 09 24

SUBJECT: Sale of 29.9 Acres to Pod Generating Group at
Leighs Bay Road south of Base Line

City Council has received a request from Pod Generating Group to purchase 29.9 acres of City owned land located in the area of the southeast corner of Base Line and Leigh's Bay Road off of Wood Park Court. Pod Generating wishes to locate solar power panels on this site.

Pod's generating facilities are light industrial installations which mainly consist of solar photovoltaic arrays which are quiet, pollution free and are discretely placed to minimize visibility. The property that Pod is interested in purchasing is vacant rural area land without municipal services and has been appraised at \$6,750.00 per acre for a total price of \$201,825.00. I am attaching a map outlining the subject property.

RECOMMENDATION

By-law 2007-141 which appears on Council's agenda this evening declares this property surplus to the City's needs and is recommended for Council's approval. The property was advertised as being surplus in the Sault Star on September 15th, 2007.

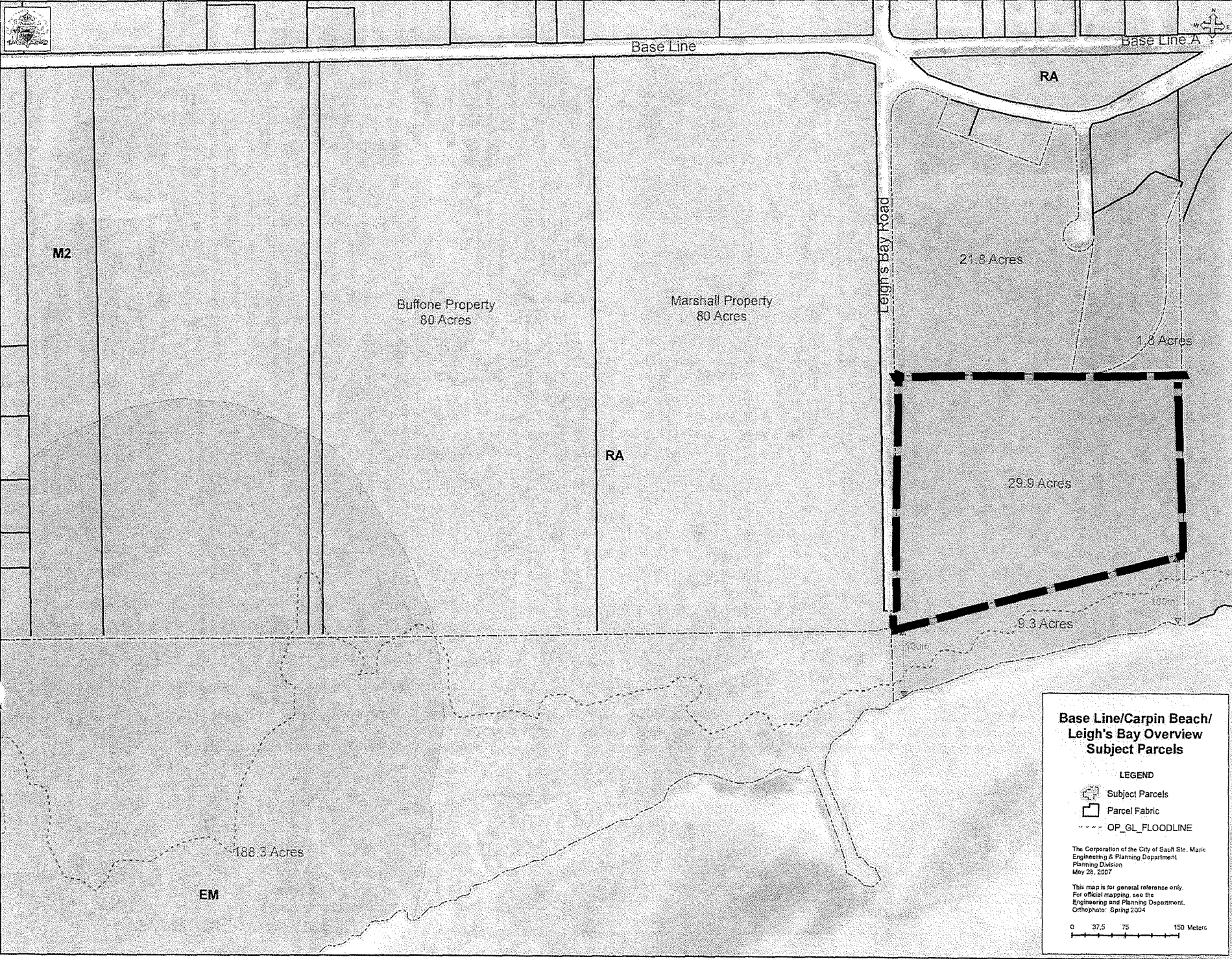
Yours truly,

Lorie A. Bottos
City Solicitor
LAB:bb
Attachm't

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer

5(y)

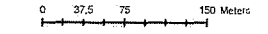


**Base Line/Carpin Beach/
Leigh's Bay Overview
Subject Parcels**

- LEGEND**
- Subject Parcels
 - Parcel Fabric
 - OP_GL_FLOODLINE

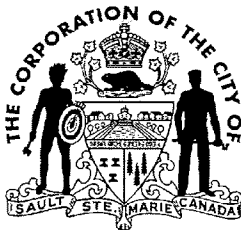
The Corporation of the City of South Ste. Marie
Engineering & Planning Department
Planning Division
May 28, 2007

This map is for general reference only.
For official mapping, see the
Engineering and Planning Department,
Orthophoto: Spring 2004



LORIE BOTTOS
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR



LEGAL DEPARTMENT

REPORT TO: Mayor John Rowswell
and Members of Council

REPORT FROM: Lorie A. Bottos
City Solicitor

DATE: 2007 09 24

SUBJECT: Conveyance of Portion of Property at 444 Wilson Street

Recently the property at 444 Wilson Street was sold. In the course of searching title it was discovered that for some reason part of the frontage was still in the City's name. It appears this goes back to when Wilson Street was extended.

Part 1 on the attached plan is the part that is still in the City's name but for all intents and purposes it has been used as part of civic address 444 Wilson Street for a number of years. The lawyer for the new owner of that civic address has asked that the City convey Part 1 at no cost to his client. Part 2 on the plan that remains in the City's name is part of the hill on the north side of St. George's Avenue.

RECOMMENDATION

It is recommended that By-law 2007-156 which authorizes the conveyance of Part 1 to Rory DeRasp be approved.

Respectfully Submitted,

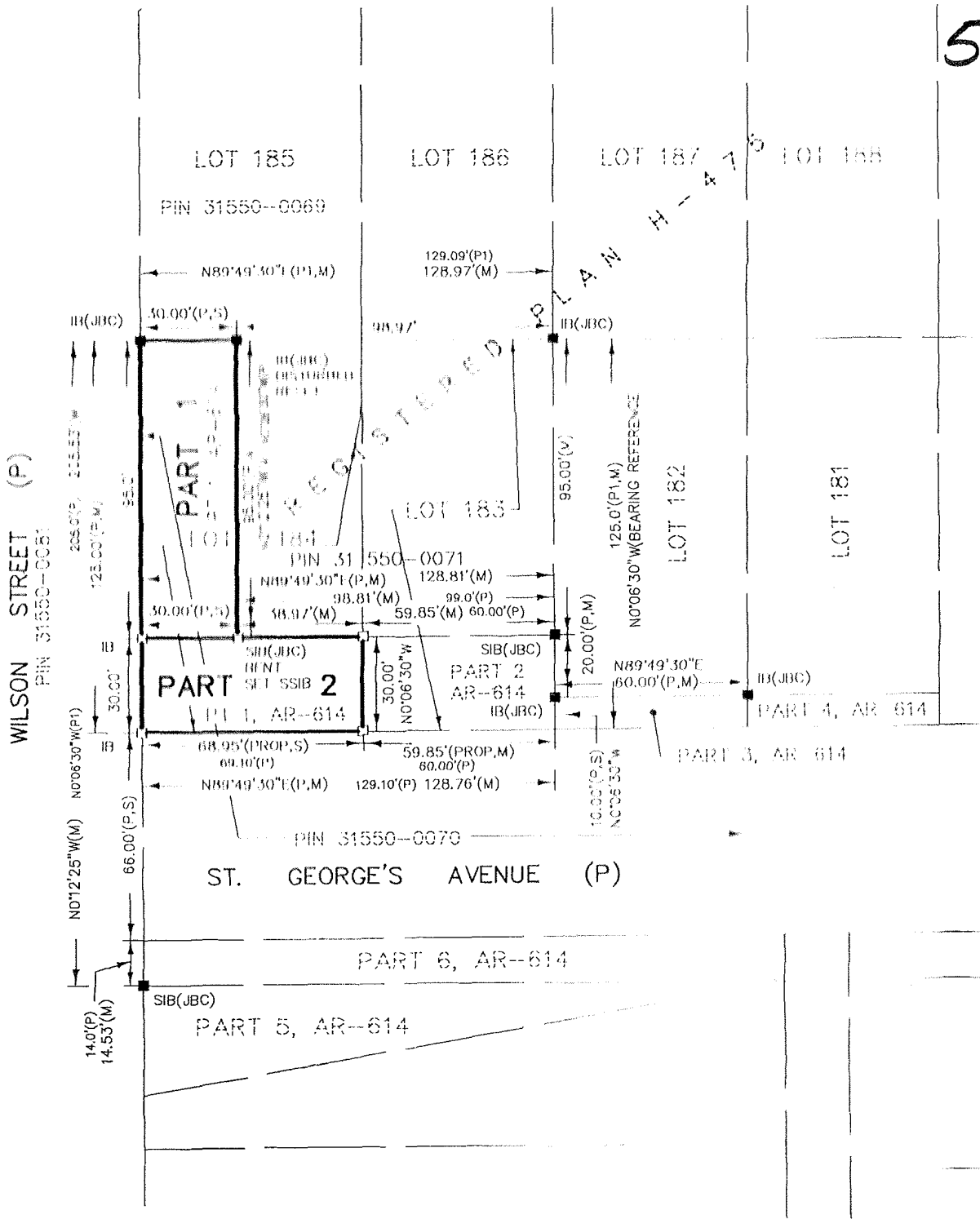
Lorie Bottos

Lorie A. Bottos
City Solicitor
LAB:bb
Attachment

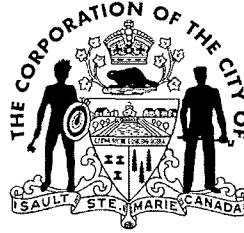
c.c. Catherine Taddo, Municipal Services Engineer (Your File No. 1.90)
(Blding File 1474)

RECOMMENDED FOR APPROVAL
Joseph M. Fratesi
Joseph M. Fratesi
Chief Administrative Officer

5(z)



IMPERIAL
DISTANCES SHOWN
CAN BE CONVERTED
BY 0.3048



2007 09 24

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO:

Mayor John Rowswell
and Members of City Council

SUBJECT:

Hub Trail – Clergue Park Walkway and
New EMS Centre

Last year, the City completed the Hub Trail Concept and Design Study. The purpose of the study was to determine the proposed route for a 22 km multi-use pathway and to provide general design standards for development.

In April of this year, the City received a financial contribution of \$450,000 from the Ministry of Health Promotion to be used for trail development. In August, City Council authorized \$65,000 of this amount to prepare the required construction drawings for the entire trail route excluding those areas that have already been constructed. This project is well underway and will be completed by year-end.

This report recommends some additional funding for two construction projects that are currently underway and which are directly related to the Hub Trail.

Clergue Park Walkway

The final contract to complete the landscaping for the waterfront walkway between the Civic Centre and Art Gallery was approved by City Council in June and construction has begun. Mid Canada has advised that the project should be complete by mid-October. The present contract calls for the construction of the walkway to the westerly end of the Art Gallery where it will meet an existing asphalt pathway that continues across the new driveway entrance to Villa Santa Maria and up to the library building. This asphalt is in poor condition and should be replaced with the paving stone design used for the rest of the walkway. This work will extend the walkway by 70 m and include a more clearly defined

pedestrian crossing of the new Villa Santa Maria driveway and incorporate curb depressions to facilitate better barrier free access. The total cost of this additional work is estimated at \$28,000. As part of this work, the library will be replacing a small portion of their concrete sidewalk and barrier free access ramp in front of the building at their expense.

Two other projects are being recommended as part of ongoing discussions with the Parks Division. The gravel area between the new waterfront walkway and existing Clergue Park landscaping (previously used for the midway during RotaryFest) should also be landscaped. The cost of providing seed and mulch in this area is estimated at \$5000. Equally important, provisions have been made for the installation of an irrigation system for both the new boardwalk and this new landscaped area. Installation of the irrigation system can be completed for \$24,600 and is strongly recommended given the high public profile of the waterfront.

One other item is also recommended for approval. As part of the original design, there was to be a major entrance feature adjacent to Russ Ramsey Way leading into Clergue Park. This was not included in the approved contract due to cost considerations. However it has been suggested that 14 flagpoles representing Canada, the provinces and territories be placed beside Russ Ramsey Way to create visual interest and provide a photo opportunity for the many visitors to our community. The cost of the flagpoles with two sets of flags is estimated at \$26,000. It is noted that there will be an ongoing cost of approximately \$950 per set to replace these flags as they wear out.

All of these items are being brought to City Council for approval as they were not included as part of the original landscaping contract. A drawing showing the extension of the walkway and flagpole location is attached. The total cost of all of these items is \$83,600 and is recommended with funding to come from the \$450,000 Provincial Trail development grant.

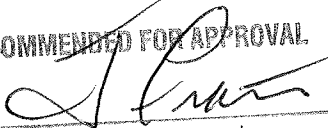
New EMS Centre

The City had previously committed to constructing a bicycle path from Northern Avenue to Old Garden River Road through the MTO property. As part of the budget for the new EMS Centre, an allowance was included to construct a 2.0 m wide pathway from Northern Avenue to the existing parking area which would allow cyclists access to Old Garden River Road. This pathway was to be constructed with a stone dust surface and was identified as an important link to the Hub Trail and the recently approved Cycling Master Plan. It will likely be heavily used by both cyclists and pedestrians. It is recommended that the pathway be constructed to the 3.0 m wide asphalt standard that is being used elsewhere for the Hub Trail. The additional cost of constructing this 295 m

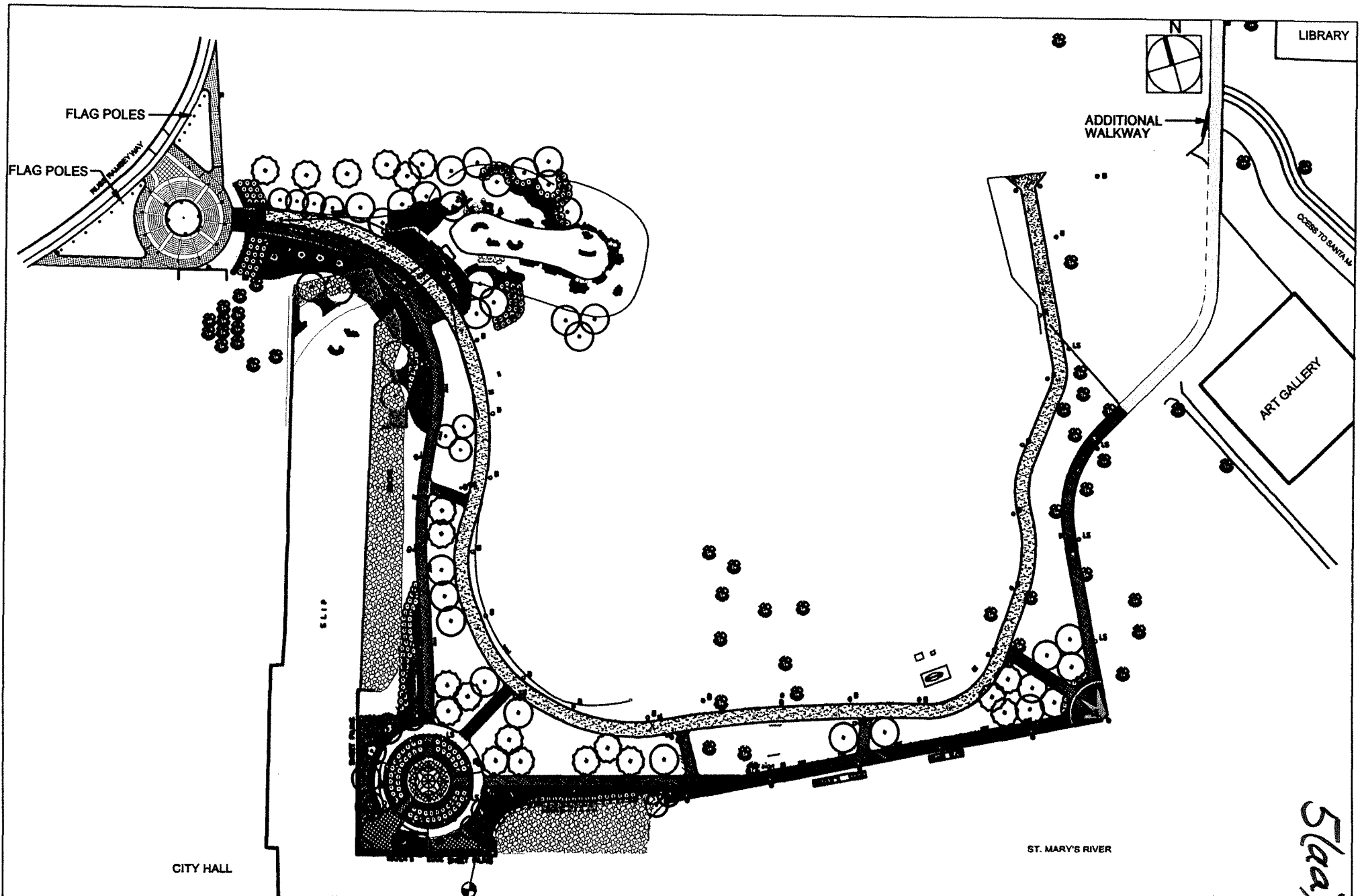
multiuse trail is approximately \$20,000 with the work to be completed by the City's Department of Public Works and Transportation. A drawing of the proposed trail location is attached. A separate report from the Fire Chief on additional items related to the parking lot appears elsewhere on City Council's Agenda.

Planning Director's Recommendation - That City Council authorize the Hub Trail works described in this report at a total cost of \$103,600 with funding to be taken from the Provincial Trail development grant.

DBM/pms

RECOMMENDED FOR APPROVAL


Joseph M. Fratesi
Chief Administrative Officer





NORTHERN AVENUE

PROPOSED
MULTI-USE PATH

PROPOSED
ACCESS ROAD

LEGEND:



PROPOSED NEW ASPHALT PATH

PROPOSED PARKING

PROPOSED EMERGENCY
SERVICES CENTRE

EXISTING STORAGE GARAGE

OLD GARDEN RIVER ROAD



Engineering Corporation

DESIGN	
DRAWN	
CHECKED	
PROJECT	0705
FILENAME	
SCALE	

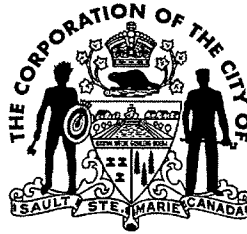
EMERGENCY SERVICES CENTRE
City of Sault Ste. Marie

PROPOSED TRAIL ALIGNMENT

G2

Rev 2

5(a)



2007 09 24

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO:

Mayor John Rowsell
and Members of City Council

SUBJECT:

Proposed Invasive Species Research Institute

The City has been working with both Federal and Provincial staff to develop an Invasive Species Research Institute (ISRI) in Sault Ste. Marie. The total economic loss from invasive species is estimated at between \$14 and \$35 billion annually in Canada.

Last year, City Council authorized funding for the preparation of an Implementation and Operating Plan for the proposed Institute. Additional funding was provided by the Canadian Food Inspection Agency, Federal Department of Fisheries and Oceans, Ontario Ministry of Natural Resources and science enterprise Algoma.

The report has now been completed and the executive summary is attached. The report confirms a strong rationale for the Institute and support for it to be located in Sault Ste. Marie.

ISRI is envisioned as a non-profit corporation associated with Algoma University, governed by Federal, Provincial, academic and private sector board members, with 56 staff and an operating budget of \$10 million annually. This cost would be shared by the Federal and Provincial governments.

The Provincial Government has already indicated strong support for this approach.

Further discussions and presentations to federal officials are planned over the next few months. Errol Caldwell, Executive Director of science enterprise Algoma will be in attendance at City Council's meeting to summarize the report findings.

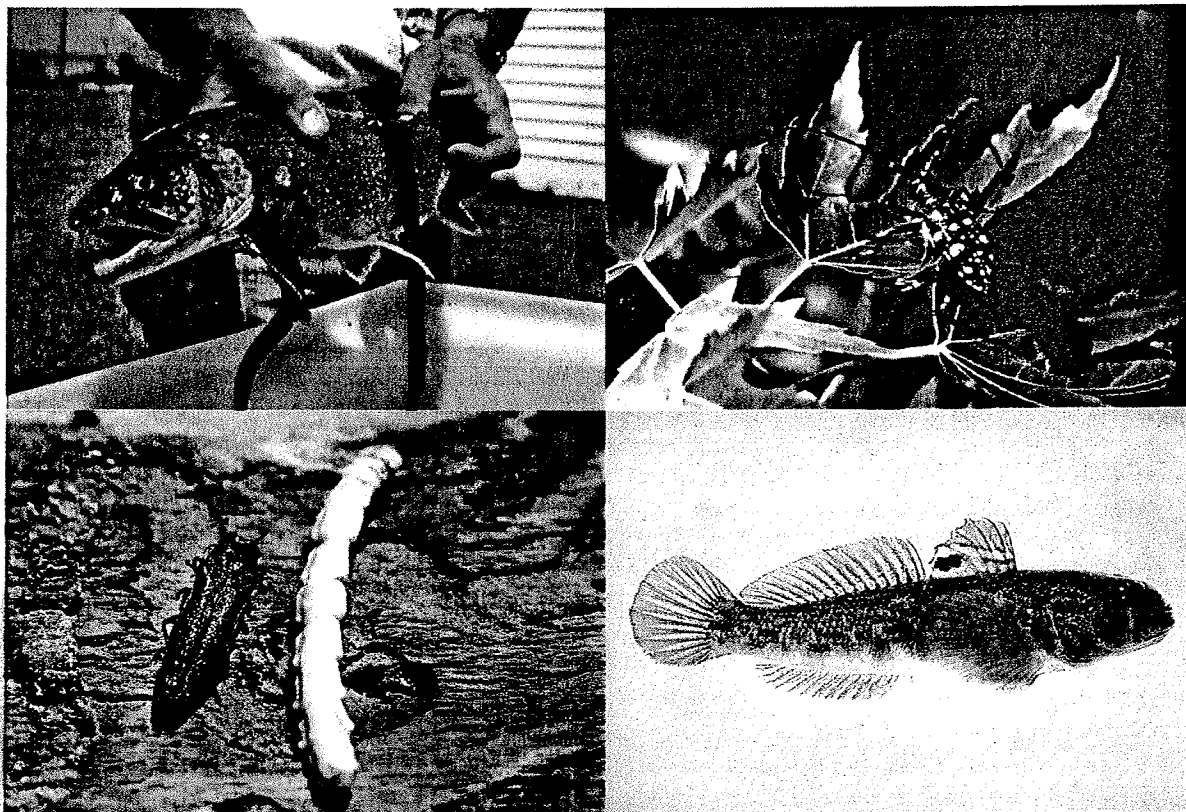
Planning Director's Recommendation - That City Council accept this report as information.

DBM/pms

RECOMMENDED FOR APPROVAL


Joseph M. Fratesi
Chief Administrative Officer

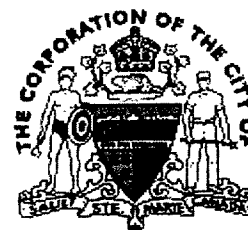
Data\APPL\REPORT\Proposed Invasive Species Research Institute.doc



City of Sault Ste. Marie

**Implementation & Operating Plan for an Invasive
Species Management Centre**

Final Report





1. Executive Summary

Economic and Ecological Threats from Forest and Aquatic Invasive Species - Biosecurity at Risk

1.1 The Case for an Invasive Species Research Institute

Next to habitat loss, invasive species are the greatest contributor to species extinction and loss of global biodiversity. Factors such as increased global trade and changing climate have profound effects on species distribution outside their normal biological range. The Canadian government provided additional funding to deal with invasive species in 2005. However, there is still a requirement for more resources and improvements in coordination with other organizations if Canada is to adequately address the directions set out in An Invasive Alien Species (IAS) Strategy for Canada. Additional efforts are required for invasive species research in particular and also to improve information management for improved coordination and emergency response among federal, provincial, municipal governments and other stakeholders. The following facts are pertinent:

- Historical losses from invasive species in Canada average \$7.5 billion annually and the estimated economic costs over the next 5 years ranges between \$13.3 (best case) and \$34.5 billion annually. (Characterized and projected costs of non indigenous species in Canada - Great Lakes Institute for Environmental Research 2004)
- Damage to ecological systems and biodiversity is virtually incalculable. There are numerous examples of endangered species or population

reductions due to the ecological impacts of invasive pests e.g. American elm due to Dutch elm disease; American Chestnut due to chestnut blight; butternut decline due to butternut canker; and beech affected by beech bark disease. Native Great Lakes species are threatened due to sea lamprey, zebra mussels and other recent introductions. Invasive plant species such as purple loosestrife have altered large ecosystems.

- Global trade has doubled in ten years with Ontario being the final destination of approx. 70% of Canadian imports. Most invasive pests arrive in containers with imported goods or are transported in ship ballast or other means of transportation. Less than 1% of these imported goods are inspected. Although phytosanitary requirements have improved considerably, the potential for undiscovered invasive contamination in transported goods remains high.
- There is speculation that as we experience more global warming, there is potential for more invasives to become established. Climate change has been mentioned as a leading factor for the unprecedented outbreak of mountain pine beetle in B.C. and an anticipated loss of up to 80% of B.C.'s pine forests by 2013; hence, there is potential for more invasives to become established. For example; while considered a native insect pest, the beetle is invasive to other Canadian ecosystems and is moving east to other provinces and poses a significant threat to pine species in other provinces.
- Urban trees are a significant moderator of climate by helping to reduce carbon emissions. These trees have never been



under as much threat as they are now due to invasive diseases and insects like the Asian long horned beetle and emerald ash borer. Costs of tree removal in cities affected by invasive species have skyrocketed. As one example, Windsor has spent over \$2.4 million to date to remove ash trees killed by emerald ash borer. Federal expenditures for the emerald ash borer program in Ontario are \$25 million to date. Toronto estimates that it will cost \$37 million over 5 years to cut and replace trees killed by emerald ash borer once it arrives in the city from SW Ontario. It is estimated that Asian long horned beetle, if left unchecked, could kill 1.2 billion trees and cause losses of \$669 billion in U.S. cities alone. The Asian long horned beetle is currently under an eradication program in Toronto where approximately 23,000 trees have been cut and chipped. Similarly, the costs of invasive species programs in Halifax (brown spruce longhorned beetle) and B.C. (Asian gypsy moth) have been in the millions.

1.2 Invasive Species Research Institute

The attached implementation and operating plan was produced by an external consultant on the direction of a steering committee comprised of representatives from the City of Sault Ste. Marie, Destiny Sault Ste Marie, Science Enterprise Algoma (project lead), the Ontario Ministry of Natural Resources, Natural Resources Canada and Fisheries and Oceans Canada. Input was also obtained from the Canadian Food Inspection Agency, Environment Canada and selected stakeholders.

This document makes recommendations for the organizational structure and functions

of a not for profit research institute governed by federal, provincial, academic and private sector board members.

The steering committee requested the external consultant to clearly identify activities of the research institute which would add value to the implementation of An Invasive Alien Species Strategy for Canada as well as strengthen federal, provincial and municipal roles in addressing issues relating to invasive species that impact forest and aquatic ecosystems. The institute will provide an opportunity for federal and provincial governments, municipalities, and academia and private interests to collaborate on invasive pest research (primary role) and to coordinate and consolidate resulting knowledge in the area of invasive pests to maximize value for money, develop and share best practices and provide scientific advice for emergency preparedness and response.

Efforts are currently underway to develop a National Forest Pest Management Strategy for Canada. Invasive species will play a significant role in the development of this strategy. This is true whether the invaders are alien invasive species imported from other countries e.g. emerald ash borer, or they are native invasive pests which extend their traditional ecological boundaries due to human and/or climate change intervention e.g. Mountain Pine Beetle.

The establishment of an Invasive Species Research Institute will add value to the delivery of actions plans for the National Alien Invasive Species Strategy by:

Research

This institution will become a focal point for one of the key areas identified in the National Strategy - research. By undertaking research on forest invasives, invasive plants and aquatic invasives as



priorities defined through the Board Directors and discussions with other organizations; facilitating coordination and collaborative research with federal, provincial, municipal, academia and other numerous stakeholders for prevention and mitigation of invasive forest pests and supporting current efforts in research and management of invasive plant species and aquatic invasives. Research will improve Canada's preparedness for future introductions of targeted invasive species by contributing up-to-date research and associated knowledge; and assisting the province and municipalities in long-term management of invasive pests through research and scientific advice. By helping to protect urban forests within municipalities we mitigate the potential spread of invasives to larger tracts of natural and commercial forests. Providing a research link to any future National Forest Pest Strategy will improve response times and emergency preparedness.

Infrastructure

The Institute will provide researchers, including international scientists, with access to state of the art research facilities including level 2-3 quarantine facilities and associated laboratories.

As well, the Institute will serve as a location for private sector interests and special interest groups e.g. offices for the proposed Invasive Plant Council of Ontario. Also, a specific space will be allocated to offices and labs for businesses involved with invasive species research and mitigation.

Increasing Resources and Capacity

According to research staff involved in invasives research, current financial and human resources are not sufficient to meet program requirements and staff have been

re-assigned from their substantive positions to work in an emergency capacity. The institute will secure incremental resources and staff to reduce current fiscal constraints and staff time demands for invasive pest research and related activities which takes a toll on their core programs which often do not include invasive species; This will be accomplished by establishing and managing a research fund for high priority, operationally focused research, and facilitating access to other sources of research funding that are otherwise not available to government or other partners e.g. through partnerships with universities and colleges for Canada Foundation for Innovation or NSERC funds.

Knowledge Dissemination

The Institute will be a source of scientific information on invasives for researchers, policy developers, municipalities, importers, other stakeholders and the general public. The purpose will be to make invasive species issues more visible among stakeholders through participation in public outreach activities such as Environment Canada's Invasive Alien Species Partnership Program (IASPP). The information gathered will also the centre to play a key science advisory role, including a formal role in support of CFIA, to develop science based response plans e.g. Task Force on emergency management.

Training

A focal point for international participants in research, and training in research and management techniques for invasives. Establishing and maintaining a network of first responders who, once trained, can be a first line of defence in the detection of invasives e.g. municipal urban foresters.



1.3 Main Responsibilities

The primary role of the Institute will be in undertaking research within the ISRI and managing research funds directed to external expertise. The Institute will provide support to federal and provincial departments, municipalities, academia, public and private organizations and international collaborators as a centre for excellence in invasive species research and thus will provide associated information regarding forest pests, invasive plants and aquatic invasive species. It is expected that the majority of research and related activities will be directed to forestry invasives with invasive plant and aquatic invasives activities largely being a support role for ongoing, existing efforts among a number of organizations in this area including Fisheries and Oceans Canada. The roles will focus around research and associated knowledge management in support of the four strategic goals of the National Strategy: prevention, early detection, rapid response and management.

1.4 Organizational Structure

The organization will be formally incorporated as an institute using a not for profit model. It will be jointly funded by federal and provincial governments and core funding agencies. As the Institute matures further funding will accrue from special funding programs through public and private sectors on an individual project basis. The physical infrastructure will be located on Natural Resources Canada and City of Sault Ste Marie property located in Sault Ste Marie to maximize the synergies of working relationships with science staff at the Great Lakes Forestry Centre and Ontario Ministry of Natural Resources.

Research faculty including a current Canada Research Chair from Algoma University will be co-located within the planned infrastructure which will include a state of the art quarantine facility that will be made available to all centre and network participants based on demonstrated need. As the infrastructure for the Institute expands, space will be made available to other scientists and staff of organizations from other locations.

The initial geographic focus of the Institute will be Ontario with a plan to include more of a national focus with the involvement of other provinces and federal facilities located in other regions. Cooperative opportunities with national and international participants including the U.S. and other countries will be pursued.

The Institute will be governed by a board of directors with three board committees: Research, Information Management and Finance and Audit. Board Directors will represent Federal, Provincial and Municipal organizations as well as research, academic, private sector and non profit interests. The staffing structure will be phased with the availability of funding and resources. It is estimated that 56 new positions will be required to perform the functions proposed. This figure does not include current staff of local organizations such as the CFS, OMNR or Algoma University who will contribute to the Institute's objectives and use its facilities as members of a network. It will be managed by an executive director who will serve as the overall manager to ensure that all the functions are performed efficiently and effectively. The staff reporting to the executive director will fall into the following categories:

- Research (including, conducting research, managing a competitive



funding program and project management) -

- To ensure internal research produces the information/knowledge required by the Board and is complementary to research outside the centre;
- To manage a proposal call process for externally sourced research and ensure that the research results are aligned with the research priorities set by the Board.
- Information Management
 - To manage communication activities and dissemination of research and science information;
 - To establish and maintain a network of scientists and research organizations;
 - To facilitate research and technology training as required; and
 - To develop and maintain the science database to ensure that it is complete and up to date.
- Quality Assurance
 - Audit the quality of research and information entered into the database to ensure that it is useful and helpful to stakeholders including, where required certification such as ISO or Good Laboratory Practices (GLP).
- Finance and Administration
 - To manage revenues and expenditures and ensure third party audit;
 - To administer the Institute, its human resources and associated

programs, funding programs and activities.

1.5 Institute Location

Although a number of locations could have been considered for the ISRI, the external consultant was directed to build a rationale for locating the facility in Sault Ste. Marie. A number of principles were considered in building this rationale and the recommended location is strongly supported. These considerations include:

- Access to existing research expertise in forest pest management and aquatic invasives management
 - Research centres within NRCan-CFS and Ontario Ministry of Natural Resources (OMNR) located in Sault Ste Marie (SSM) contain significant capacity in Canada with respect to forest invasives research.
 - SSM has a long history of collaborative forestry research among the OMNR, CFS and Canadian Food Inspection Agency (CFIA), academic faculties and municipalities and other stakeholders as well as agencies in the U.S. and other countries.
 - Existing researchers at SSM are already familiar with current invasive species threats.
 - This concentration of a strong and existing base of researchers in SSM serves to focus on applied research including risk assessment and building up a national database to catalogue the invasive species likely to enter Ontario.
 - SSM has a long history of managing aquatic invasive species (i.e., sea lamprey) on a long-term basis - a



- unique qualification and source of expertise.
- A central location to deal effectively with forest and aquatic invasive issues
 - SSM is centrally located in the Great Lakes where shipping has been an essential activity in the region. SSM is a logical location to extend the research from the lower Great Lakes to the upper Great Lakes. In addition, its proximity to Duluth, Minnesota presents opportunities for international collaboration. The centre in SSM can provide the research and scientific knowledge to help shape the bilateral/international regulations.
- Access to existing infrastructure
 - Property is available adjacent to the existing CFS and OMNR research labs for new construction. Temporary space is available within the Great Lakes Forestry Centre if required to accommodate initial staff needs for the Institute
- Local community support
 - The centre has been pursued for a number of years by the City under the lead of Science Enterprise Algoma and with participation of others who are involved in working on invasive species issues from provincial and various federal departments. The values that the centre located in SSM will bring to the implementation of the National Strategy are derived from aligning the expertise and resources currently available in SSM to areas of focus for centre staff.

- The stakeholders in Sault Ste. Marie are motivated and eager to house the centre as part of a larger convergence centre (Science Park) for sustainable technologies and private sector development.
- Proximity to the International Border and shipping routes
 - At the Canadian-U.S. border, SSM has a longstanding relationship and extensive experience in addressing issues related to species crossing international borders.

1.6 Financial Considerations

The potential economic and ecological losses associated with invasive species are up to \$13 billion, therefore the cost of implementing and operating the Institute provides a significant value.

- Estimate for infrastructure including a state-of-the-art quarantine research facility is \$15 million over a 2-year period beginning April 2008.
- Ongoing operating costs of \$10 million annually, with approximate 35% of this being directed to a competitive research fund for priority, focused research among university, government and private sector applicants. These figures do not include provision for involvement in emergency response. It may be appropriate in this case to allocate additional funds in trust to be used if emergency situations arise.
- Attempts can be made to reduce implementation and operating costs for the facilities via funding programs (academic granting councils, FedNor, NOHFC) and partnerships with private industry and academia including those that might lease space and/or contract



services from the centre. Facilities costs could also be reduced pending funding decisions for a future science park/convergence centre in SSM in which the Institute will be a major tenant.

1.7 Recommendations

- 1) An Invasive Species Research Institute be established with a focus on forestry, non agricultural and aquatic invasive pests
- 2) The Institute be located in Sault Ste. Marie
- 3) New provincial and federal matching funds be secured to cover capital and operational start up costs and ongoing operations of the Institute including salaries for 56 new positions
- 4) Funding should be established from other sources to eventually reduce (but not eliminate) the need for government grants
- 5) The Institute operate as a not for profit institute associated with Algoma University
- 6) The Institute be governed by federal, provincial and other stakeholder directors to ensure it maintains a focus for added value to the National Alien Invasive Species Strategy and the future National Forest Pest Management Strategy
- 7) The Institute be a regional and international focus for research collaboration, information sharing and training

1.8 Project Steering Committee

Mr. Errol Caldwell, Executive Director,
Science Enterprise Algoma

Dr. Taylor Scarr, Provincial Forest Entomologist, OMNR

Dr. Anthony Hopkin, Research Director, Great Lakes Forestry Centre, CFS

Dr. Robert Young, Sea Lamprey Control Centre, DFO

Mr. Don McConnell, City Planner, City of Sault Ste Marie

Mr. Jamie Caicco, City Councillor, Sault Ste Marie

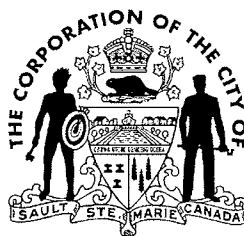
Ms. Jody Rebek, Managing Director, Destiny Sault Ste Marie

Other advisors include Federal Interdepartmental Director Generals' Committee on Alien Invasive Species

- Natural Resources Canada, CFS
- Environment Canada
- Fisheries and Oceans
- Canadian Food Inspection Agency

Stakeholder Contributors

Please refer to full report appendix



2007 09 24

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO:

Mayor John Rowsell
and Members of City Council

SUBJECT:

Downtown Development – FedNor Funding

On April 16th, City Council approved the Downtown Community Improvement Plan (CIP) which allows the municipality to provide financial incentive grants and programs in the downtown area over the next three years.

At the same time, City Council also directed staff to submit a formal application to the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) requesting \$570,000 from the Rural Economic Development program to be used for the implementation of the Downtown Community Improvement Plan. This request has been approved and a funding announcement was made on August 14th.

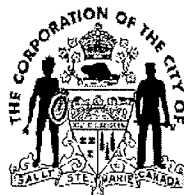
An agreement with OMAFRA has been received and is recommended for approval. The terms and conditions of the agreement are standard for funding arrangements of this type. A bylaw authorizing the agreement appears elsewhere on City Council's agenda.

Planning Director's Recommendation -- That City Council authorize the Downtown CIP funding agreement with the Ontario Ministry of Agriculture, Food and Rural Affairs in the amount of \$570,000 and further that City Council express its sincere appreciation to the Province for their support with this important community initiative.

RECOMMENDED FOR APPROVAL


Joseph M. Fratesi
Chief Administrative Officer

J. M. Elliott, P. Eng.
Deputy Commissioner



Public Works & Transportation
Department

2007 09 24

Mayor John Rowswell and
Members of City Council
Civic Centre

**SUBJECT: TRAFFIC STUDY FOR THE QUEEN STREET/LAKE STREET
INTERSECTION**

On June 11th 2007 Council passed the following resolution:

Whereas area residents have raised a concern regarding the safety of pedestrians crossing Queen Street at Lake Street in order to enter Bellevue Park; and
Whereas the park is a premier community venue and we want to maximize access in a safe and easy manner to all citizens; and
Whereas in 2001 a report was done on this matter; and
Whereas it is time to re-visit this matter, a study of possible solutions from the appropriate staff through Public Works is requested with a report.

Background

A report was presented to Council on January 22, 2001 concerning issues related to the Queen Street East/Lake Street area. This report stated that there were no warrants that justified any changes to the traffic control devices at the intersection of Queen and Lake as well as there were no warrants that justified additional traffic control devices on Queen Street in the vicinity of Bellevue Park. It did recommend that there be increased police enforcement as well as staff would monitor the Bellevue Park area for changes that would require another traffic study.

Intersection Characteristics

Street Characteristics	Lake Street	Queen Street
Direction of the Traffic	North-South	East-West
Type of Intersection Control	stop signs	n/a
Road Width (m)	12.5/7.9	12.5
Characteristics	residential	collector

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Street Characteristics	Lake Street	Queen Street
AADT (vehicles per 24 hrs)	2127	10,685
Speed (km per hour)	50	50
Streetlights	yes	yes
Operating Speed (85 th percentile)	55.6kph	55.8kph

Traffic Control Devices

The current traffic control devices at this intersection are the same as when a report was prepared in 2001. There are stop signs on the north and southbound lanes on Lake Street at Queen Street East and pedestrians are expected to cross Queen Street when there are adequate gaps available in traffic flow.

This report will consider whether an “all way stop” or traffic signals should be installed at this intersection. This report will also look at whether mid-block signals should be considered for the area along Queen Street in front of Bellevue Park.

Warrant System for Installing Traffic Control Devices

The installation of traffic control devices is based on a provincial standard warrant rating system outlined in the Ontario Traffic Manual (OTM). The City follows these provincial standards to determine when changes to traffic control systems are justified. A warrant rating system is based on factors such as traffic volume, traffic accidents, pedestrian volume, etc. It should be noted that the factors (i.e. traffic volume, accident rates, etc.) related to the warrants have seen a reduction at these locations since the last study was carried out in 2001.

Warrant for All Way Stop

The Ontario Traffic Manual states that an “all way stop” should only be considered at the intersection of two relatively equal roadways having similar traffic volume demand and operating characteristics. The approaches should be directly opposing (i.e. not offset), should preferably approach at right angles (i.e. no skewed approaches) and have an equal number of lanes.

Warrant justifications for "all way stops" states:

- The total volume on all intersection approaches exceeds 500 vehicles per hour for each of any eight hours of the day.
- The combined vehicular and pedestrian volumes on the minor street exceeds 200 units per hour for each of the same eight hours with an average delay to traffic on minor streets (to vehicles or pedestrians) of greater than 30 seconds.

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- The volume split up does not exceed 70/30.
- Average of four(4) collisions per year over a three(3) year period

<i>Warrant</i>	<i>2007 Study</i>	<i>Warrant Minimum</i>	<i>Warrant Met</i>
Total Volume	900vph	500vph	Yes
Combined (Veh & Ped)	156units	200units	No
Volume Split	83/17	70/13	No
Collisions	2 per yr	4 per yr	No
Warrant not met			

The minimum warrants have not been met and therefore an "all way stop" should not be installed at this intersection.

Warrant for Traffic Signals

The Ontario Traffic Manual states that traffic control signals are to be used for the safe control and regulation of the movement of goods and people. Traffic control signals should not be used for traffic calming schemes, or limiting traffic volumes on specific routes, for speed control devices, for demand control devices or for the discouragement of motorists and pedestrians for use of a specific route.

Warrant justifications for "traffic signals" states:

- Number of vehicles entering each approach on the eight highest total volume hours on an average day.
- Delay time experienced by each pedestrian during at least two 30 minute peak periods of an average day.
- Reported number of collisions at the intersection of the type preventable by traffic control signals in each of the preceding three years.
- Combination of minimum vehicular volumes, delayed across traffic and collision experience.

<i>Warrant</i>	<i>2007 Study</i>	<i>Warrant Minimum</i>	<i>Warrant Met</i>
Minimum vehicular volume	56%	80%	No
Delay due to cross traffic	80%	100%	No
Collision experience	0%	0%	No
Combination	0%	0%	No
Warrant not met			

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The minimum warrants for traffic signals have not been met and therefore traffic signals should not be installed at this intersection.

Warrant for Stand-alone Mid-block Pedestrians Crosswalk

The Ontario Traffic Manual (OTM) requires that a number of warrants must be met in order to justify a "mid-block pedestrian crossing".

Warrant justifications for "mid-block pedestrian crossings" states:

- Mid-block pedestrian crossings should be restricted to roadways posted at less than 80 km per hour.
- Justification for mid-block pedestrian signals should be based on a percent as given in the OTM tables (minimum pedestrian crossings are 240/hour).

<i>Warrant</i>	<i>2007 Study</i>	<i>Warrant Minimum</i>	<i>Warrant Met</i>
Pedestrian Crossing	6%	100%	No Warrant not met

The minimum warrant has not been met and therefore a stand-alone mid-block crosswalk should not be installed.

Summary

All of the warrant calculations indicate that additional traffic control devices are not required at the Queen/Lake intersection or along Queen Street in the area of Bellevue Park.

Since warrants do not justify any additional traffic control devices, staff have been investigating the use of "refuge islands" in the vicinity of the Queen/Lake Street intersection as well as the area of Bellevue Park. These islands are placed at locations where pedestrians can cross a lane of traffic onto the island and wait until a gap in the traffic allows them to cross the remaining lane. They are normally located in a centre turning lane. It is felt that the island would give protection to the pedestrian due to that fact that the island is not located in a traveled lane.

This proposal will require the changing of the lane configuration along Queen Street from four (4) lanes to three (3) lanes. The initiative is being put forward since Public Works staff is aware that the "Cycling Master Plan" has placed, as one of its top priorities, the establishing of a cycling route on Queen Street East starting east of Pim Street. This will require the changing of

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Queen Street to a three lane configuration. Public Works staff supports this initiative due to the fact that the three (3) lane configuration will help to solve turning movements at the Pine/Queen Street intersection as well as provide a lane set up that allows the installation of "refuge islands".

Recommendations

It is not recommended that additional traffic control devices be installed at the Queen Street East/Lake Street intersection or in the vicinity of Bellevue Park. Stand alone pedestrian crosswalks, all-way stops or signalized intersections are not warranted at this time, in accordance with the Ontario Traffic Manual. Based on traffic volumes, adequate gaps are available to allow pedestrian crossings.

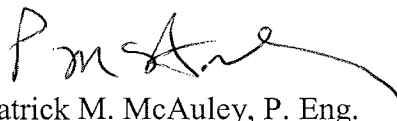
We do however recommend that the initiative of installing "refuge islands" in conjunction with the "Cycling Master Plan" proposal of reducing Queen Street from four (4) lanes to three (3) lanes be investigated.

All of which is respectfully submitted,



J. M. Elliott, P. Eng
Deputy Commissioner

Recommended for approval,



Patrick M. McAuley, P. Eng.
Commissioner

JME\cmr

\\DeptShare\Council 2007\Traffic Study - Queen & Lake

RECOMMENDED FOR APPROVAL

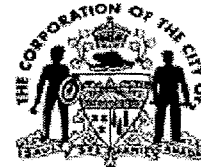


Joseph M. Fratesi
Chief Administrative Officer

Traffic Control Signal Warrant

MINIMUM REQUIREMENTS FOR INSTALLATION OF
TRAFFIC SIGNALS FOR TWO LANE ROADWAYS

City of Sault Ste. Marie
Public Works & Transportation
Traffic Division



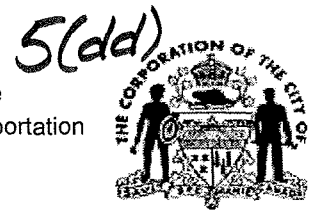
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Location Queen St. East & Lake St.

Date September 10, 2007

Warrant		Description	Requirements For Restricted Flow		Compliance		
			2 Lanes	More Than 2 Lanes	Sectional %	Entire %	
I N T E R S E C T I O N	1) MINIMUM VEHICULAR VOLUME	A Vehicle Volume, All Approaches [1] for Each of the Heaviest 8 Hours of an Average Day, and	720	900	88	56	
		B Vehicle Volume, Along Minor [4] Streets for Each of the Same 8 Hours.	(255) 170	(255) 170	56		
	2) DELAY TO CROSS TRAFFIC	A Vehicle Volume, Along Major [1] Street for Each of the Heaviest 8 Hours of an Average Day, and	720	900	80	80	
		B Combined Vehicle and Pedestrian [2] Volume Crossing the Major Street for Each of the Same 8 Hours.	75	75	96		
	3) COLLISION HAZARD	A Total Reported Collisions of Types Susceptible to Correction by a Traffic Signal, per 12 Month Period Averaged Over a 36 Month Period, and	5		40	0	
		B Adequate Trial of Less Restrictive Remedies, Where Satisfactory Observance and Enforcement Have Failed to Reduce the Number of Collisions, and	YES = 100% NO = 0%		0		
		C Fulfillment of Either of the Above Warrants (Minimum Vehicular Volume or Delay To Cross Traffic) to the Extent of 80% or More.	YES = 100% NO = 0%		100		
	4) COMBINATION WARRANT	Two or More of the Above Warrants (1, 2 or 3) Satisfied to the Extent of 80% or More.	YES = 100% NO = 0%			0	
	M I D - B L O C K	5) MINIMUM PEDESTRIAN VOLUME	A Pedestrian Volume Crossing the Major Street Average Per Hour for the Heaviest 8 Hours of an Average Day, and	240	240	6	6
			B Vehicle Volume Along Major Street [1] Average Per Hour for the Same 8 Hours.	575	720	106	

- Notes: [1] Vehicle Volume Warrants [1A], [2A] and [5B] for Roadways Having Two or More Moving Lanes in one Direction Should Be 25% Higher Than Values Given Above.
[2] For Definition of Crossing Volume Refer to Note (4) on the Signal Warrant Analysis Form 82.03.08
[3] The Lowest Sectional Percentage Governs the Entire Warrant
[4] For "T" Intersections the Values for Warrant [1B] Should be Increased by 50%



FREE FLOW CONDITIONS (RURAL)
RESTRICTED FLOW CONDITIONS (URBAN)

WARRANT 1 - MINIMUM VEHICLE VOLUME

100% SATISFIED - YES NO X

80% SATISFIED - YES NO X

		MINIMUM REQUIREMENTS (80% SHOWN IN BRACKETS)				PERCENTAGE WARRANT								
APPROACH LANES	1		2 OR MORE		HOUR STARTING								TOTAL ACROSS	
FLOW CONDITION	FREE FLOW	RESTR FLOW	FREE FLOW	RESTR FLOW X	8:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00		
A ALL APPROACHES	480 (385)	720 (575)	600 (480)	900 (720)	870	927	786	798	877	1122	1012	855		
100%, 80%, OR ACTUAL % IF BELOW 80% VALUE					80	100	80	80	80	100	100	80	700	SECTIONAL PERCENT
TOTAL DOWN												700	/8=	88

B	MINOR STREET BOTH APPROACHES	180 (144)	255 (204)	180 (144)	255 (204)	119	151	152	151	140	149	135	140	TOTAL ACROSS	SECTIONAL PERCENT	
		100%, 80% OR ACTUAL % IF BELOW 80% VALUE				47	59	60	59	55	58	53	55	446		
FOR "T" INTERSECTIONS - THESE VALUES HAVE BEEN INCREASED BY 50% FOR 1B													TOTAL DOWN	446	/8=	56

FOR "T" INTERSECTIONS - THESE VALUES HAVE BEEN INCREASED BY 50% FOR 1B

WARRANT 2 - DELAY TO CROSS TRAFFIC

100% SATISFIED - YES NO **X**

80% SATISFIED - YES **X** NO

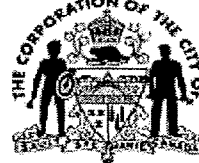
		MINIMUM REQUIREMENTS (80% SHOWN IN BRACKETS)				PERCENTAGE WARRANT								
APPROACH LANES	1		2 OR MORE		HOUR STARTING								TOTAL ACROSS	
FLOW CONDITION	FREE FLOW	RESTR FLOW	FREE FLOW	RESTR FLOW X	8:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00		
A MAJOR STREET BOTH APPROACHES	480 (385)	720 (575)	600 (480)	900 (720)	751	776	634	647	737	973	877	715		
	100%, 80% OR ACTUAL % IF BELOW 80% VALUE				80	80	70	72	80	100	80	79	641	SECTIONAL PERCENT
TOTAL DOWN												641	/8=	

B	TRAFFIC CROSSING MAJOR STREET	50 (40)	75 (60)	50 (40)	75 (60)	51	86	81	112	112	102	84	92	TOTAL ACROSS	SECTIONAL PERCENT	
		100%, 80% OR ACTUAL % IF BELOW 80% VALUE					68	100	100	100	100	100	100	768		
													TOTAL DOWN	768	/8=	96

5(dd)

MAJOR STREET: Queen St. E.
 MINOR STREET: Lake St.
 DATE: September 10, 2007

City of Sault Ste. Marie
 Public Works & Transportation
 Traffic Division



WARRANT 3 - COLLISION EXPERIENCE

100% SATISFIED - YES NO **X**
 80% SATISFIED - YES NO **X**

A. Reportable collisions within a 12 month period averaged over 36 months susceptible to correction by a traffic signal.				
WARRANT VALUE	YEAR	NUMBER OF COLLISIONS	AVERAGE NUMBER OF COLLISIONS	FULFILLED
	2004	1		
5	2005	3	2.0	40
	2006	2		
B. Adequate trial of less restrictive remedies has failed to reduce collision frequency.				100% YES X NO 0%
C. Either Warrant 1 (Minimum Vehicular Volume) or Warrant 2 (Delay To Cross Traffic) satisfied 80% or more.				100% YES NO X 0%

WARRANT 4 - COMBINATION WARRANT

SATISFIED - YES NO

Used if no warrant satisfied 100%

REQUIREMENT	WARRANT SATISFIED 80% OR MORE			FULFILLED	
Two Warrants Satisfied 80%	Warrant 1 - Minimum Vehicular Volume	YES	NO X	YES	NO X
	Warrant 2 - Delay To Cross Traffic	YES X	NO		
	Warrant 3 - Collision Experience	YES	NO X		

CONCLUSION TRAFFIC SIGNALS WARRANTED - YES NO **X**

WARRANT 5 - FOR MID-BLOCK SIGNAL

SATISFIED - YES NO

		MINIMUM REQUIREMENTS					
APPROACH LANES	1		2 OR MORE		TOTAL	AVERAGE	
FLOW CONDITION	FREE FLOW	RESTR FLOW	FREE FLOW	RESTR FLOW X	8 HOURS	1 HOUR	
PEDESTRIANS CROSSING MAJOR STREET	120	240	120	240	110	14	
MAJOR STREET BOTH APPROACHES	290	575	365	720	6110	764	

NOTES: (1) The warrant values are based on annual average daily traffic (AADT) which approximates May and October traffic.

(2) For warrants 1, 2, 3 and 4, each hourly volume must exceed the minimum requirements for the warrant to be 100% satisfied.

(3) For warrant 5, the 8 hour average must exceed the minimum requirements for the warrant to be 100% satisfied.

(4) The crossing volume is defined as:

- 1) Left turns from both minor street approaches
- 2) The heaviest through volume from the minor street
- 3) 50% of the heavier left turn movement from major street when both of the following criteria are met:
 - (a) The left turn volume > 120 vph
 - (b) The left turn volume plus the opposing volume > 720 vph
- 4) Pedestrians crossing the major street

5(dd)

ALL-WAY 'STOP' SIGN CONTROL WARRANT WORKSHEET

City of Sault Ste. Marie
Public Works & Transportation
Traffic Division



INSTRUCTION: Select worksheet tab below & enter appropriate information in all yellow areas (MS-Excel)

INTERSECTION IDENTIFICATION

DATE: 11-Sep-07

MAJOR Road:	Queen St. E.	MINOR Road:	Lake St.
MAJOR Road AADT:	10685	MAJOR Road Classification (ie. Minor Arterial = "MA", Collector = "C", Local = "L")	A

WARRANT 'A' - COLLISION HISTORY

DETERMINE AVERAGE NUMBER OF REPORTED COLLISIONS PER YEAR OVER A 3-YEAR PERIOD OF THE TYPE SUSCEPTIBLE TO CORRECTION BY THE USE OF ALL-WAY 'STOP' SIGN CONTROLS AND WHERE LESS RESTRICTIVE MEASURES HAVE BEEN TRIED AND FOUND INADEQUATE.

(Note: Warrant met if average number of collisions is greater than or equal to: 2 for major road as Local; 3 for major road as Collector (AADT less than or equal to 6000); or 4 for other roads.

	Year 1	Year 2	Year 3
Three Year Period	2004	2005	2006
No. of Collisions	1	3	2

Average:	2.0
----------	-----

Warrant 'A' met?	NO
------------------	----

WARRANT 'B' - TRAFFIC VOLUME

ENTER COUNT DATA IN APPROPRIATE TABLE BELOW.

BASED ON MAJOR ROAD INFORMATION PROVIDED ABOVE, USE:

TABLE 2

TABLE 1 (Use only for major road classified as Local, or Collector with AADT less than or equal to 6000)

FOUR HOUR STUDY PERIOD PEAK HOURS		MAJOR APPROACH VEHICULAR VOLUME	MINOR APPROACH VEHICULAR VOLUME	PEDESTRIAN VOLUME CROSSING MAJOR ROAD	[B + C] COMBINED VEH. & PED. VOLUME CROSSING MAJOR ROAD	[A + B] TOTAL APPROACH VEHICLE (only) VOLUME	[C + D]	VOLUME SPLIT (Major/Minor)		
FROM	TO	[A]	[B]	[C]		[D]	[E]	[A/E x 100%]	/	[(B + C)/E x 100%]
					0	0	0	#DIV/0!	/	#DIV/0!
					0	0	0	#DIV/0!	/	#DIV/0!
					0	0	0	#DIV/0!	/	#DIV/0!
					0	0	0	#DIV/0!	/	#DIV/0!
STUDY PERIOD AVERAGE		0	0	0	0	0	0	#DIV/0!	/	#DIV/0!

TABLE 2 (Use only for major road classified as Collector with AADT greater than 6000, or Minor Arterial)

EIGHT HOUR STUDY PERIOD PEAK HOURS		MAJOR APPROACH VEHICULAR VOLUME	MINOR APPROACH VEHICULAR VOLUME	PEDESTRIAN VOLUME CROSSING MAJOR ROAD	[B + C] COMBINED VEH. & PED. VOLUME CROSSING MAJOR ROAD	[A + B] TOTAL APPROACH VEHICLE (only) VOLUME	[C + D]	VOLUME SPLIT (Major/Minor)		
FROM	TO	[A]	[B]	[C]		[D]	[E]	[A/E x 100%]	/	[(B + C)/E x 100%]
8:00	9:00	751	119	6	125	870	876	86	/	14
12:00	1:00	776	151	1	152	927	928	84	/	16
1:00	2:00	634	152	14	166	786	800	79	/	21
2:00	3:00	647	151	19	170	798	817	79	/	21
3:00	4:00	737	140	11	151	877	888	83	/	17
4:00	5:00	973	149	17	166	1122	1139	85	/	15
5:00	6:00	877	135	14	149	1012	1026	85	/	15
6:00	7:00	715	140	28	168	855	883	81	/	19
STUDY PERIOD AVERAGE		764	142	14	156	906	920	83	/	17

Note: Warrant met under the following conditions:

1. A) THE TOTAL VEHICLE VOLUME ON ALL INTERSECTION APPROACHES, WITH THE MAJOR ROAD CLASSIFIED AS:

- MINOR ARTERIALS OR COLLECTORS (AADT GREATER THAN 6000), EXCEEDS 500 VEHICLES FOR THE AVERAGE OF THE EIGHT PEAK HOURS OF THE DAY.
- COLLECTORS (AADT LESS THAN OR EQUAL TO 6000), EXCEEDS 375 VEHICLES FOR THE AVERAGE OF FOUR PEAK HOURS OF THE DAY.
- LOCALS, EXCEEDS 250 VEHICLES FOR THE AVERAGE OF FOUR PEAK HOURS OF THE DAY

Condition 1A met?	YES
-------------------	-----

OR

B) THE COMBINED VEHICULAR AND PEDESTRIAN VOLUME ON THE MINOR APPROACH, CROSSING THE MAJOR ROAD EXCEEDS (SEE NUMBER BELOW), WITH THE MAJOR ROAD CLASSIFIED AS:

- MINOR ARTERIALS OR COLLECTORS (AADT GREATER THAN 6000), 200 UNITS OR GREATER FOR THE AVERAGE OF THE SAME EIGHT HOURS USED IN (A) ABOVE.
- COLLECTORS (AADT LESS THAN OR EQUAL TO 6000), 150 UNITS OR GREATER FOR THE AVERAGE OF THE SAME FOUR PEAK HOURS USED IN (A) ABOVE.
- LOCALS, 100 UNITS OR GREATER FOR THE AVERAGE OF THE SAME FOUR PEAK HOURS USED IN (A) ABOVE.

Condition 1B met?	NO
-------------------	----

AND

2. THE VOLUME SPLIT DOES NOT EXCEED AN AVERAGE OF 70/30, BASED ON THE SAME COUNTS USED ABOVE.

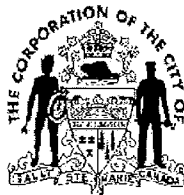
VOLUME ON THE MAJOR APPROACHES IS DEFINED AS VEHICLES ONLY. VOLUME ON THE MINOR APPROACHES INCLUDES ALL VEHICLES ENTERING THE INTERSECTION PLUS ANY PEDESTRIANS CROSSING THE MAJOR ROAD.

Condition 2 met?	NO
------------------	----

Warrant 'B' met?	NO
------------------	----

ALL-WAY 'STOP' SIGN CONTROL WARRANTED?	NO
--	----

Patrick M. McAuley, P. Eng.
Commissioner



Public Works & Transportation
Department

2007 09 24

Mayor John Rowswell and
Members of City Council
Civic Centre

RE: REMOVAL OF DRIVEWAY WINDROWS

On February 26, 2007, Council passed the following resolution:

“Whereas the City is using graders on city streets to cut snow build-up from city streets, resulting in undue hardship for our citizens especially our seniors and handicapped who are physically unable to clear this manufactured snow from their windrows;

Be it resolved that Council instruct the appropriate staff to report back to Council with a detailed report on using pay loaders behind these graders to help our citizens out clearing this manufactured snow from their windrows. This is an aging community, our seniors who are taxpayers already pay for this service through their taxes.”

Background

Attached are two previous reports concerning the subject. The 2003 02 13 report goes into cost details, but as noted, the cost of providing a windrow removal service is very difficult to estimate, as it depends on the severity of the winter and the frequency of the conditions that necessitate cutting snow pack to keep roads driveable and to keep the catch basins open for drainage.

The previous reports also detail our policy on removing windrows when excessive snow is deposited in driveways (the two foot rule). During the winter of 2006/2007 we received 330 service requests from residents concerning this issue. Of those, our records indicate that we addressed 162 of them, since these windrows were considered excessive. Therefore, by following the 2 foot rule, 49% of the requests for service last winter were accommodated.

2007 09 24

Page 2

Winter Maintenance Budget

The 2006 Winter Maintenance Budget was \$4,098,000 and the final cost was \$4,106,000 or \$8,000 over budget. The 2007 winter budget was set at \$4,146,000 and it has been expended by 81% to date, or \$3,363,000. Traditionally, we spend about 20% for the months of November and December; therefore, it is projected that the \$4,146,000 2007 budget will be fully expended by year end. It can be concluded that there are not excessive funds in the annual winter maintenance budget to allow for an increased level of service for driveway windrow removal, unless the budget is increased.

Issues

If the Public Works Department is to provide this service and our budget is increased to reflect this new service, Public Works staff has raised the following concerns:

- 1) Given that we can place windrows in 2,000 to 3,000 driveways in a night shift, we will need to also clean that many driveways in a timely manner. Residents may not accept having to wait several hours for this service if they need to exit their driveways first thing in the morning. To provide this high level of service will require a substantial number of loaders and operators, as reflected in the 2003 report.
- 2) Our staff has also expressed concern with the cost to repair the damage that will occur to driveway surfaces, paving stones, curbs and shrubs. Loaders can and will damage city and private property due to the difficulty of detecting and avoiding covered objects. As noted in the previous report, over \$150,000 of repair was needed following considerable driveway clearing in 1995.
- 3) Additional equipment will need to be purchased or leased before winter, so tenders will need to be prepared as soon as possible.

Other Municipalities

A check was done with other Northern Ontario municipalities. A response was not received from North Bay; however Sudbury, Timmins and Thunder Bay do not provide this service. All three municipalities mentioned that they do clear driveways following snow bank removal with large snow blowers. This ensures driveways are ramped and useable following the removal of the snow banks. When snow bank removal is provided in Sault Ste Marie, we also clear driveways in this manner.

2007 09 24

Page 3

Costs

If Council wishes to provide this service the costs could run between \$240,000 and \$720,000 depending on the winter. \$500,000 would be an appropriate amount to add to the Winter Maintenance Budget, which could be adjusted in future years after some experience is obtained.

Alternative Solution

Council could also consider contracting with social service agencies such as the Canadian Red Cross, the John Howard Society and/or Soogoma Industries, to provide a driveway clearing service. These agencies may be able to establish eligibility criteria for seniors and those in poor health, who need assistance with snow clearing. This may address the concerns raised in the resolution, and not require the same amount of additional funding.

Recommendation

We do not recommend that we change the level of service that is now being provided, but continue to address any driveways that receive excessive snow or large ice chunks, as is our current practice.

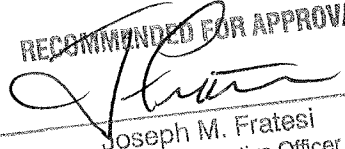
All of which is respectfully submitted,

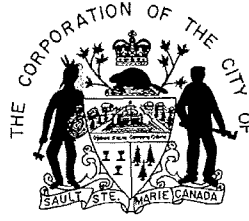


Patrick M. McAuley, P. Eng.
Commissioner

PMM\cmr

\\DeptShare\Council 2007\Removal of Driveway Windrows

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer



City Works Centre
128 Sackville Road

2004 11 15

Mayor J. Rowsell
and Members of City Council
Civic Centre

Subject: Removal of Driveway Windrows

Council tabled the following resolution at the November 1st, 2004 Council meeting:

"Whereas in past years the City Works Centre had the grader cut down the hardpack snow and slush off streets across the City, a payloader always followed the grader to remove the ridge of hardpack snow from the driveways before the hardpack snow and slush had frozen; and

Whereas in recent years this practice has been cut off; and

Whereas the Works Centre is now using grader to cut the hardpack snow and slush during the night and by morning this ridge of hardpack snow and slush is frozen and constituents cannot remove this ridge of frozen hardpack snow and slush as they cannot shovel it or use their snowblowers; and

Whereas there are many senior citizens who cannot even try to remove this ridge of frozen hardpack snow and slush; and

Whereas this has caused a lot of hardship on constituents and seniors these recent years; Now therefore be it resolved that City Council recommend and authorize the Works Centre that when they send the graders out to cut down the streets of hardpack snow and slush thus creating a ridge at everyone's driveway that a payloader or a 4x4 truck that has snowplows follow the grader to remove the ridge of hardpack snow and slush before the ridge of snow and slush freezes".

A similar resolution asking for a report was passed by Council on February 10th, 2003 and is attached. As indicated in the report, we changed our practice several years ago by increasing the frequency of hardpack removal from streets. This was done in order to avoid the problems associated with the build up of snow pack when warmer temperatures arrive.

As indicated, the estimated cost to clear driveways is up to \$720,000 depending on the severity of the winter. Also of major concern to us, if we were to clear the ends of driveways after cutting roads of snow pack, is the amount of damage that could be done to concrete surfaces, curbs and shrubbery.

We recommend we continue with our current practice. Small windrows of hardpack usually don't present a problem to most residents, particularly when removed in a timely manner.

We will continue to address particular concerns about ice and large chunks on an individual basis, in discussion with the affected residents.

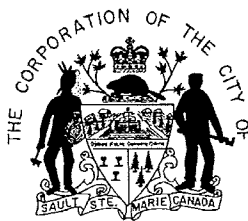
All of which is respectfully submitted.

Patrick M. McAuley, P. Eng.
Commissioner
Public Works and Transportation

PMM:sk

Attachment

J:\data\Works\Council 2004\Removal of Hardpack at Driveway Entrances.doc



City Works Centre
128 Sackville Road

2003 02 13

Mayor J. Rowswell
and Members of City Council
Civic Centre

Subject: Removal of Driveway Windrows

On February 10th, 2003 Council passed the following resolution:

RESOLVED that agenda item 7.(e) [concerning having a payloaders follow graders when they are cutting hard packed snow and ice off the streets and also when winging back snow banks of old snow, to clean the plugged driveways, and also to provide additional funding in the budget to cover these costs] BE REFERRED to the Public Works and Transportation for review and report back to City Council at the earliest opportunity.

Current Practice

Our winter maintenance activities can be divided into three (3) main activities:

- Plowing and sanding all roads, lanes, sidewalks and bus stops following each snowfall
- Cutting snow pack with graders to avoid build up and future rutting and drainage problems
- Snow removal with large blowers and trucks, taking the snow to snow dumpsites.

The second activity, cutting of snow pack, causes the greatest concern and is the subject of the resolution. In previous years, we did not cut snow pack as frequently as we have been doing it this winter. As a result, roads tended to build up with packed snow and when warmer temperatures arrived, we found ourselves in an emergency situation on many residential roads.

As the snow pack softened, roads became impassable and catchbasins were covered over blocking drainage. Our staff was faced with many kilometres of roads that needed to be cleaned of 8" to 12" of snow pack, all at once, however, it would take several weeks to get roads passable and catchbasins open following a period of warm weather.

As we removed this build up, large quantities of snow pack was lifted and considerable snow was deposited in driveways as a result. Our policy was, and is, to remove this material if it was excessive or consisted of ice or frozen blocks of snow. The two (2') foot rule was used as a guide for our staff in order to provide a consistent answer and response across the city, to those requesting that we remove windrows from their driveways. The same rationale applies should large quantities be placed in driveways when winging back the banks.

So far this winter we have had above average snowfall, and as a result, have been cutting streets across the city since the end of December. Generally when done frequently this results in relatively small windrows across driveways, which are not difficult for residents to shovel. Six (6) graders cutting snow overnight can put snow in about 2,000 to 3,000 driveways per shift.

Proposed Use of Loaders

The resolution is requesting a higher level of service be provided. It is difficult to define from the resolution what an appropriate service level would be; a level that we can apply consistently across the city and that is clear and understandable by the public. Some options include;

1. Do all driveways every time we cut streets, regardless of the windrow height.
2. Change our "two foot" rule of thumb to something less, perhaps one-foot.
3. Continue with our existing policy of responding to excessive amounts, generally following the "two foot" rule.

Other Considerations

Cleaning the end of driveways with front-end loaders is not ideal, in that damage occurs as a result. The more driveways that we clean each winter increases the number of:

- Scratched and damaged concrete and paving stone driveways
- Broken private and city curbs
- Damaged sod, trees, fences and hedges.

In the winter of 1995, when considerable driveway clearing was done, over \$150,000 was spent later that year repairing damage.

Also, to be considered is the availability of private sector loaders to clear driveways on a consistent basis. A review of all rental loaders available in the city that would be suitable to do driveways revealed only six (6) could be hired by P.W.T. for this work. Most private companies have private snow plowing contracts, where they are committed to work when it snows. This is the same time that we would need them. The alternative to this is for the P.W.T. to increase its fleet of loaders and operators to ensure availability.

Costs

Estimating the cost of increasing our level of service is difficult. In general terms it would mean both hiring loaders and increasing our staff / fleet to be prepared to respond for the 6-12 week period that cutting of roads takes place. Six to 18 loaders would be needed, depending on the option chosen (all driveways or a "one foot" rule).

The additional cost for this service would therefore range between \$30,000 per week for one loader per grader clearing driveways with over one foot of snow, to \$90,000 per week to do all driveways. Total costs for a winter season would therefore be between \$240,000 and \$720,000, assuming eight (8) weeks of driveway clearing.

Recommendation

Based on the above discussion and associated costs, we do not recommend we change the level of service being provided. Driveway cleaning should remain the responsibility of the resident, however, should excessive snow or large ice chunks be deposited in unusual circumstances, as a result of cutting roads (or winging back), we would respond and remove the material, as is being done now.

All of which is respectfully submitted.

Patrick M. McAuley, P. Eng.
Commissioner
Public Works and Transportation

PMM:sk

\\PWT\dept\data\Works\Council 2003\Removal of Driveway Windrows.doc

Patrick M. McAuley, P. Eng.
Commissioner



Public Works & Transportation
Department

2007 09 24

Mayor John Rowswell and
Members of City Council
Civic Centre

**RE: SIDEWALK PLOWING PETITIONS
ROSSMORE ROAD AND ELLIOTT ROAD**

We are in receipt of the attached petitions for sidewalk plowing on the south side of Rossmore Road between Farwell Terrace and Elliott Road, and on the north side of Elliott Road between Rossmore Road and Peoples Road.

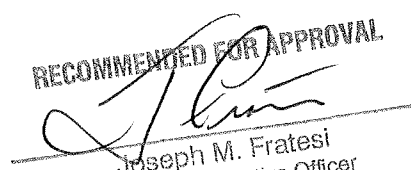
Given that 89% of the residents on Rossmore Road and 85% of the residents on Elliott Road have signed the petition, it is recommended that these two sidewalks be plowed starting this upcoming winter. The associated costs to add these two sidewalks will need to be absorbed in the Winter Maintenance Cost Centre.

All of which is respectfully submitted,


Patrick M. McAuley, P. Eng.
Commissioner

PMM\cmr

RECOMMENDED FOR APPROVAL


Joseph M. Fratesi
Chief Administrative Officer

\\DeptShare\Council 2007\Sidewalk Plowing – Rossmore & Elliott Road

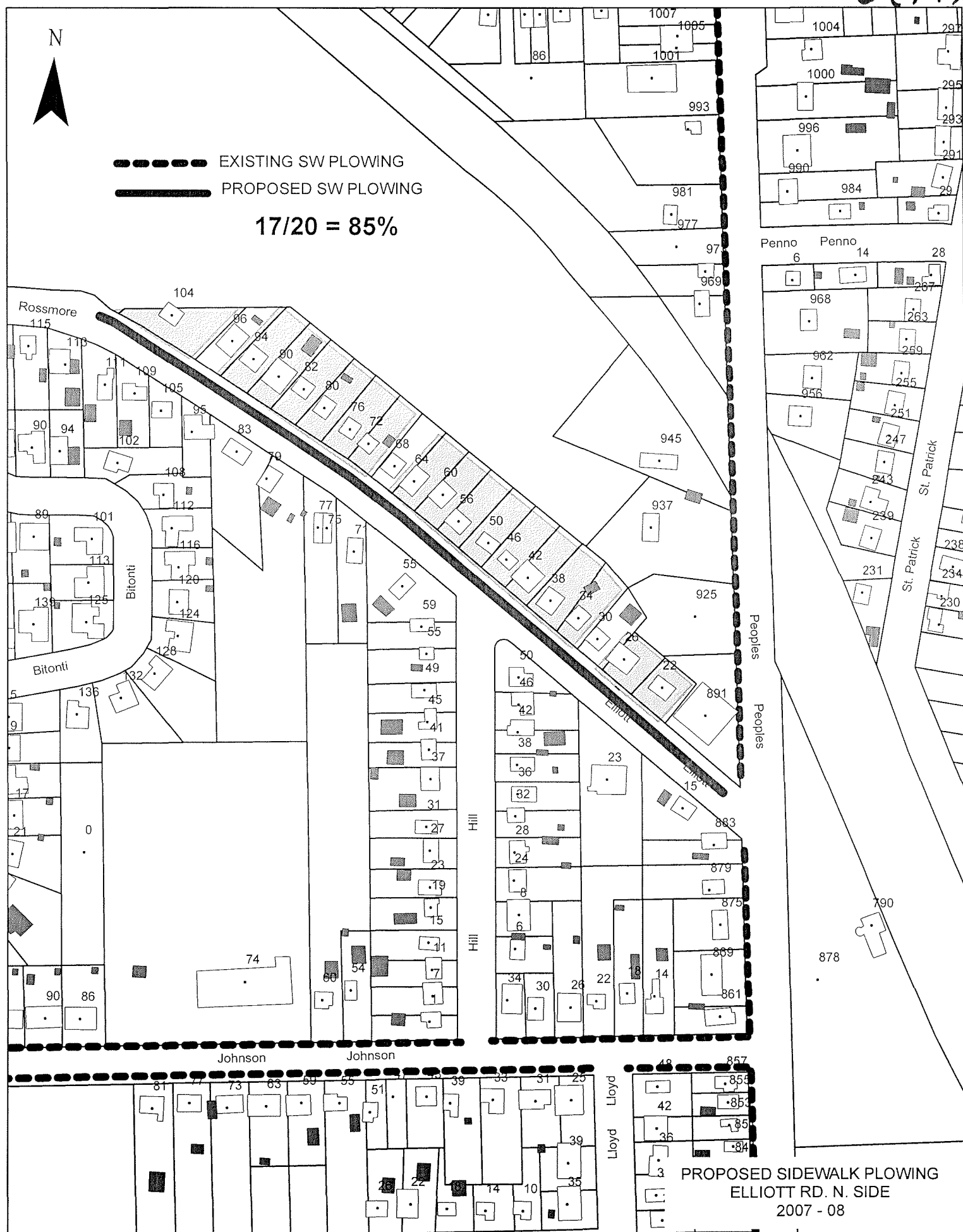
5(ff)



EXISTING SW PLOWING

PROPOSED SW PLOWING

17/20 = 85%



5(ff)

Snow Removal Petition SAULT STE. MARIE - ONTARIO

We the undersigned are in favour of the sidewalk snow removal as of the start of 2007 winter Season.

The effected area rests west of peoples road and runs to the starting of rossmore road . The north of elliot road.,which is the effected area. Which joins the start of rossmore where the petition was in favour of 17 of the 19 homes.

Name	Signature	Address	Phone
21 H. Clouston	Hazen Clouston	104 Elliott RD.	945-1905
22 G. Taylor	G. Taylor	94 ELLIOTT RD.	254-1994
23 S. KNIVILKA	S. Knivilka	80 Elliott RD	256-1537
24 Linda Lee	Linda Lee	76 ELLIOTT	946-0833
25 PATRICIA Pielow	Patricia Pielow	22 ELLIOTT	259-1700
26 Peter Buonomo Chantal Blanchette	Peter Buonomo Chantal Blanchette	42 Elliot Rd	253-9794
27 Ashley Mitchell	Ashley Mitchell	46 Elliot Rd.	257-8660
28 Trevor Manchester	Trevor Manchester	56 Elliott Rd.	254-1927
29 Cesario Salgado		64 Elliott Rd	254 6373
30 Ruth Long		72 Elliott Rd	253-0105
31 Len Mittelhoff		60 Elliott Rd	254-5466
32 Jim Baxter	Jim Baxter	82 Elliot	541-1202
33 KEN CROSSMAN	Ken Crossman	38 ELLIOTT RD	254-7086
34 Genth Tarron	Genth Tarron	34 Elliott Rd	949-3758
35 MIKE WOODS	Mike Woods	50 Elliott Rd.	942-2889
36 DONALD MacDONALD	Donald McDonald	90 Elliott Rd	945-9912
37 Renni Beltrano	Renni Beltrano	26 Elliot Rd	541-1402
38			
39			
40			



110

108



EXISTING SW PLOWING



PROPOSED SW PLOWING

17/19 = 89% YES



5(ff)

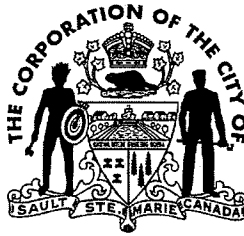
Snow Removal Petition **SAULT STE. MARIE - ONTARIO**

We the undersigned are in favour of the sidewalk snow removal as of the start of 2007 winter season.

The Effected area rests east of Farwell Terr. to Elliot Road, on houses addressed between 85 Rossmore Road and 11 Rossmore Road of Sault Ste. Marie, for a total of 19 homes.

Name	Signature	Address	Phone
1 Mark Ervin	<i>Mark Ervin</i>	59 Rossmore Road	254-2188
2 TODD SERVICE	<i>Todd Service</i>	67 Rossmore Road	949-1398
3 PAT RYAN	<i>Pat Ryan</i>	71 Rossmore Rd	949-6040
4 G. LeMotte	<i>G. LeMotte</i>	27 Rossmore Rd	949-3351
5 Giulio Onorati	<i>Giulio Onorati</i>	23 Rossmore Rd	256-6052
6 S. McMillan	<i>S. McMillan</i>	19 Rossmore	759-6636
7 Terri Vallance	<i>Terri Vallance</i>	31 Rossmore	942-8751
8 M. C. G. M. B. G. M.	<i>M. C. G. M. B. G. M.</i>	51 Rossmore	256-7518
9 F. DeMiglio	<i>F. DeMiglio</i>	47 Rossmore	949-5875
10 A. Alvarez	<i>A. Alvarez</i>	11 Rossmore	759-6619
11 Nancy Burzio	<i>Nancy Burzio</i>	11 Rossmore	759-6619
12 John Jones	<i>John Jones</i>	39 Rossmore	541-9670
13 Joseph Charles	<i>Joseph Charles</i>	55 Rossmore	949-0716
14 Christine Edmond	<i>Christine Edmond</i>	15 Rossmore	256-7643
15 G. M. S. C.	<i>G. M. S. C.</i>	37 Rossmore	254-416
16 Clara Mazzuca	<i>Clara Mazzuca</i>	79 Rossmore	949-8967
17 Antonio Daddetta	<i>Antonio Daddetta</i>	43 Rossmore	945-9400
18 Pina Reid	<i>Pina Reid</i>	75 Rossmore Rd	949-7208
19			
20			

$$\frac{17}{19} = 89\%$$



2007 09 24

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO:

Mayor John Rowsell
and Members of City Council

SUBJECT:

Bridgeview Bingo Signage
455 Albert Street West

Earlier this year, Superior 7 Advertising inquired into the possibility of placing signs on the former St. Mary's School on Albert Street West to advertise the bingo hall. This area is subject to Section 12.16.7 of the Signs By-law which prohibits signage within 91.4 m (300 feet) of the centerline of the International Bridge. The purpose of this regulation is to minimize driver distractions on the bridge and to create an uncluttered gateway into our community. It is important to ensure that the area around the bridge is improved as much as possible to create an attractive entranceway and to avoid a signage jungle.

Superior 7 filed an application to amend this regulation which staff circulated for comments as part of our standard review process. The International Bridge Authority expressed a concern that the signage will create a visual distraction for vehicles entering into the Bridge Plaza area. A letter from IBA has been received and is attached. In discussions with the Authority, they also expressed a concern with any potential driver distractions that may create a hazardous situation for maintenance crews working on the Bridge. Public Works and Transportation was also circulated for comments but expressed no concerns with the proposed signage. The signage is shown on the accompanying photographs.

City Council has designated approval of variances to the Sign By-law to the Planning Director. Given the objection from IBA, the requested approval was denied. Attached is a letter from Frank Sarlo on behalf of Bridgeview Bingo asking that this decision be reviewed by City Council.

It should be noted that all the signs have been installed without a building permit. However the applicant has made considerable improvements to the exterior of the building and the bingo appears to be operating with minimal impact on the neighbourhood.

City staff believes that approval of the Albert Street (north elevation) and east elevation signage would not be a concern for the IBA and would be in keeping with the general intent of the regulation. The IBA general manager was contacted and he agreed with this proposal.

Planning Director's Recommendation - That City Council approve an amendment to Section 12.16.7 of the Sign By-law to permit the existing bingo signage to remain on the north and east elevations of the building, with the other signs to be removed.

DBM/pms

Data\APPL\REPORT\Bridgeview Bingo Signage.doc

6(6)(a)

Wishart
LAW FIRM LLP

390 Bay Street, Suite 500
Sault Ste. Marie, Ontario
Canada P6A 1X2
Tel. 705.949.6700
Fax 705.949.2465

www.wishartlaw.com

September 17, 2007

via e-mail

Mr. Don McConnell
Corporation of the City of Sault Ste. Marie
P.O. Box 580
Sault Ste. Marie, ON P6A 5N1

Dear Sir:

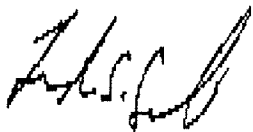
Re: Bridge View Bingo
Our File No: 10250-4

This is to confirm our telephone attendance at which time I advised that my clients would like to request that City Council review and allow the present signage at Bridge View Bingo. It appears that there were mistakes by Superior 7 with respect to whether they had received a building permit or not.

If Council does not approve, my clients will be having the sign removed.

We are attending before Council on September 24th with an application to have 455 Albert Street West approved as a permanent location for the bingo hall and it would be appreciated if the signage matter can be handled at the same time.

Yours very truly,
WISHART LAW FIRM LLP



FRANK S. SARLO
Telephone Ext: 233
E-mail: fssarlo@wishartlaw.com
Law Clerk: Heather Martellini
Telephone Ext: 247
E-mail: hmartellini@wishartlaw.com

FSS:hm

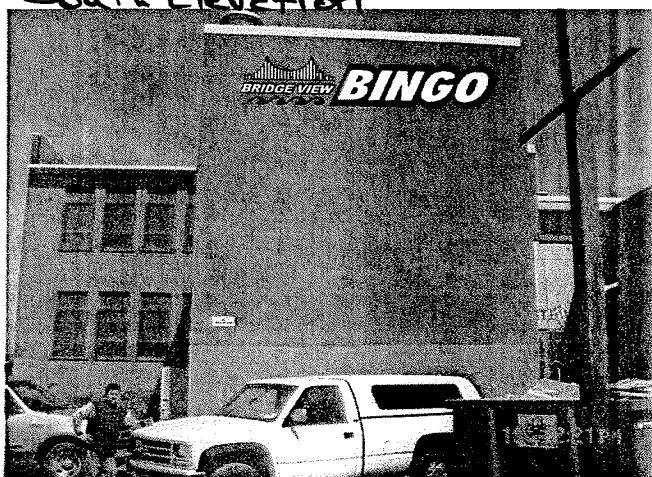
c.c. Lorie Bottos - e-mail
c.c. Dr. George Shunock - e-mail
c.c. Frank Shunock - e-mail

excellent solutions.

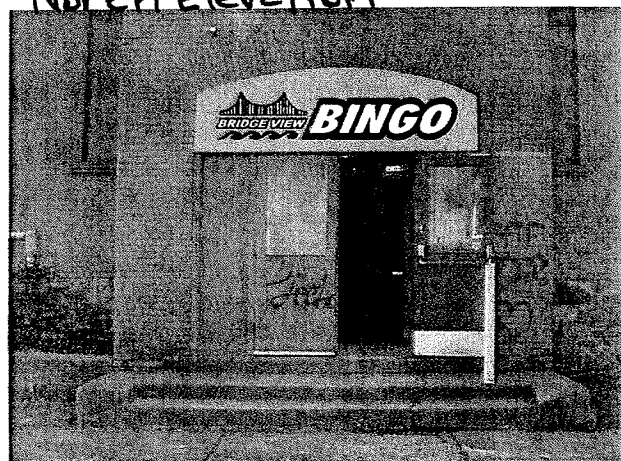


BRIDGE VIEW BINGO

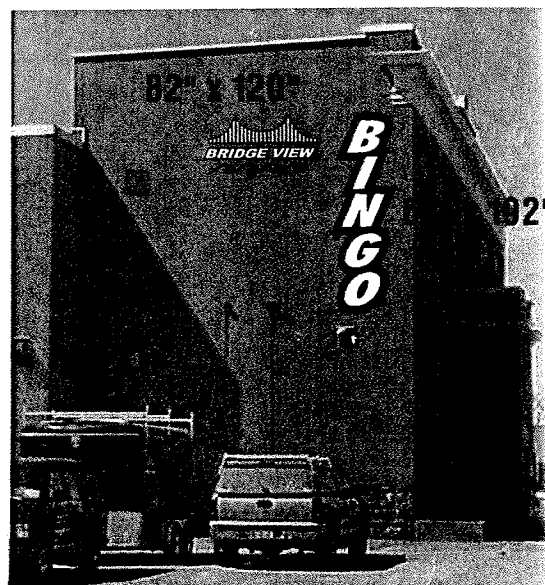
60" x 216"
South Elevation



23.5" x 84"
North Elevation



West Elevation



East Elevation

6(6)(a)



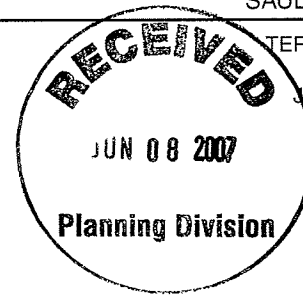
JOINT INTERNATIONAL BRIDGE AUTHORITY

SAULT STE. MARIE, ONTARIO

SAULT STE. MARIE, MICHIGAN

JAMES MCINTYRE, CHAIR
GERALD H. JOHNSTON, MEMBER

TERRY E. CARRICK, VICE CHAIR
HOWARD D. CASH, MEMBER
JANIS M. BURGESS, MEMBER



June 4, 2007

Stephen D. Turco
Planner, City of Sault Ste. Marie
P.O. Box 580
99 Foster Drive
Sault Ste. Marie, ON P6A 5N1

Dear Mr. Turco:

We are in receipt of the May 10, 2007, request from Superior 7 Advertising, for an amendment to the City Sign By-law 2005-166 as it relates to billboard advertising within 300 feet of the bridge. Thank you for the opportunity to respond as the City considers this amendment.

We are opposed to any amendment that would alter the existing signing ordinance to allow billboards within 300 feet of the bridge. We believe by granting an amendment in this instance, it would be a precedent setting move that could negatively impact our ability to safely and securely operate the bridge. Our concerns are centered around the potential for driver distraction of north bound vehicles as they follow the curved alignment portion of the bridge in this area. We believe that driver attention must be focused on the curved alignment, as well as bridge signage that exists, or may exist in the future, with regard to preparation and vehicle queuing as the northbound traffic approaches the Canada Border Services Agency inspection complex.

Thank you again for requesting our input and concerns as your department considers this amendment. We would appreciate it very much if your office could keep us informed of the status and likely ruling on this request. Please feel free to contact me at (705) 942-4345 ext. 112 should you wish to discuss this issue further.

Sincerely,

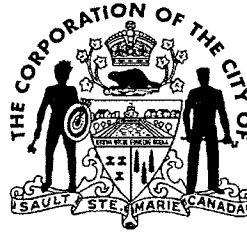
International Bridge Administration

Phillip M. Becker, P.E.
General Manager

REPLY TO: PHILLIP M. BECKER, P.E., GENERAL MANAGER

934 BRIDGE PLAZA
SAULT STE. MARIE, MICHIGAN 49783
PHONE: (906) 635-5255 FAX: (906) 635-0540
TDD/TTY – MICHIGAN RELAY CENTER (800) 649-3777

121 HURON STREET
SAULT STE. MARIE, ON P6A 1R3
PHONE: (705) 942-4345
www.michigan.gov/iba



2007 09 24

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO: Mayor John Rowsell
and Members of City Council

SUBJECT: Application No. A-8-06-Z.OP & 57T-06-501 – filed
by Jane Eva Hedlund, Catherine Shunock, 2062111
Ontario Limited & Frank Frederick Shunock.

SUBJECT PROPERTY: Location – Located on the south side of Trunk
Road, between Fournier Road and the eastern city
limit. Civic No. 1525, 1675, 1707, 1709, 1715,
1731 Trunk Road and 834 River Road.
Size – The lot is irregular in shape, approximately
268m (879') x 476m (1,562') depth; 21.67 ha (53.5
acres).
Present Use – Vacant land and two existing single
detached dwellings.
Owner – Jane Hedlund, Catherine Shunock,
2062111 Ontario Limited & Frank Frederick
Shunock.

REQUEST: The applicants, Jane Eva Hedlund, Catherine
Shunock, 2062111 Ontario Limited & Frank
Frederick Shunock are requesting a Rezoning,
Official Plan Amendment & Draft Plan of
Subdivision Approval in order to develop a 39 lot
single detached residential subdivision, and a
highway commercial zoning within the north east
portion of the subject property.

Comments

In light of a number of concerns, City Council deferred this application at its meeting on August 13, 2007.

On August 15, 2007, the applicants and Consulting Engineers met with City staff, the PUC, Conservation Authority, and Algoma Public Health, to clarify a number of concerns. More specifically:

- Water quality – potential risk of nitrate contamination from the septic systems.
- Water Quantity – potential effect of the additional draw of 39 wells on the east aquifer, which supplies Municipal wells at Lorna Drive and Shannon Road. Nearby residents also expressed concerns with the impact to their private wells.
- Coastal Wetland – A coastal wetland along the shore of St. Mary's River was identified upon the subject property.
- Access onto Highway 17 East – the MTO had some concerns with the proposed commercial zoning in the northeast corner of the subject property. A number of nearby property owners also expressed concerns with the proposed River Road extension that will create a new intersection on the Highway.

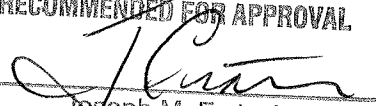
The meeting was very productive in resolving the main issues, as summarized in the meeting minutes, and further correspondence (dated August 17th) from the hydro-geologist, attached to this report. It was then decided that the applicants should host a neighbourhood meeting, which was held on September 11, 2007. Roughly 40 neighbours attended, along with Councillor Butland and Councillor Ciacco, the applicants, the Consulting Engineer, and Planning Staff. The main concerns at this meeting revolved around water quality and quantity. Will the additional draw of 39 wells impact my existing well? Could the addition of 39 septic beds to the area result in my well being contaminated?

At the request of the neighbours, the applicants have agreed to have the hydro-geological report (which discusses water quality/quantity) peer reviewed, in order to verify the consultants findings. The original authors of the 'Sault Ste. Marie Area Groundwater Management and Protection Study', Burnside Associates will be retained to conduct the peer review.

Planning Director's Recommendation - That City Council defers the application until October 15, 2007, in order to have the hydro-geological study peer reviewed.

PT/pms

A-8-06-Z.OP deferral

RECOMMENDED FOR APPROVAL

 Joseph M. Fratesi
 Chief Administrative Officer

River Road Subdivision

Meeting Minutes

August 15th, 2007 – Plummer Room – Civic Centre

Present:

Jerry Dolcetti, Commissioner of Planning and Engineering
 Don McConnell, Director of Planning
 Peter Tonazzo, Planner
 Steve Turco, Planner
 Larry Jackson, Walker Engineering
 Doug Leask, Walker Engineering
 Peter Richards, Waters Environmental
 Frank Shunock, Applicant
 Frank Sarlo, Wishart Law Firm
 Andrew Hallet, PUC
 Dominic Parrella, PUC
 Susan Hamilton-Beach, City Engineer
 Jim Elliot, PWT
 Ken Hamilton, PWT
 Frank Tesolin, Conservation Authority
 Anjum Amin, Conservation Authority
 Wes Terry, Algoma Public Health

The group was brought together to discuss a number of issues regarding the Rezoning/Subdivision Application to develop a 39 lot estate residential subdivision between Fournier Road, the east City Limit, Trunk Road, and St. Mary's River.

The application was heard by Council on August 13th and deferred until September 24th, to allow the consultants to sort out a number of issues, as outlined below.

Intermittent Streams and Coastal Wetland

- It was determined that there is a coastal wetland on the subject property, greater then 2ha. The limit of the wetland is the high water mark of St. Mary's River.
- Any development (docks, filling, tree cutting) within 120m of the wetland (high water mark) is regulated by the Conservation Authority, and therefore requires a permit.
- The C.A. will base permit application decisions upon whether or not the proposed development will impact the overall functions of the wetland.

- It was further confirmed that contrary to previous correspondence, there are no intermittent streams or notable ravines on the subject property.

Storm Drainage

- The Engineering Consultant is confident that 70% removal of particulates can be achieved, through surface drainage, and a series of properly graded grass ditches.
- Given the low density, or 'Estate' nature of the subdivision, the overall percentage of impervious surface coverage will remain relatively low.
- It was agreed that the final design for storm water drainage shall be to the satisfaction of the Conservation Authority and City Engineering Department.

Water Quantity

There are a number of concerns relating to water quantity. The concern is that the additional draw of 39 wells may impact water levels in the east aquifer, as well as a number of private wells nearby.

- Mr. Richards noted that 39 wells represent a very small draw on the east aquifer, relative to the draw from Municipal wells.
- He further noted that the proposed subdivision is at least 1km from the outer edge of the 25-year capture zones (as identified by Burnside) around the Shannon and Lorna Municipal wells.
- Based upon Burnside's report, the east aquifer may be heavily stressed, in terms of the amount of water the PUC is permitted to take, and the recharge rate for the aquifer.
- Mr. Richards again noted that based upon Burnside's defined 25-year capture zone, the proposed development will not impact the quantity of water in the east aquifer. Further, the draw of 39 private residential wells is so small relative to the Municipal draw; it wouldn't have much of an impact if it was within the capture area.
- Mr. Richards also noted that the draw of 39 wells will not interfere with nearby private wells, both shallow and deep. Onsite testing has confirmed that the yield from the shallow and deep aquifers is the same.
- The applicant noted that all wells in the proposed subdivision will be properly grouted, and drilled to the 'deep' aquifer.
- The requirement for deep, drilled and grouted wells will probably form a condition in the subdivision agreement.

Based upon Mr. Richards explanation, the PUC and Conservation Authority both agreed that a 3rd Party review is not required. Mr. Richards will meet with the PUC and CA to draft correspondence to formally address the concerns outlined above. Such correspondence should be forwarded to the Planning Division for inclusion into the final report.

Water Quality

Concerns have been raised with regards to nitrate loading from septic systems to both the aquifer, and nearby private wells.

- MOE Guideline D-5-4 was adhered to when designing the systems. Nitrate loading should not be an issue.
- Although the engineering consultants feel that nitrate loading is not an issue, the downstream gradient of the area is towards the River. Therefore, existing wells to the north and west should not be impacted in the event of a failure.
- Bacteria were found in two of the test wells. This may be the result of a sampling error. Further sampling will be conducted to ensure that there is no bacteria present in the groundwater.

Access to Trunk Road

- Public Works and Transportation does not have an issue with the proposed access onto Trunk Road (Block 41), as long as the intersection is at 90 degrees to Trunk Road.
- This can be accommodated within the existing right of way without acquiring new land.
- It was also confirmed that the remaining residence within Block 44 will maintain the existing access onto Trunk Road.

Existing Test Wells

- There is a monitoring well located at the end of Queen Street, and Fournier Road, within the road right-of-way (Part 6) that will eventually be an extension of Queen Street, into the development.
- The Consulting Engineer is confident that the travelled portion of the road will be located around the test well. As such, the well will be located somewhere on the boulevard, or shoulder of the road.
- Both PUC and PWT would like to confirm where the well will be in relation to the travelled portion of the road.
- This is to ensure that the well does not become a hazard to traffic, and that snow removal can occur without damaging the well.

6(6)(b)

Waters Environmental Geosciences Ltd.

P.O. Box 69
Lively, Ontario
P3Y 1M2

Telephone (705) 692 - 0937
Toll Free (888) 585 - 7805
Facsimile (705) 692 - 0466
e-mail waters@on.aibn.com



August 17, 2007

27 - 186a

Wm. R. Walker Engineering Inc.
499 Queen Street East, Level 2
Sault Ste. Marie, Ontario
P6A 1Z9

Attention : Mr. Doug Leask, C.E.T.

Dear Doug,

**ADDITIONAL COMMENTS
AUGUST 15, 2007, MEETING
RIVER ROAD SUBDIVISION
SAULT STE. MARIE, ONTARIO**

Further to our recent meeting at the City of Sault Ste. Marie City Hall, we are providing you with the following comments which re-literate our discussions with the City at the August 15, 2007, meeting. These comments were specifically requested by Don McConnell (City of Sault Ste. Marie) in order to assist with the review of the River Road Subdivision application.

Our comments are presented in point form, as follows:

- The 2003 R.J. Burnside and Associates Limited report on the Groundwater Management and Protection Study (undertaken for the Sault Ste. Marie Public Utilities Commission) presented the results of a detailed groundwater modelling exercise for the various aquifers which underlie the City of Sault Ste. Marie. Figures 5.1 and 5.2 of this report present the groundwater "Capture Zones" for the existing high yield municipal wells, the difference being that Figure 5.1 indicates the capture zones for the wells pumping at the current pumping rates, while Figure 5.2 indicates the capture zones for the wells when pumping at the "theoretical maximum" permitted pumping rates.

6(b)(b)

Wm. R. Walker Engineering Inc.Waters Environmental Geosciences Ltd. Project No. 27-186a

The information presented on these figures indicates the zones from which groundwater is drawn into the municipal well intakes, and they extend a considerable distance upgradient from each well location. As pointed out at our meeting, the zones do not extend very far to the east of the Lorna or Shannon well head areas, and are oriented more or less perpendicular to the St. Marys River shoreline.

In particular, the proposed River Road Subdivision lies over 1 km to the east of (and more importantly, cross-gradient from) the groundwater capture zones established in the Burnside groundwater study. Simply stated, the proposed subdivision lies well outside of the groundwater capture zones established for the municipal well fields.

As well, the maximum anticipated groundwater usage by the lots within the proposed subdivision amounts to less than 0.5 % of the current water taking from the aquifer by the municipality. Therefore, the proposed groundwater usage by the subdivision is an insignificant amount compared to the on-going municipal takings, and will have no impact on the capture zones already established for the municipal well fields.

Therefore, by our assessment there is no potential for mutual interference between the municipal well field and the groundwater use beneath the proposed River Road Subdivision (including any future increases in the well filed pumping rates, up to the permitted maximum groundwater withdrawals at the municipal well field).

- Our report provided an analysis of the water yielding characteristics of two aquifers beneath the proposed River Road Subdivision. These aquifers comprise a surficial un-confined aquifer, and a deeper confined bedrock-contact aquifer. The surficial aquifer is accessible with shallow wells, and locally drive points have been used on adjacent land parcels (according to discussions at the August 15, 2007, meeting), while the deeper aquifer is the same aquifer as is used by the municipal well fields.

From our analysis, there is no preference for either type of well construction (i.e. a shallow well or a deep well), based on the aquifer testing and well performance during pumping. Historically, shallow unconfined wells have had more problems with bacteriological contamination (depending on the well construction methods) and will suffer from seasonally fluctuating water levels (as indicated verbally at the meeting). The water chemistry results which we reviewed (from both aquifers) were typical of the groundwater quality in the Sault Ste. Marie area, and are considered treatable for the aesthetic parameters noted in our report.

In terms of the potential for mutual interference between the wells on the proposed subdivision and the wells on adjacent land parcels, our report indicates that the maximum anticipated drawdown (in the absence of any recharge) at each pumping

24 Aug 2007 11:21

705-692-0466

p. 4

6(6)(b)

Wm. R. Walker Engineering Inc.Waters Environmental Geosciences Ltd. Project No. 27-186a

well would be less than 6 cm (2.4 inches) in the shallow overburden, after 20 years of continuous pumping. In the deeper bedrock contact aquifer, the maximum anticipated drawdown (in the absence of any recharge) at each pumping well would be less than 8 cm (3.1 inches), after 20 years of continuous pumping. These values are conservative values in that they focus on the drawdown at the very centre of the well, and will be less at the property boundaries (due to the curvature of the drawdown cone). In addition, the assumptions behind these calculations are extremely conservative in that they ignore completely any inputs of recharge (which would offset any lowering of the water table).

Therefore, by our assessment there is no potential for any significant interference between the groundwater wells on the proposed subdivision lots and any adjacent well locations off-site. This conclusion is supported by the observation that, during the pumping tests, the test wells were pumped at more than 15 x the required lot by lot individual well pumping rates, with only minimal drawdowns being recorded during the test.

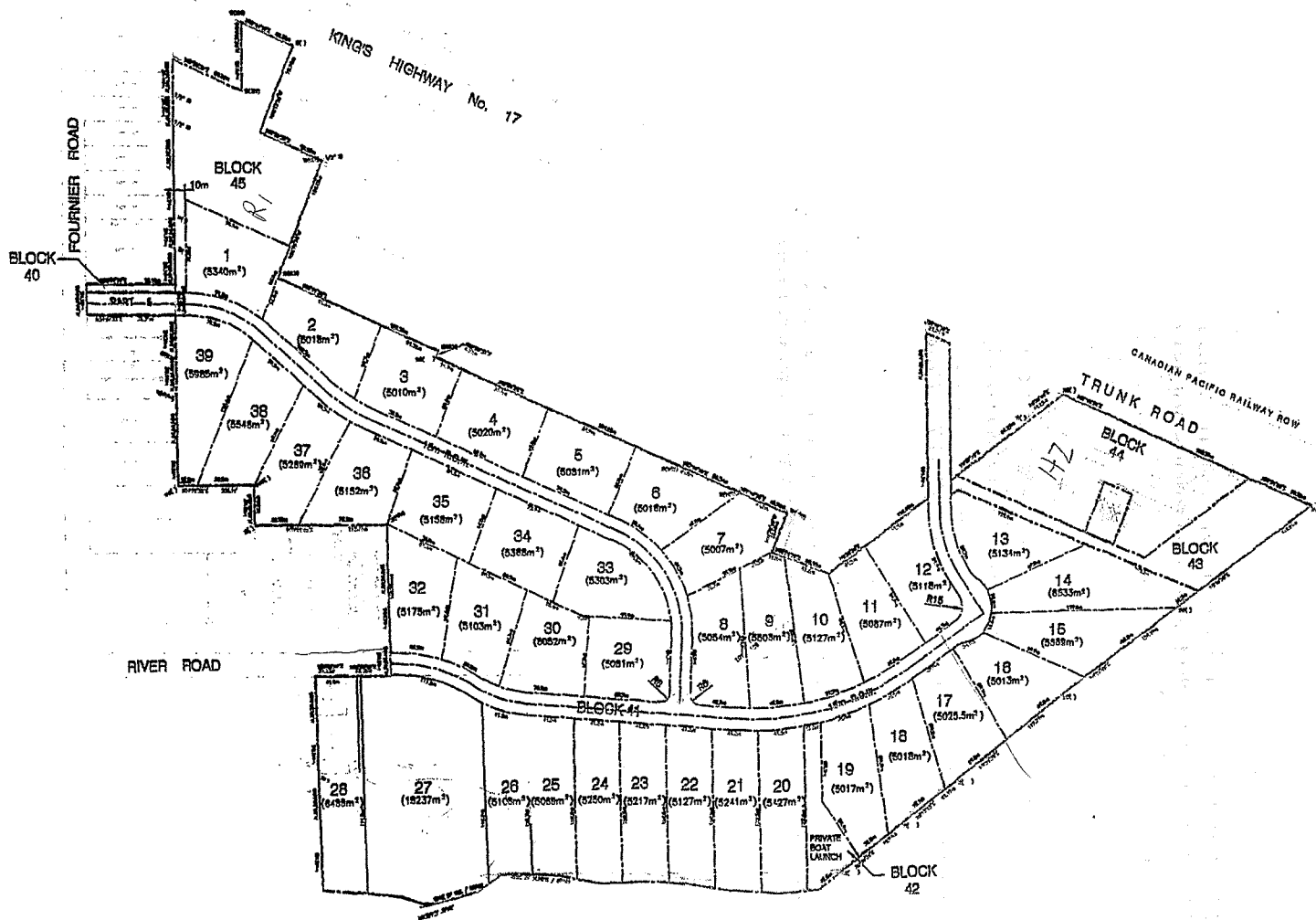
The above comments are not an indication of any guarantee of a specific water quantity yield on a specific lot, which will be dependent upon the water well construction itself and natural variations in the local geological conditions. However, our test results indicate that the aquifers beneath the site have demonstrated (via testing) the potential for producing the required water quantity yields, with minimal associated impacts.

We trust that this information addresses the comments received during our meeting with the City of Sault Ste. Marie. If you have any questions or comments, please contact the undersigned directly.

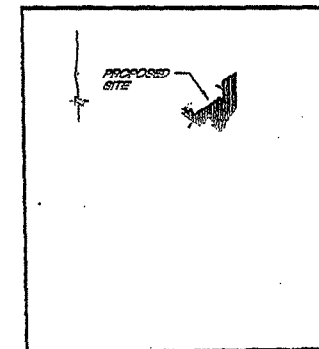
Yours truly,
WATERS ENVIRONMENTAL GEOSCIENCES LTD.



Peter A. Richards, M.Sc., P.Eng.
President, Senior Environmental Engineer



LOCUS
S
O
200



KEY PLAN SCALE - 1:10,000

DRAFT PLAN OF SUBDIVISION RIVER ROAD PROPERTY DEVELOPMENT

REMAINDER OF LOT 55
REGISTRAR'S COMPILED PLAN H-714

CITY OF SAULT STE. MARIE
DISTRICT OF ALGOMA

SCALE 1:2,000

JOB NUMBER: 2005.38 DATE: FEB. 6, 2006

DRAWN BY: RBC CHECK BY: JL

PREPARED BY: J. WALKER ENGINEERING INC.

**Wm. R. Walker
Engineering Inc.**
Consulting Engineers

Additional Information Required Under
Section 51 (17) of the Planning Act:

- (a) As Shown
- (b) As Shown
- (c) As Shown
- (d) Residential
- (e) Rural / Residential / Business
- (f) As Shown
- (g) As Shown, Wooded Throughout
- (h) Private Water Supply
- (i) Sand / Gravel
- (j) As Shown
- (k) Hydro / Telephone / Road /
- (l) None

OWNERS' AUTHORIZATION

I HEREBY CERTIFY THAT THE SUBDIVISION
OF THE LAND TO BE SUBDIVIDED AS SHOWN
ON THIS PLAN AND THE INFORMATION
HEREON IS TRUE AND CORRECT AND THAT I
AM A QUALIFIED PROFESSIONAL ENGINEER
AND AM NOT PROVIDING THIS PLAN OF
SUBDIVISION FOR ANY OTHER PURPOSE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION
OF THE LAND TO BE SUBDIVIDED AS SHOWN
ON THIS PLAN AND THE INFORMATION
HEREON IS TRUE AND CORRECT AND THAT I
AM A QUALIFIED PROFESSIONAL ENGINEER
AND AM NOT PROVIDING THIS PLAN OF
SUBDIVISION FOR ANY OTHER PURPOSE.

DATE

DATE S.E. DRG. S.E.

PRELIMINARY

61616161

SUBJECT PROPERTY MAP



Subject Property

Common Ownership Land

834 River Rd

1525 Trunk Rd

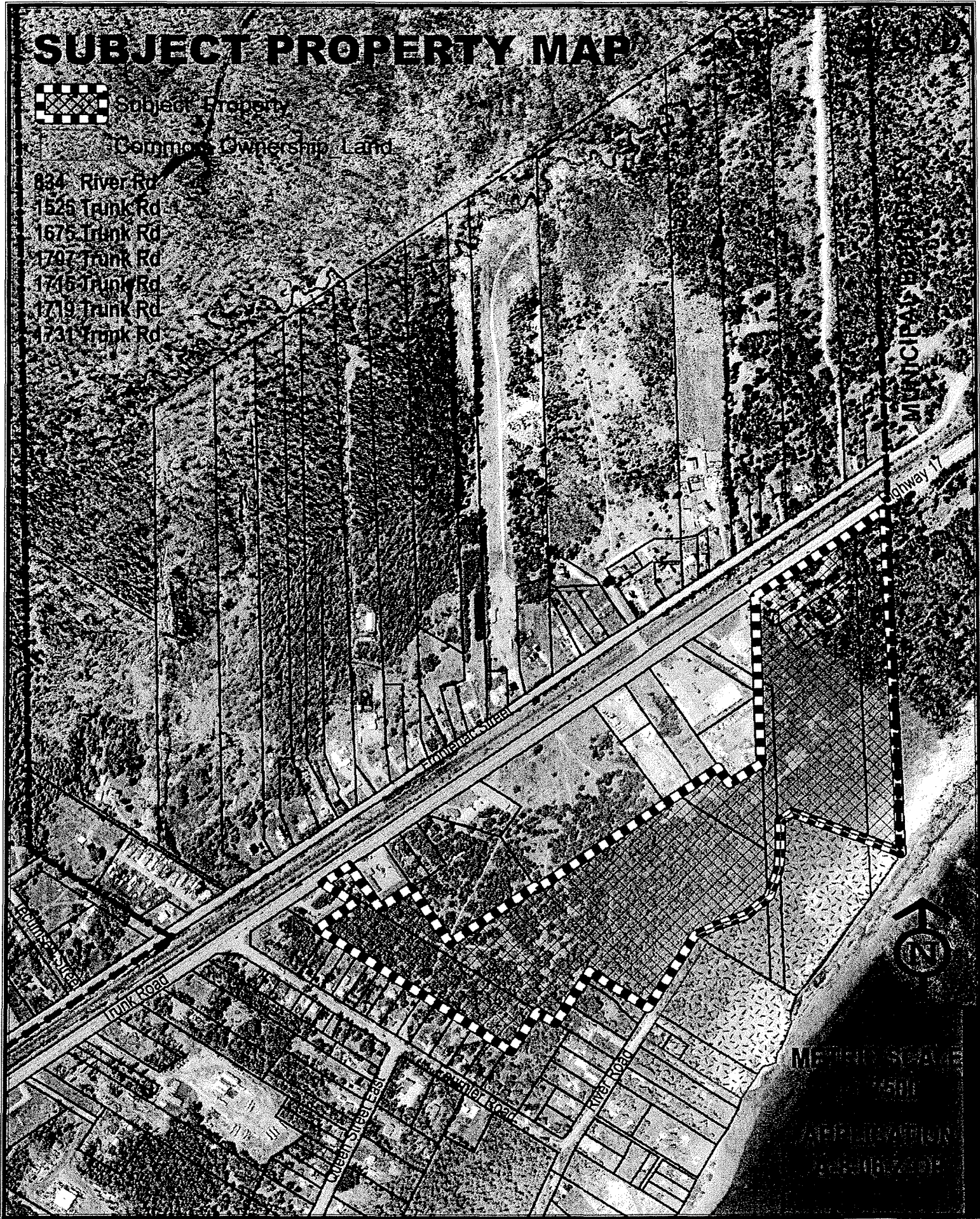
1675 Trunk Rd

1707 Trunk Rd

1715 Trunk Rd

1719 Trunk Rd

1731 Trunk Rd

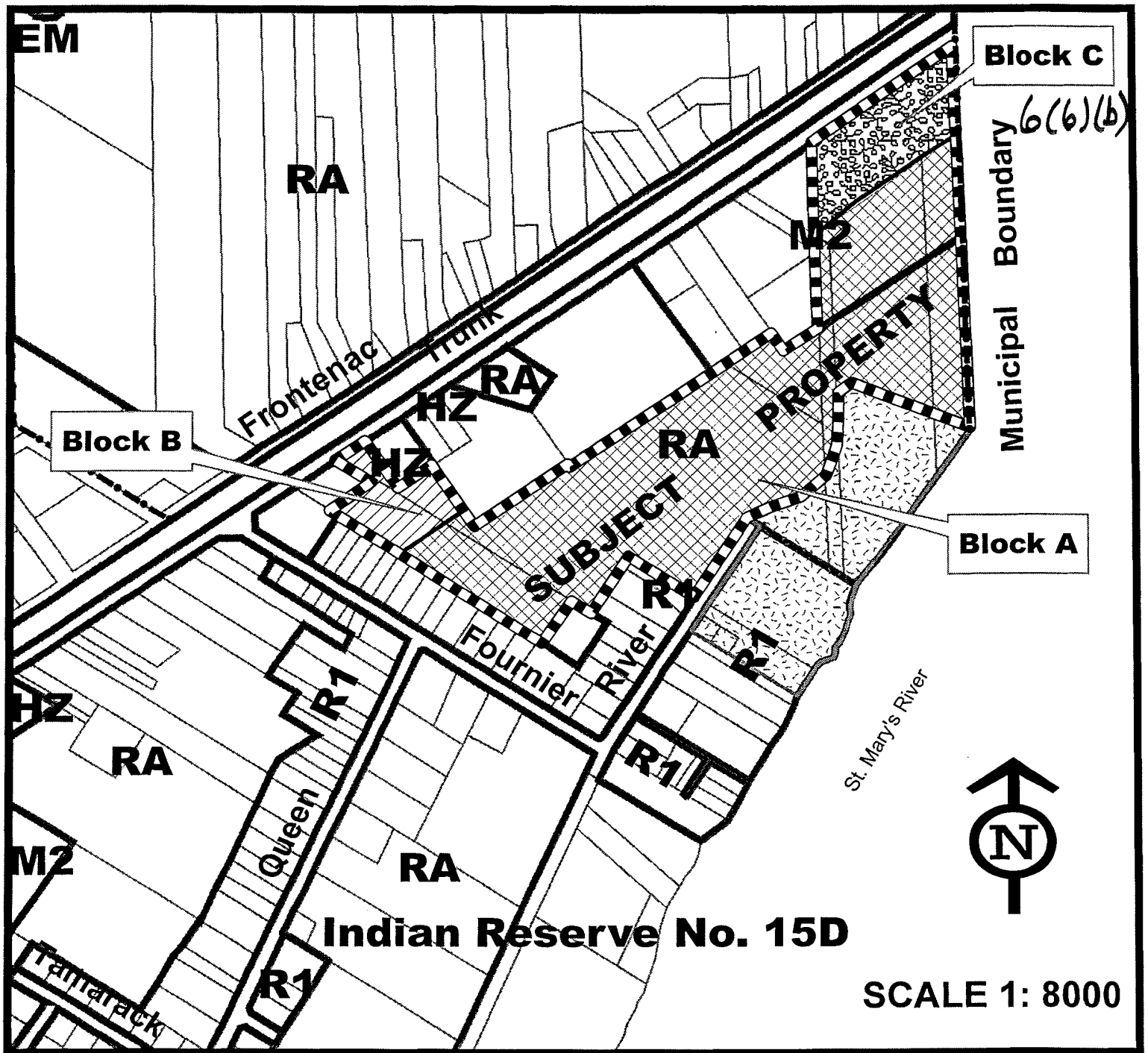


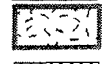
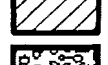
MUNICIPAL STREET

Highway 17



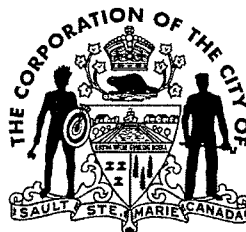
METRIC SCALE
1:500
APPROXIMATE
2006/2007



-  Subject_Property
-  Common Ownership Land
-  Block A Land to be Rezoned "R-1" for New Subdivison Lots
-  Block B Land to be Rezoned "R1-Special Exception" for Private Boat Storage
-  Block C Lands to be Rezoned to HZ with Legal Nonconforming Residential Lot
-  HZ - Highway Zone
-  M2 - Medium Industrial Zone
-  R1 - Estate Residential Zone
-  RA - Rural Area Zone; RAhp

**APPLICATION
A-8-06-Z-OP**

EXISTING ZONING MAP



2007 09 24

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO: Mayor John Rowsell
and Members of City Council

SUBJECT: Application No. A-18-07-OP – filed by Odena Reload Centre Inc.

SUBJECT PROPERTY:

Location – Part of Section 21, SW ¼ Township of Korah, Located on the east side of Leigh's Bay Road, approximately 400m (1,312') north of Third Line West. Civic No. 1452 Leigh's Bay Road.

Size – Approximately 100.5m (330') x 410.0m (1,345'); 4.12 ha (10.2 acres).

Present Use – Vacant land.

Owner – Odena Reload Centre Inc.

REQUEST: The applicant, Odena Reload Centre Inc., is requesting an Official Plan amendment in order to facilitate a severance of the subject property, to create 1 additional rural residential lot.

CONSULTATION:

Engineering – No objections.

Building Division – No comments.

Legal Department – No comment.

PUC Services Inc. – No objection.

Fire Services – No objection.

Community Services Department – No concerns.

Conservation Authority – See attached letter.

PWT – No comments or objections.

PREVIOUS APPLICATIONS: There are no previous applications.

Conformity with the Official Plan - The subject property is designated Rural Area on Schedule "C" of the City of Sault Ste. Marie Official Plan. Policy "RA.4" currently restricts the further development of unserviced lots in the rural area. As such an Official Plan amendment is required.

It should be noted that although the proposal does not conform to the Rural Area policies of the Official Plan, Planning staff will be initiating a review of these policies to ensure that they reflect current land use trends.

With respect to this current development, the proposed severance of one additional rural lot is consistent with Planning staff's interim policy, endorsed by City Council on May 30, 2007, which recommends the approval of single lot severances only. It should be noted that it is staff's intention to recommend that future severances be approved in selected areas without an Official Plan amendment as part of a comprehensive rural area policy review.

As identified on Schedule "A" of the Official Plan, a small portion at the north-westerly section of the subject property is characterized by alluvial soils, which are environmentally sensitive due to its bearing capacity. However, any future development will likely not occur on this portion of the property.

The rear (westerly) portion of the subject property is within the Sault Ste. Marie Region Conservation Authority's regulated area, as identified on Schedule "B" of the Official Plan. Prior to any development or placing of fill material, a permit from the Conservation Authority will be required.

Comments

The proposal will conform to the Rural Area standards of the Zoning By-law. Both proposed parcels will have frontages of 50.3 metres (165') and an approximate area of 2.06 hectares (5.10 acres). As proposed, no variances are required to facilitate the severance.

As part of the circulation for this application, the following comments were received:

The Conservation Authority has commented that the property is located in an area under its jurisdiction and that a permit is required prior to any site grading, excavating, filling, development or construction. As well, the property is under the consideration of the Source Water Protection Program and as such, the Conservation Authority requests to review any plans prior to the issuance of

building permits. The Chief Building Official has been made aware of this request.

No objections to this proposal were received from neighbouring properties.

Provincial Policy Statement (2005)

In accordance with Section 3 of the Planning Act, a decision of the council of a municipality, in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" the Provincial Policy Statement (2005)".

Policy 1.1.4.1(a) of the PPS states "In rural areas located in municipalities permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses". The current proposal is for one additional rural lot, and as such, is consistent with the PPS of "limited residential development".

Planning Director's Recommendation - That City Council approve Official Plan Amendment No. 131, which permits the severance of the subject property for one additional rural residential lot.

ST/pms

RECOMMENDED FOR APPROVAL



Joseph M. Fratesi
Chief Administrative Officer

PUBLIC HEARING – 2007 09 24, Council Chambers, Civic Centre

IMPERIAL

DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

SCHEDULE				
PART	SECTION	TOWNSHIP	ACRES	PIN
1	21	KORAH	5.13±	PART OF 31601-0089
2			5.12±	PART OF 31601-0089

SKETCH OF PART OF SECTION 21 TOWNSHIP OF KORAH NOW IN THE CITY OF CITY OF SAULT STE. MARIE DISTRICT OF ALGOMA

SCALE: 1 INCH = 200 FEET



D.S. VISO Surveying Ltd.



66676

AREA = 30 Acres

PIN 31601-0088

PART 1 RETAINED 5.13±ac

PART 2 SEVERED 5.12±ac

PIN 316 01-0089

PLAN 1R-3553

AREA = 39 Acres

PIN 31601-0072

AREA = 38 Acres

PLAN 1R-10858

PLAN 1R-3249

AREA = 40 Acres

PLAN 1R-9351

PLAN 1R-7302

PLAN 1R-7875

PLAN 1R-7741

N88°04'20"E

THIRD BASE LINE ROAD

SW CORNER
SW 1/4 SECTION 21

BAY ROAD
LEIGHS
Public Travelled Road Known As

T O



Sault Ste. Marie Region
Conservation Authority

6(b)(c)

"Man and Nature"

August 23, 2007

Conservation Authority Comments:

Application # A-18-07-OP
Odena Reload Centre Inc.
1452 Leigh's Bay Road
Sault Ste. Marie

- ☒ The subject properties are located in an area under the jurisdiction of the Conservation Authority with regard to the Development, Interference with Wetlands and Alterations to Shoreline and Watercourses O.Reg.176/06.
- ☐ This property is subject to the Shoreline Management Plan.
- ☒ This property is subject to Source Water Protection
- ☒ A permit is required prior to ANY site grading, excavating, filling, development or construction.
- ☐ We have no comments or objections to this application
- ☒ Other:

The subject property is located in an area under the jurisdiction of the Conservation Authority with regard to the Ont. Reg.176/06 Development, Interference with Wetlands and Alterations to Shoreline and Watercourses.

The subject property is under consideration of the Source Water Protection Program of the Conservation Authority with regard to Drinking Water Source Protection and there may be recommendations dependant on the proposed development. CA staff should review any plans prior to a Building Permit being issued for Civic 1452 Leigh's Bay Road.

Sincerely,

Marlene McKinnon
GIS Specialist

File: A-18_07-OP_23Aug07.doc

Phone: (705) 946-8530 * Fax (705) 946-8533 * Email: nature@ssmrca.ca
1100 Fifth Line East * Sault Ste. Marie, Ontario P6A 5K7
www.ssmrca.ca

**AMENDMENT NO. 131
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE:

This Amendment is an amendment to the Text of the Official Plan as it relates to the Rural Area policies.

LOCATION:

Part of Section 21, SW ¼ Township of Korah, located on the east side of Leigh's Bay Road, approximately 400 m (1,312;) north of Third Line West. Civic No. 1452 Leigh's Bay Road; Zoning Map 1-118.

BASIS:

This Amendment is necessary in view of a request to sever the subject property to create one additional single rural residential lot.

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO:

The Official Plan for the City of SSM is hereby amended by adding the following paragraph to the Special Exceptions Section:

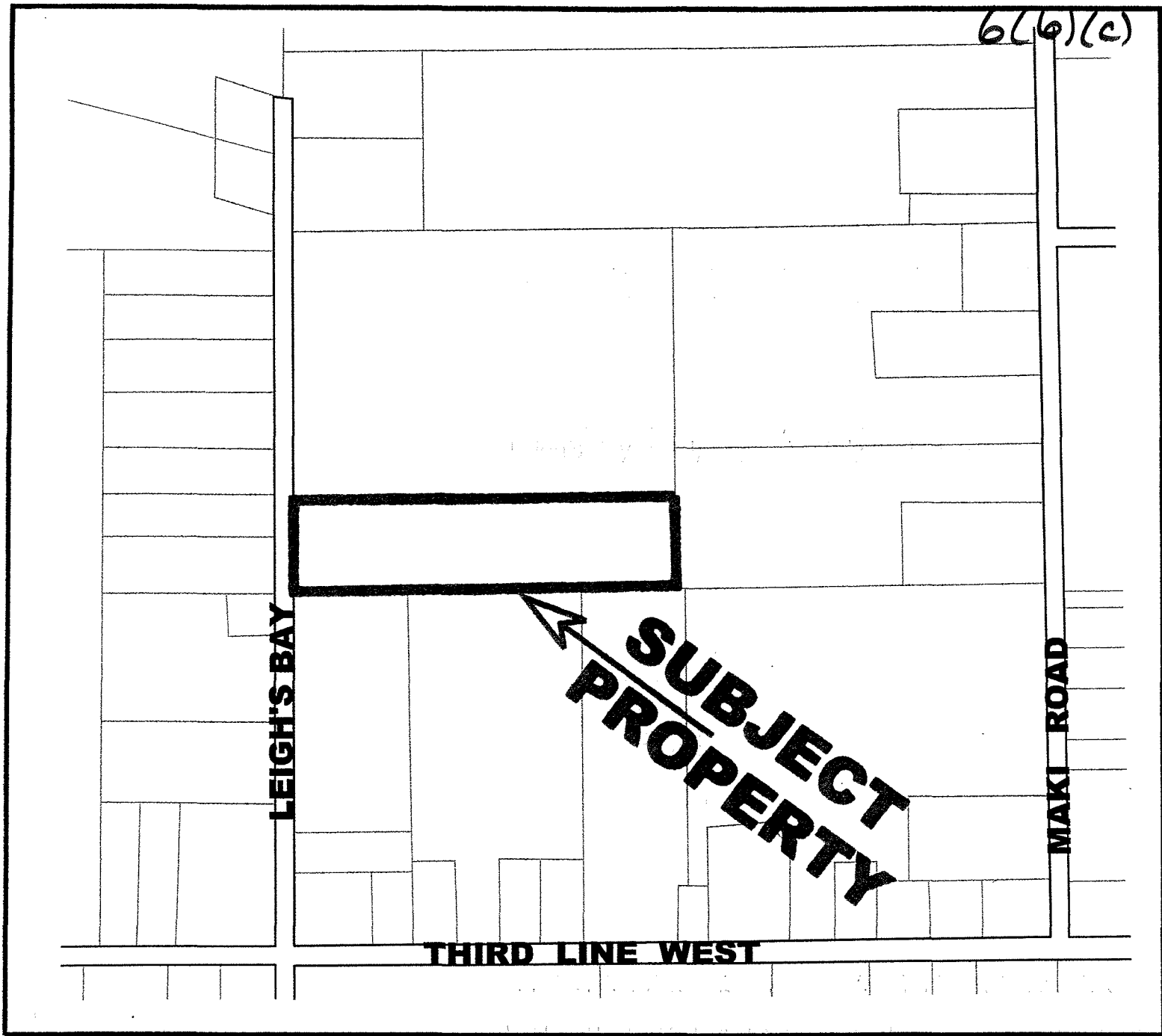
"Special Exceptions"

86. Notwithstanding the Rural Area policies of the Official Plan, lands described as Part of Section 21, SW ¼ Township of Korah, located on the east side of Leigh's Bay Road, approximately 400 m (1,312;) north of Third Line West. Civic No. 1452 Leigh's Bay Road may be used for one (1) additional rural residential lot.

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.

6(4)(c)



OFFICIAL PLAN SCHEDULE "C"
LAND USE LEGEND



RESIDENTIAL



INDUSTRIAL



PARKS
RECREATIONAL



COMMERCIAL



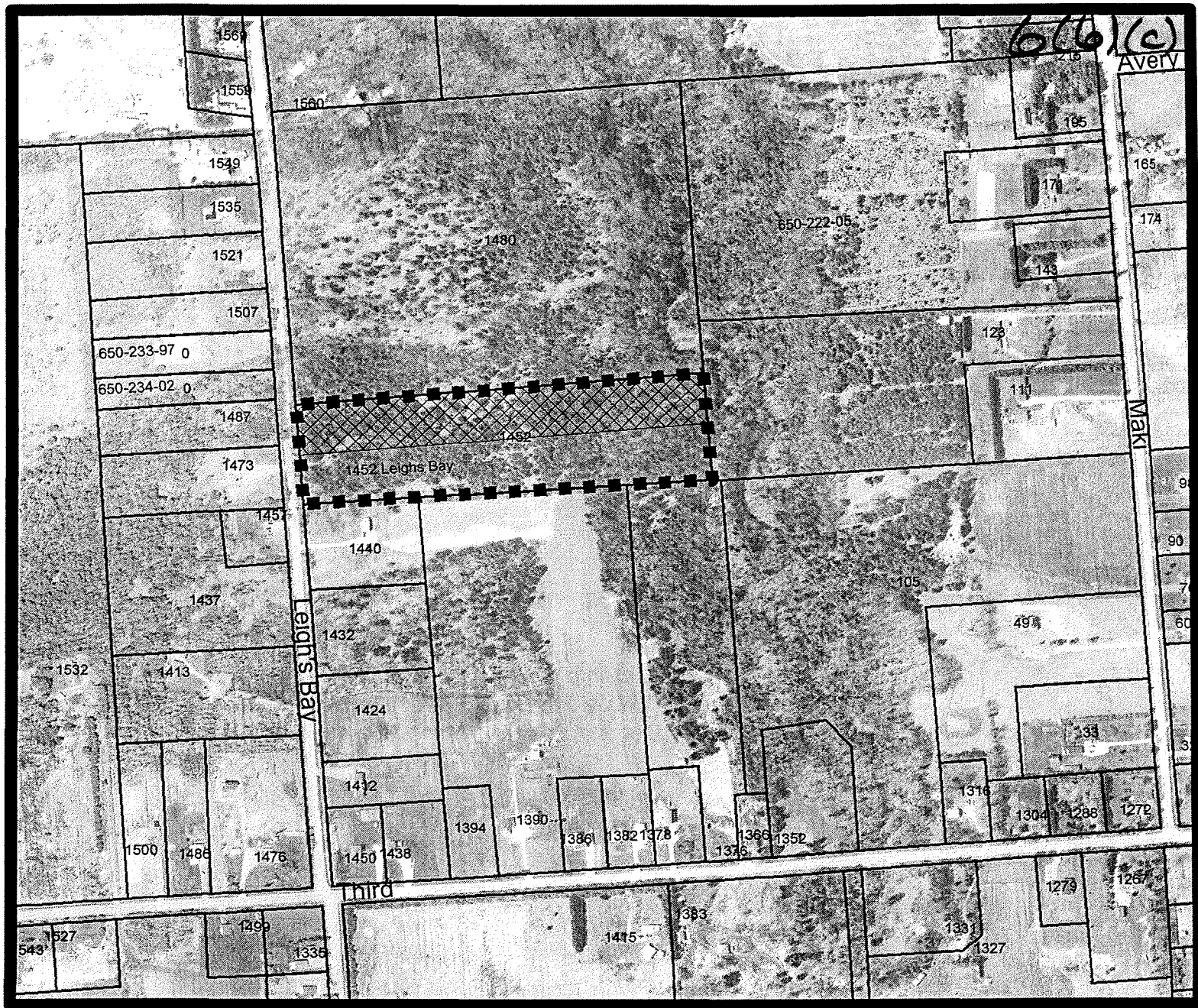
INSTITUTIONAL



RURAL AREA

SCHEDULE "A" to AMENDMENT No. 131





2004 ORTHO PHOTO

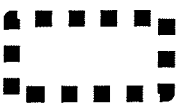
APPLICATION A-18-07-OP
 1452 Leigh's Bay Road

Metric Scale
 1 : 6000



Map 1-118

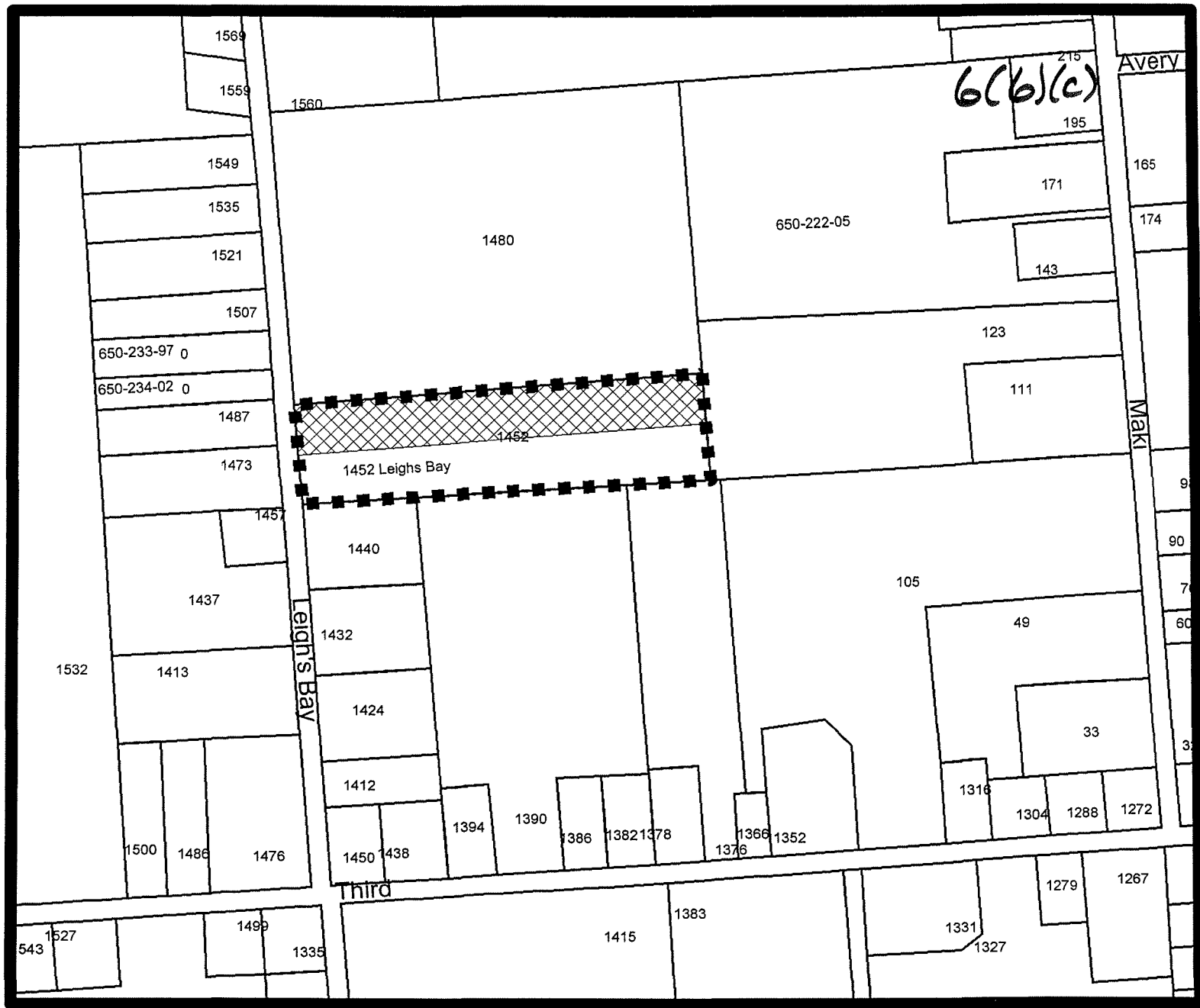
August 2007



SUBJECT PROPERTY - 1452 Leighs Bay Road



Proposed Severance [50.2m X 413.4m approx]



SUBJECT PROPERTY MAP

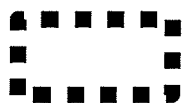
APPLICATION A-18-07-OP
1452 Leigh's Bay Road

Metric Scale
1 : 6000



Map 1-118

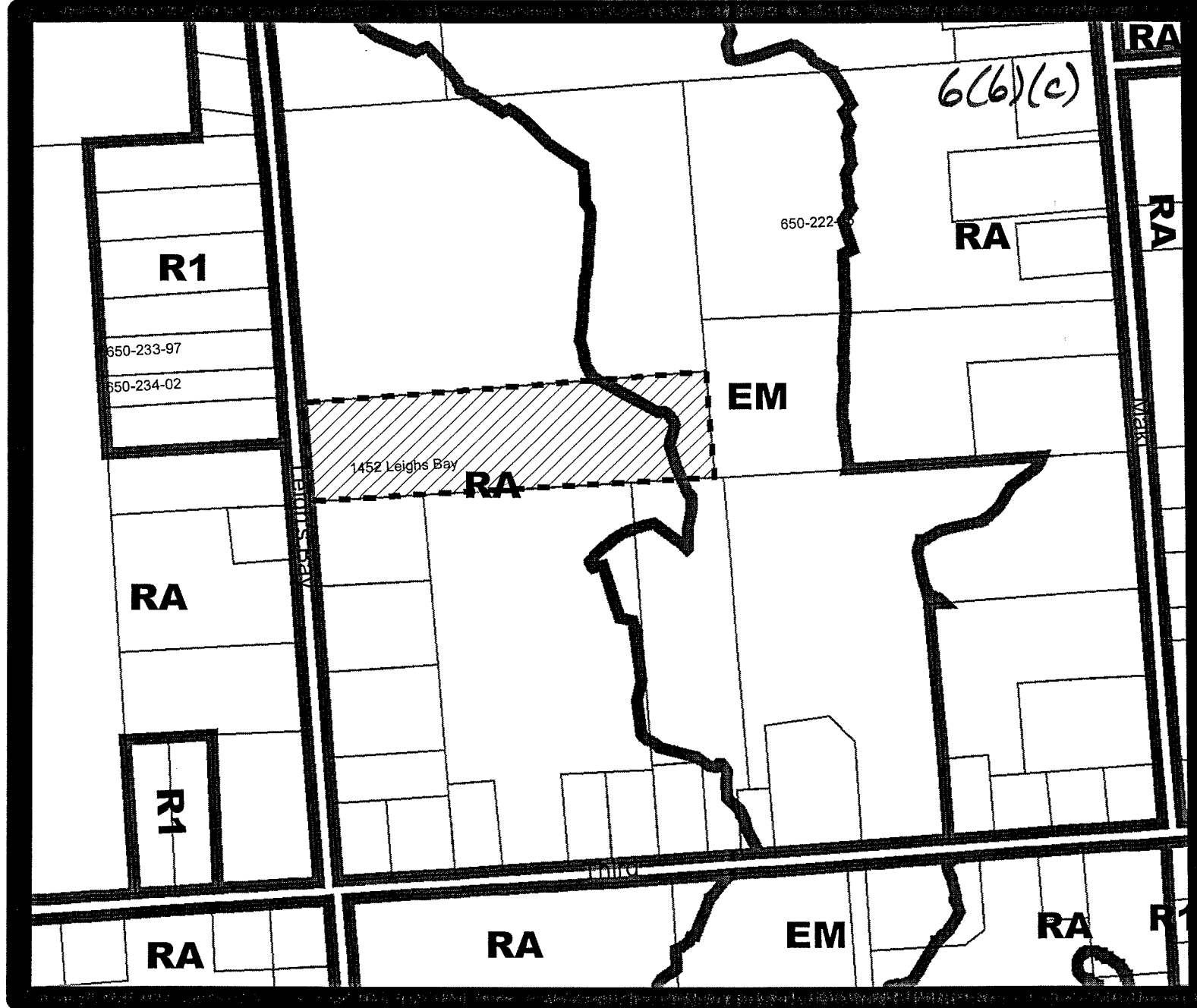
August 2007



SUBJECT PROPERTY - 1452 Leighs Bay Road



Proposed Severance [50.2m X 413.4m approx]



EXISTING ZONING MAP

APPLICATION A-18-07-OP
1452 Leigh's Bay Road



Metric Scale

1 : 6000

Map 1-118

August 2007



SUBJECT PROPERTY - 1452 Leighs Bay Road



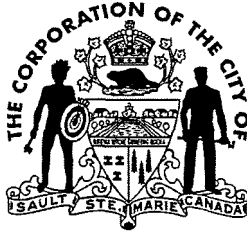
RA - Rural Area Zone; RAhp



R1



EM - Environmental Management Zone



2007 09 24

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO: Mayor John Rowsell
and Members of City Council

SUBJECT: Application No. A-19-07-Z.OP – filed by Frank Fata.

SUBJECT PROPERTY: Location – Located on the north side of Second Line West, approximately 335m (1,099') west of its intersection with People's Road. Civic No. 92 & 100 Second Line West. Zone Map 1-91.
Size – Approximately 39m (128') frontage x 131m (429.8') depth; 0.51 ha (1.26 acres).
Present Use – Vacant building.
Owner – Frank Fata.

REQUEST: The applicant, Frank Fata is requesting a rezoning from "C.4" (General Commercial) zone to "C.4.S" (General Commercial) zone with a Special Exception.

CONSULTATION: Engineering – No objections.
Building Division – See attached memo.
PUC Services Inc. – See attached letter.
Fire Services – No objection.
Community Services Dept. – No concerns.
Conservation Authority – No objections.

PREVIOUS APPLICATIONS: Over the years, the property has been subject to a number of rezoning applications. In 1972 the property was rezoned from general business to neighbourhood business. At that time the property was utilized as an automobile sales and repair establishment. In 1976 an application was made to rezone the property back to general business, with a special exception to permit the storage,

wholesale, and retail sale of vinyl and aluminum products, as well as other building materials. While Council approved the application, Planning records indicate that it was never finalized by the applicant, and the property remained zoned local business. Later in 1976, an application was approved to rezone the property back to general business in order to permit a funeral home.

Conformity with the Official Plan – The property is designated “Residential” on Land Use Schedule “C” of the Official Plan. In light of the request to permit a contractor’s yard, an Amendment by way of a notwithstanding clause to the residential policies of the OP is required.

Comments

Over the years there have been a number of uses conducted at 92/100 Second Line West. In the 1950’s, an auto-body shop and wrecking yard conducted business on the site. The applicant also notes that Sam Niro Construction operated a contractor’s yard from the property. City records do not confirm this use. It may have been operated illegally or prior to amalgamation (1967). More recently, an auctioneer’s establishment, the sales, repair and maintenance of automobiles, and a funeral home were operated from the site.

The applicant, Frank Fata, is requesting an Official Plan Amendment and rezoning by way of a Special Exception to permit a contractor’s yard on the subject property. Mr. Fata notes considerable interest in locating a contractor’s yard on the property. The proposed use would consist of the outdoor storage of heavy equipment, with no immediate plans for the outdoor storage of other goods and materials. The building would be utilized for the servicing and repair of equipment associated with the contractor’s yard. The applicant further notes that if granted this request he will be able to secure the funds necessary to fix the building, which is need of repair.

The character of the area is a mixture of commercial and residential land uses. The north side of Second Line, starting at the subject property and heading east to the corner of Peoples Road is zoned General Commercial (C4), however there are a few remaining residential uses within this block. West and north of the subject property is residential, while there is a commercial block on the south side of Second Line, southwest of the subject property. The original intent was to maintain this area as a local or neighbourhood commercial district, to service nearby residents. Second Line West is a busy arterial road, and the imminent commercialization of the area is appropriate.

An industrial use such as a contractor’s yard is not appropriate for the area, given the size of the subject property, and the residential land uses to the west and north. The existing building and the size of the property have the capacity to house a substantial contractor’s yard. While the uses could be limited to a specific area on the property,

past experiences with contractor's yards has shown that the outdoor storage component tends to expand over time. Enforcing such limitations is difficult.

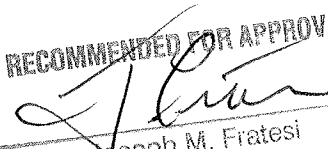
The existing buildings are quite close to the travelled portion of the recently widened Second Line right of way. Aesthetically, a contractor's yard in this area is not appropriate. Pushing the operation towards the rear of the property might screen the use from Second Line, but increase the impact upon the residential uses abutting the property to the north. As mentioned earlier, enforcing such site limitations becomes very difficult, especially if the use expands.

Attached to this report, correspondence from Building Division notes that there is a work order posted to fix the exterior of the building on the subject property. Building Division will act on this matter once Council has heard this application. A review of the Building files also notes that there have been some issues with the abutting lot to the east. Ongoing inspections have been initiated in an effort to clean up the property. As such, the immediate area has a history of issues, related specifically to the deteriorating building on the subject property, and the improper and unsightly outdoor storage of goods and materials on surrounding lots. More importantly, there is an ongoing effort from the Building and Planning Divisions to clean up this area. The introduction of a contractor's yard on the subject property would further deteriorate the area. Care must be taken to protect the sensitive nature of the commercial/residential interface.

Planning Director's Recommendation - That City Council:

1. Deny the applicant's request to amend the Official Plan (Amendment No. 130) and rezone the subject property in order to locate a contractor's yard on the subject property.
2. Approve Official Plan Amendment and re-designate the front 85m of the subject property from "Residential" to "Commercial" on Land Use Schedule C of the Official Plan, to be consistent with the existing commercial zoning.

PT/pms

RECOMMENDED FOR APPROVAL

 Joseph M. Fratesi
 Chief Administrative Officer

PUBLIC HEARING – 2007 09 24, Council Chambers, Civic Centre

Pat Schinners

From: Don Maki
Sent: August 22, 2007 8:54 AM
To: Don McConnell; Pat Schinners
Subject: Rezoning Application A-19--07-Z-OP

Hi Don

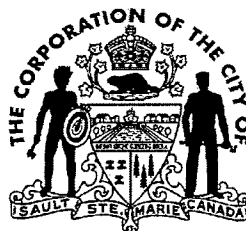
The above noted property has a work order posted to fix up the exterior of the building. The work order is confirmed and the city can initiate the repairs to the exterior. A requisition has been prepared to have the work done.

Don Maki CBCO
Chief Building Official
Building Division
Engineering and Planning
705-759-5399

6(6)(d)

LORIE BOTTOS
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR



LEGAL
DEPARTMENT



2007-09-12

Mr. Don McConnell
Planning Director

Dear Don:

**Re: Frank Fata - Application A-19-07-Z.OP
92 and 100 Second Line West**

If your recommendation is to permit a contractor's yard at this property, my suggestion is that the contractor's yard be limited to the northerly portion of the property so that the contractor's yard does not exist right on Second Line West. Contractor's yards tend to get unsightly and it is not the type of appearance that would enhance Second Line in this area.

Yours truly,

L.A. Bottos
City Solicitor

LAB/lz



765 Queen Street East, P.O. Box 9000
Sault Ste. Marie, Ontario P6A 6P2

6(6)(d)

August 24, 2007

Donald B. McConnell, RPP
Planning Director
The Corporation of The
City of Sault Ste. Marie
P.O. Box 580
Sault Ste. Marie, ON P6A 5N1

FAXED: (705) 541-7165

Dear Sir:

Re: A-19-07-Z.OP
92 & 100 Second Line West

Premised on Burnside's Area Groundwater Management and Protection Study Report dated June 2003, the subject area appears to be outside the recharge area and capture zones. Accordingly we wish to confirm that we have no objection to the above application but suggest that any storage or handling of toxic substances be adequately managed.

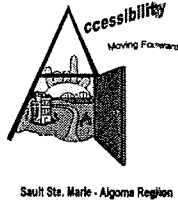
Yours truly,

PUC SERVICES INC.

Claudio Stefano

Claudio Stefano, P. Eng. MBA
Manager of Engineering

CS*jf



6(6)(d)

August 30, 2007

Don McConnell
Planning Director
City Planning & Engineering Division

SUBJECT: REZONING APPLICATION REVIEW – A-19-07-Z.OP

92 & 100 Second Line West

Dear Mr. McConnell

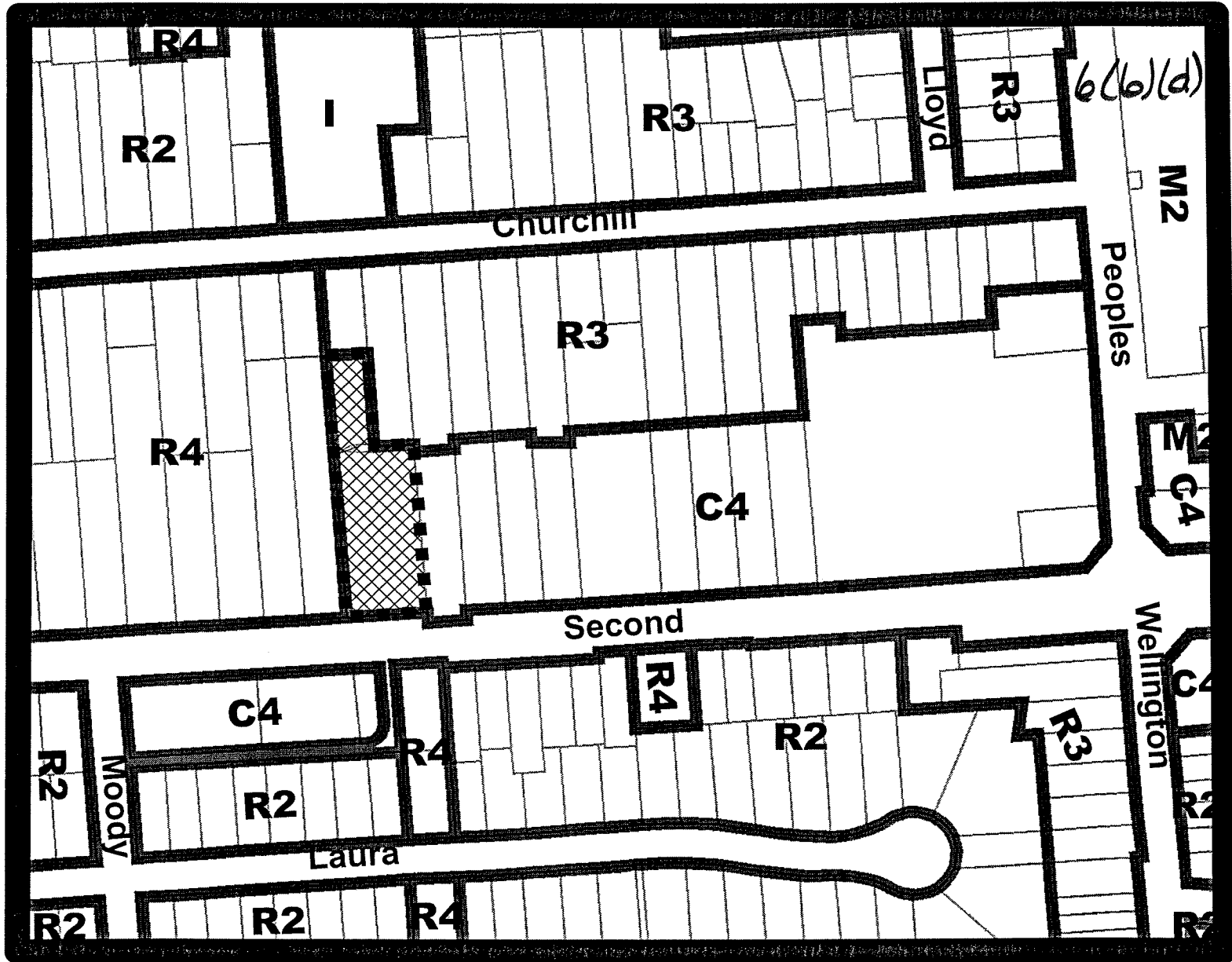
The Accessibility Advisory Committee makes the following recommendations in respect of barriers to access for person with disabilities on the subject rezoning application.

Exterior

1. Parking: Follow Comprehensive Zoning Bylaws for Accessible Parking
2. Walkways & Sidewalks: Make sure path of travel is adequate and safe.
3. Curb Cuts: Utilize as necessary to prevent establishment of barriers
4. Ramping: As necessary for easy access to doors – prevention of barriers.
5. Green space access: As applicable to commercial space
6. Transit Access: Where applicable
7. Lighting: At all entrances
8. Signage: Parking appropriate signage. Any other as required.
9. Other: All Commercial sites should have the same consistency.

Thank you for your attention to these recommendations.

Sincerely,
Catherine Meincke



EXISTING ZONING MAP

APPLICATION A-19-07-Z-OP
92 Second Line West



Metric Scale
1 : 3000

Map 1-91

August 2007



SUBJECT PROPERTY - 92 Second Line W

ZONING



R2



R3



R4



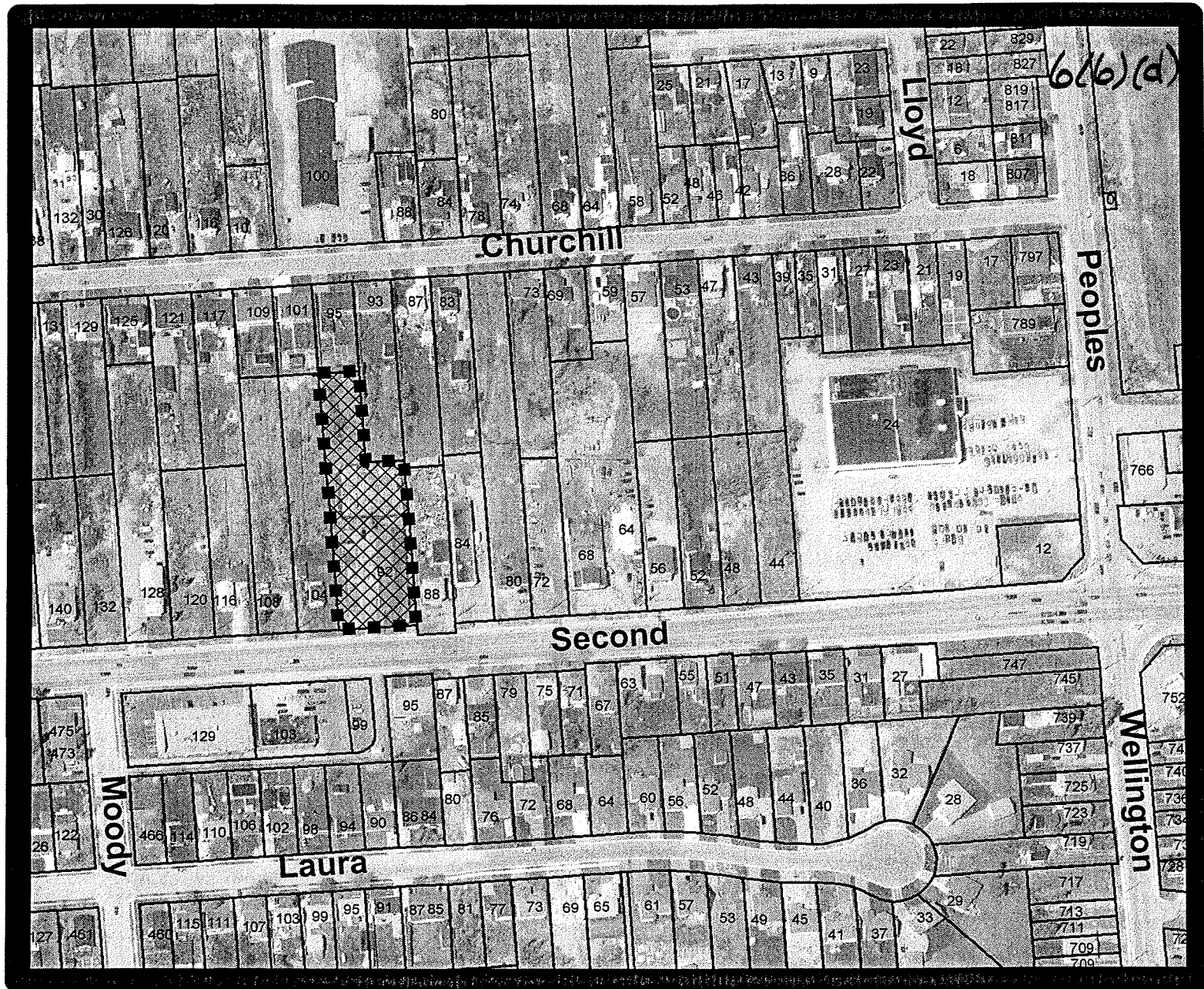
C4



I



PR



2004 ORTHO PHOTO

APPLICATION A-19-07-Z-OP

92 Second Line West

Metric Scale
1 : 3000



Map 1-91

August 2007



SUBJECT PROPERTY - 92 Second Line W

**AMENDMENT NO. 130
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE:

This Amendment is an amendment to Schedule "C" of the Official Plan.

LOCATION:

Lots 28 and 29, and part of Lot 27, Plan H651, RP 1R3215, located on the north side of Second Line West, approximately 335m west of it's intersection with Peoples Road. Civic No. 92 and 100 Second Line West.

BASIS:

This Amendment is necessary in view of the request to redevelop the property for the storage of vehicles, transportable storage units, and personal storage facilities.

The existing zoning does not match to the Residential policies as they relate the to the subject property.

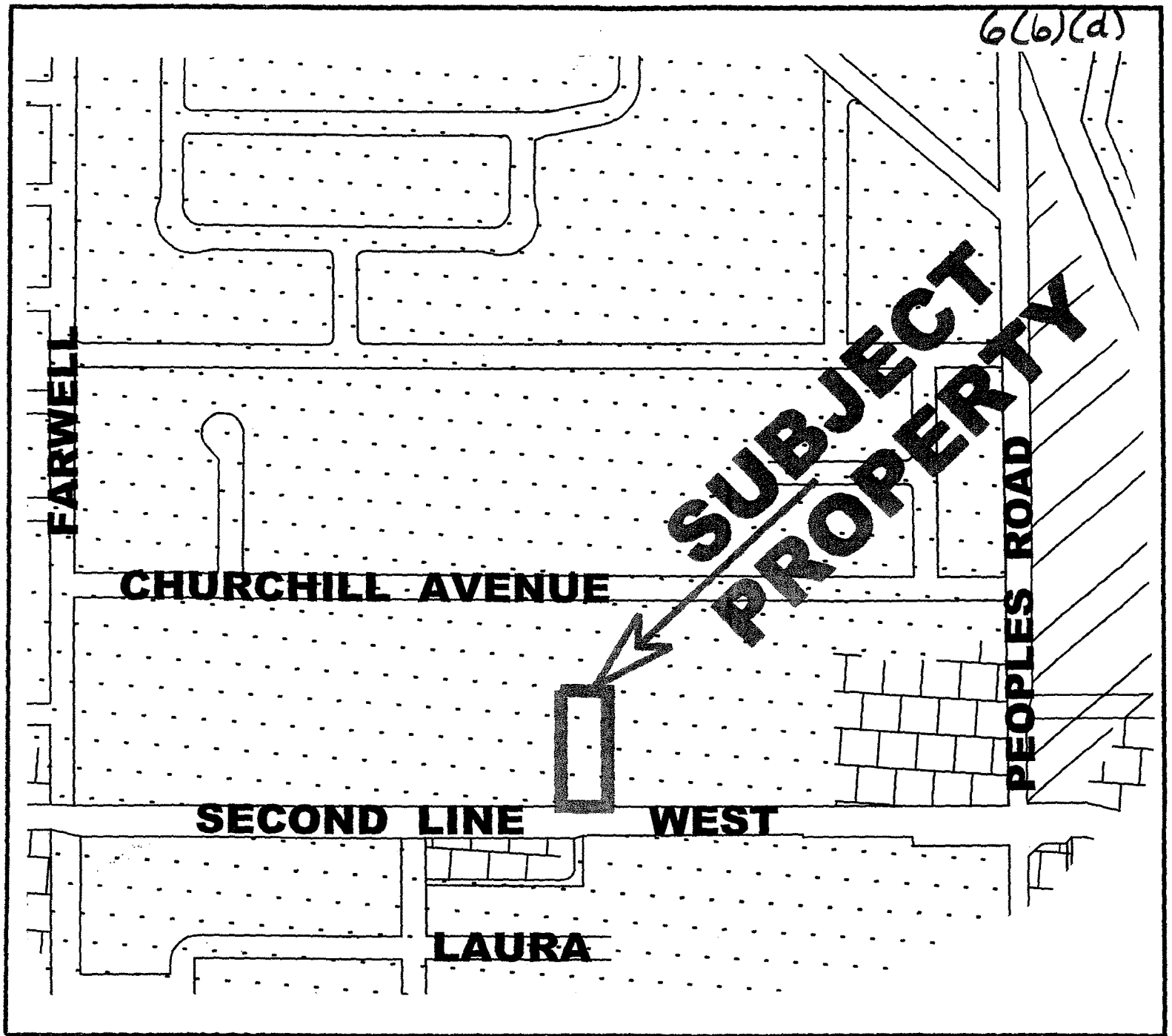
Council now considers it desirable to amend the Official Plan re-designating the subject property from "Residential" to "Commercial".

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO:

Schedule "C" to the City of Sault Ste. Marie Official Plan is hereby amended re-designating those lands shown on the attached schedule from "Residential" to "Commercial".

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.



OFFICIAL PLAN SCHEDULE "C"
LAND USE LEGEND



RESIDENTIAL



INDUSTRIAL



PARKS
RECREATIONAL



COMMERCIAL

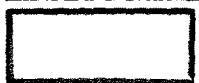


INSTITUTIONAL

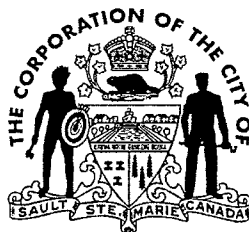


RURAL AREA

SCHEDULE "A" to AMENDMENT No. 130



Residential to Commercial



2007 09 24

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO: Mayor John Rowsell
and Members of City Council

SUBJECT: Application No. A-20-07-OP – filed by Wallace A. Thomson.

SUBJECT PROPERTY:

Location – Located on the south side of Third Line West, approximately 200m (656') east of its intersection with Town Line.

Size – Approximately 231m (757') frontage along Third Line x 801m (2,628') depth; 18.5 ha (45.7 acres). Civic No. 4057 Third Line West. Zone Map 2-29.

Present Use – Agricultural.

Owner – Wally Thomson & Sons Farm Limited.

REQUEST: The applicant, Wallace A. Thomson, is requesting an Official Plan amendment to facilitate the creation of an additional Rural Area lot for residential purposes.

CONSULTATION:

Engineering – No objections.

Building Division – No comments.

Legal Department – No comment.

PUC Services Inc. – No objection.

Fire Services – No objection.

PWT – No comments or objections.

Conservation Authority – See attached letter.

Community Services Dept. – No concerns.

Township of Prince – No concerns.

Algoma Public Health – No comment.

PREVIOUS APPLICATIONS:

In 1979 the property was rezoned to permit 34 rural estate lots. In 1989 the applicant requested that the number of estate lots be increased to a total of 40. That application was deferred and never finalized. Over the years the original, or 'mother' parcel has been severed a number of times.

Conformity with the Official Plan - The subject property is designated Rural Area on Land Use Schedule "C" of the City of Sault Ste. Marie's Official Plan. Policy "RA-4" currently restricts the creation of un-serviced lots in the rural area. As such, an Official Plan amendment is required.

It should be noted that although the proposal does not conform to the Rural Area Policies of the Official Plan, Planning staff will be initiating a review of these policies to ensure that they reflect current land use trends. The review is necessary in light of population and economic growth since the adoption of the Official Plan in 1996. At that time, population growth did not warrant additional rural residential lots within the community. Recent growth and the release of the 2005 Provincial Policy Statement necessitate a review of these policies.

With respect to this application, the proposed severance of 1 additional rural residential lot is consistent with the City's interim policy, endorsed by City Council on May 30, 2007, which recommends the approval of single lot severances only. The interim policy also notes that severances must meet the minimum lot standards, as set out in Zoning By-law 2005-150.

Comments

The applicant, Wallace A. Thompson is requesting an Official Plan amendment to facilitate the creation of 1 additional Rural Area lot for future residential purposes. The severed portion of the lot will have 45.72m (150') of frontage and 183.8m (603') of depth, totalling approximately 0.84ha (2.08 acres). The severed and retained portions of the subject property will exceed the minimum lot standards required by the Rural Area provisions of Zoning By-law 2005-150.

Comments from the various agencies circulated as part of this application were minimal. Correspondence from the Conservation Authority attached to this report notes that the subject property is within their regulated area. As such, a permit through the Conservation Authority is required prior to any site grading or development. The permit requirements of the Conservation Authority will form a condition of the severance application to the Committee of Adjustment. While formal comments from Algoma Public Health were not received at the time this report was drafted, discussions with Wes Terry indicate that Algoma Health's

comments will be positive, however up to 1.5m of fill may be required for the proper construction of the septic bed. Formal comments from Algoma Public Health will be received at the time of the severance application to the Committee of Adjustment.

The character of the area is a mixture of rural residential and crop based agricultural uses. The Ministry of Natural Resources operates a large nursery to the east of the subject property. Thomson's Strawberry Farms will continue to grow crops upon the retained portion of the property. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) sets out minimum distance guidelines between new residential uses, and existing livestock facilities. Based upon site visits and discussions with the applicant, the nearest livestock facility is at least 1km away from the proposed severance, well beyond the minimum distance required by OMAFRA.

Provincial Policy Statement 2005 (PPS)

In accordance with Section 3 of the Planning Act, a decision of City Council "shall be consistent with" the Provincial Policy Statement. Policy 1.1.4.1a of the PPS states that among other things, limited residential development is permitted in the rural area of a Municipality. As such, the proposal to create 1 additional rural residential lot is consistent with the Rural Area Policies of the PPS.

Planning Director's Recommendation – That City Council approve Official Plan Amendment No. 128, to facilitate the severance of the subject property for one additional rural residential lot.

RECOMMENDED FOR APPROVAL


 Joseph M. Fratesi
 Chief Administrative Officer

PT/pms

PUBLIC HEARING – 2007 09 24, Council Chambers, Civic Centre

**AMENDMENT NO. 128
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE:

This Amendment is an amendment to the Text of the Official Plan as it relates to the Rural Area policies.

LOCATION:

Located on the south side of Third Line West, approximately 164m (538') east of Town Line Road; 4057 Third Line West, Zoning Map 2-29.

BASIS:

This Amendment is necessary in view of a request to sever the subject property to create one additional single rural residential lot.

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO:

The Official Plan for the City of SSM is hereby amended by adding the following paragraph to the Special Exceptions Section:

"Special Exceptions"

85. Notwithstanding the Rural Area policies of the Official Plan, lands described as the south side of Third Line West, approximately 164m (538') east of Town Line Road. Civic No. 4057 Third Line West may be used for one (1) additional rural residential lot.

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.

6(b)(c)

Prince
Township

TOWN LINE ROAD [MUNICIPAL BOUNDARY]

THIRD

LINE WEST

THIRD LINE

PROPOSED
SEVERANCE
AREA

SUBJECT
PROPERTY

City

SECOND LINE WEST

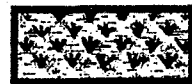
OFFICIAL PLAN SCHEDULE "C"
LAND USE LEGEND



RESIDENTIAL



INDUSTRIAL



PARKS
RECREATIONAL



COMMERCIAL



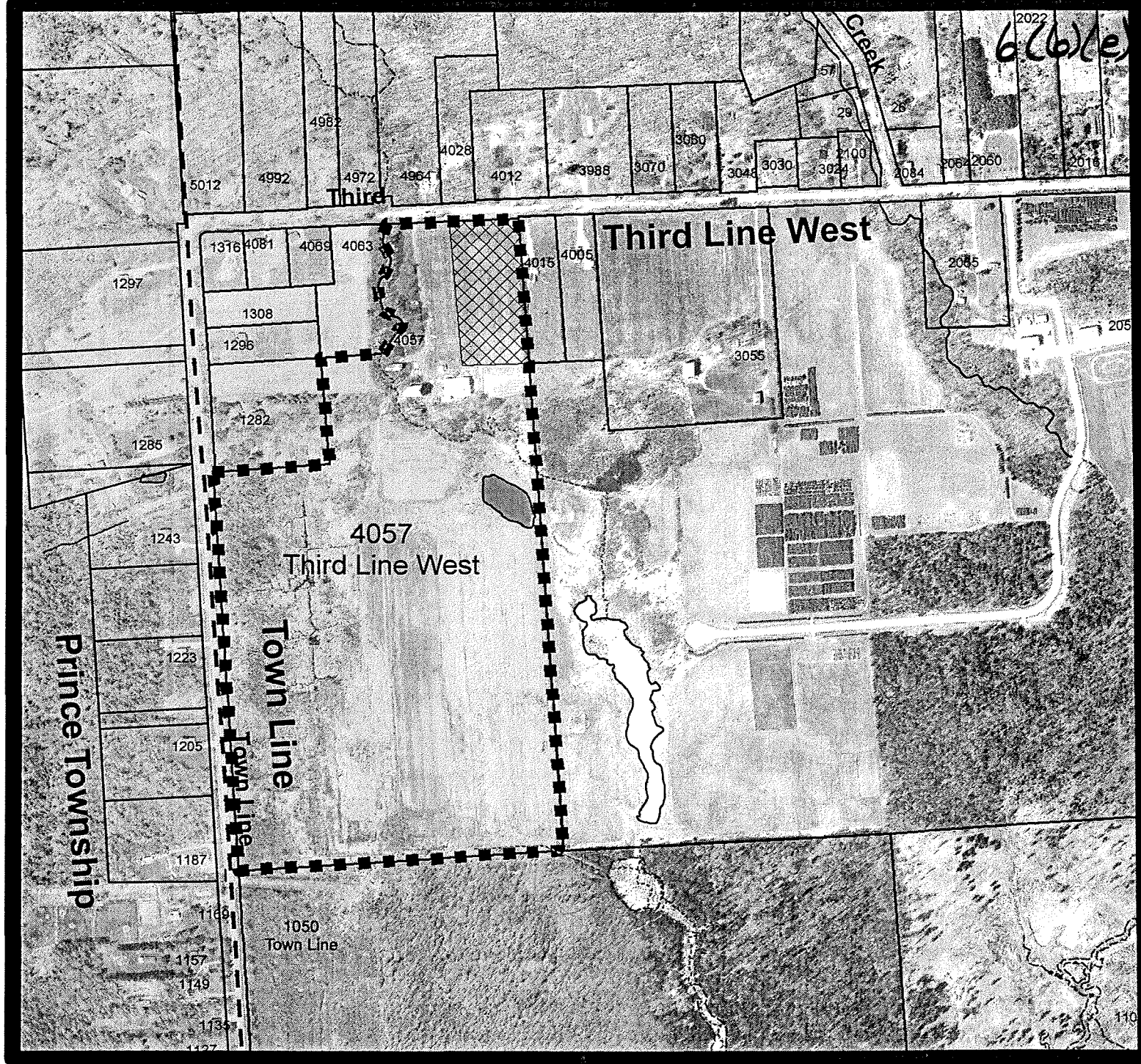
INSTITUTIONAL



RURAL AREA

SCHEDULE "A" to AMENDMENT No. 128





SUBJECT PROPERTY MAP

APPLICATION A-20-07-OP

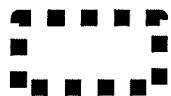
4057 Third Line West

Metric Scale

1 : 7000

Map 2-29

August 2007



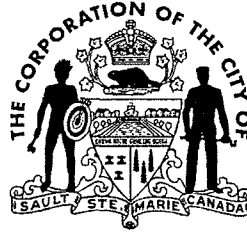
SUBJECT PROPERTY - 4057 Third Line W [mother parcel]



Severance Area



Municipal Boundary



2007 09 24

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO:

Mayor John Rowsell
and Members of City Council

SUBJECT:

Application No. A-21-07-Z.OP – filed by Tony Gareau.

SUBJECT PROPERTY:

Location – Surrounded by laneways, the subject property is behind the commercial properties along Wellington Street West, approximately 40m (131') west of its intersection with Beverly Street and approximately 42m (137') east of Carmen's Way. Zone Map 1-46.

Size Approximately 40m (131') x 80m (262'); 0.16 ha (.395 acres).

Present Use – Small garage and vacant property.

Owner – Tony Gareau.

REQUEST:

The applicant, Tony Gareau, is requesting a rezoning from "R.3" (Low Density Residential) zone to "C.1.S" (Commercial) zone with a Special Exception limiting the permitted uses to outdoor storage of vehicles, personal storage facilities, and storage of transportable storage units.

CONSULTATION:

Engineering – See attached memo.

Building Division – No comments.

Legal Department – No comment.

PUC Services Inc. – No objection. The owner will be required to pay applicable water-main frontage, water service lateral and restoration charges at the rates current at the time of connection.

Fire Services – No objection.

Conservation Authority – No objections.

Community Services Dept. – No concerns.

Accessibility Committee – See attached letter.

PREVIOUS APPLICATIONS: There are no previous applications.

Conformity with the Official Plan – The property is designated 'Residential' on Land Use Schedule "C" of the Official Plan. The applicant wishes to amend the OP and redesignate the subject property to Commercial. Therefore, an Official Plan amendment is required.

Comments

The applicant, Tony Gareau is requesting an Official Plan amendment and rezoning in order to utilize the subject property as a storage area, limited to the outdoor storage of vehicles, transportable storage units, and 'personal storage facilities'. More specifically, the applicant wishes to park commercial vehicles associated with Mobile Glass, and rent out space for other vehicles such as RV's, cube vans, trailers, and boats. In the future, the applicant may erect 'personal storage facilities', and operate a transportable storage unit business consisting of storage units that are transported to a particular location, filled, and then stored back on the subject property. The units are then transported back to a specific location to be emptied. The transportable storage units will not be used to store or transport waste materials.

The existing zoning permits residential development; however, such development is not ideal, as the property does not front upon a street, and is accessible by laneways only. The laneways also serve as rear access to the residential properties located on Beverly Street and St. Georges Avenue, as well as a number of commercial properties along Wellington Street West. The western edge of the property abuts City owned park space along Carmen's Way.

Correspondence from the Engineering Department attached to this report indicates that there is no sanitary sewer adjacent to the property boundaries. At this point, the intended use of the property will not require sanitary sewers.

The residential character to the east and south of the subject property must be protected. As such, a general commercial zoning is not appropriate. Zoning By-law regulations will also require visual screening along the east and south lot lines. The proposed rezoning is "C.1" (Traditional Commercial) with a Special Exception limiting the permitted uses to the outdoor storage of vehicles, storage of transportable storage units, and 'personal storage facilities'. The resulting storage uses will be relatively innocuous. Increased traffic to the area will be minimal, and the outdoor storage of goods and materials beyond vehicles is not permitted. Site Plan Control will also be utilized to further ensure that proper screening is in place to minimize impacts to nearby residential uses. At this time the storage of vehicles and transportable storage units will not trigger a site plan application, however, any buildings associated with a personal storage facility will require site plan approval.

Planning Director's Recommendation – That City Council approve the following:

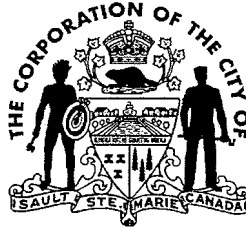
1. Official Plan Amendment No. 129 to designate the subject property from Residential to Commercial, on Land Use Schedule "C" of the Official Plan.
2. The rezoning of the subject property from "R.3" (Low Density Residential) to "C.1.S" (Traditional Commercial) zone with a Special Exception permitting the following uses only:
 - (a) Outdoor storage of vehicles
 - (b) Outdoor storage of transportable storage units
 - (c) Personal storage facilities
3. That the property be designated subject to Site Plan Control, as per Section 41 of the Planning Act.

RECOMMENDED FOR APPROVAL

 Joseph M. Fratesi
 Chief Administrative Officer

PT/pms

PUBLIC HEARING – 2007 09 24, Council Chambers, Civic Centre



2007 08 27

MEMO TO: Don McConnell, MCIP, RPP
Planning Director

FROM: Catherine Taddo, P. Eng.
Municipal Services Engineer

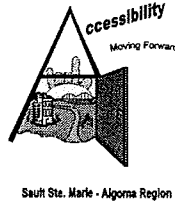
SUBJECT: **APPLICATION A-21-Z.OP**
TONY GAREAU
333 WELLINGTON STREET WEST

We have reviewed this application and have no objections. Please make note however, that the Application shows that municipal services are to be supplied via municipal sewer in Section 14, but there is no sanitary sewer adjacent to the property boundaries. It appears however, from the intended use of the property, that sanitary service is not required.

Yours very truly,

Catherine Taddo, P. Eng.
Municipal Services Engineer

c: Jerry D. Dolcetti, RPP
Jim Elliott, P. Eng.



6(6)(f)

August 30, 2007

Don McConnell
Planning Director
City Planning & Engineering Division

SUBJECT: REZONING APPLICATION REVIEW – A-21-07-Z.OP

333 Wellington Street West

Dear Mr. McConnell

The Accessibility Advisory Committee makes the following recommendations in respect of barriers to access for person with disabilities on the subject rezoning application.

Exterior

1. Parking: Follow Comprehensive Zoning Bylaws for Accessible Parking
2. Walkways & Sidewalks: Make sure path of travel is adequate and safe.
3. Curb Cuts: Utilize as necessary to prevent establishment of barriers
4. Ramping: As necessary for easy access to doors – prevention of barriers.
5. Green space access: As applicable to commercial space
6. Transit Access: Where applicable
7. Lighting: At all entrances
8. Signage: Parking appropriate signage. Any other as required.
9. Other: All Commercial sites should have the same consistency.

Thank you for your attention to these recommendations.

Sincerely,
Catherine Meincke

**AMENDMENT NO. 129
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE:

This Amendment is an amendment to Schedule "C" of the Official Plan.

LOCATION:

Part of Lot 61, all of Lots 62 and 63, Plan 6061, Part of Lane Being Part 2, 1R11083, located behind properties along the south side of Wellington Street West, approximately 40m west of its intersection with Beverly Street, and approximately 42m east of Carmens' Way. Civic No. Rear 333 Wellington Street West.

BASIS:

This Amendment is necessary in view of the request to redevelop the property for the storage of vehicles, transportable storage units, and personal storage facilities.

The proposal does not conform to the existing Residential policies as they relate the to the subject property.

Council now considers it desirable to amend the Official Plan re-designating the subject property from "Rural Area" to "Commercial".

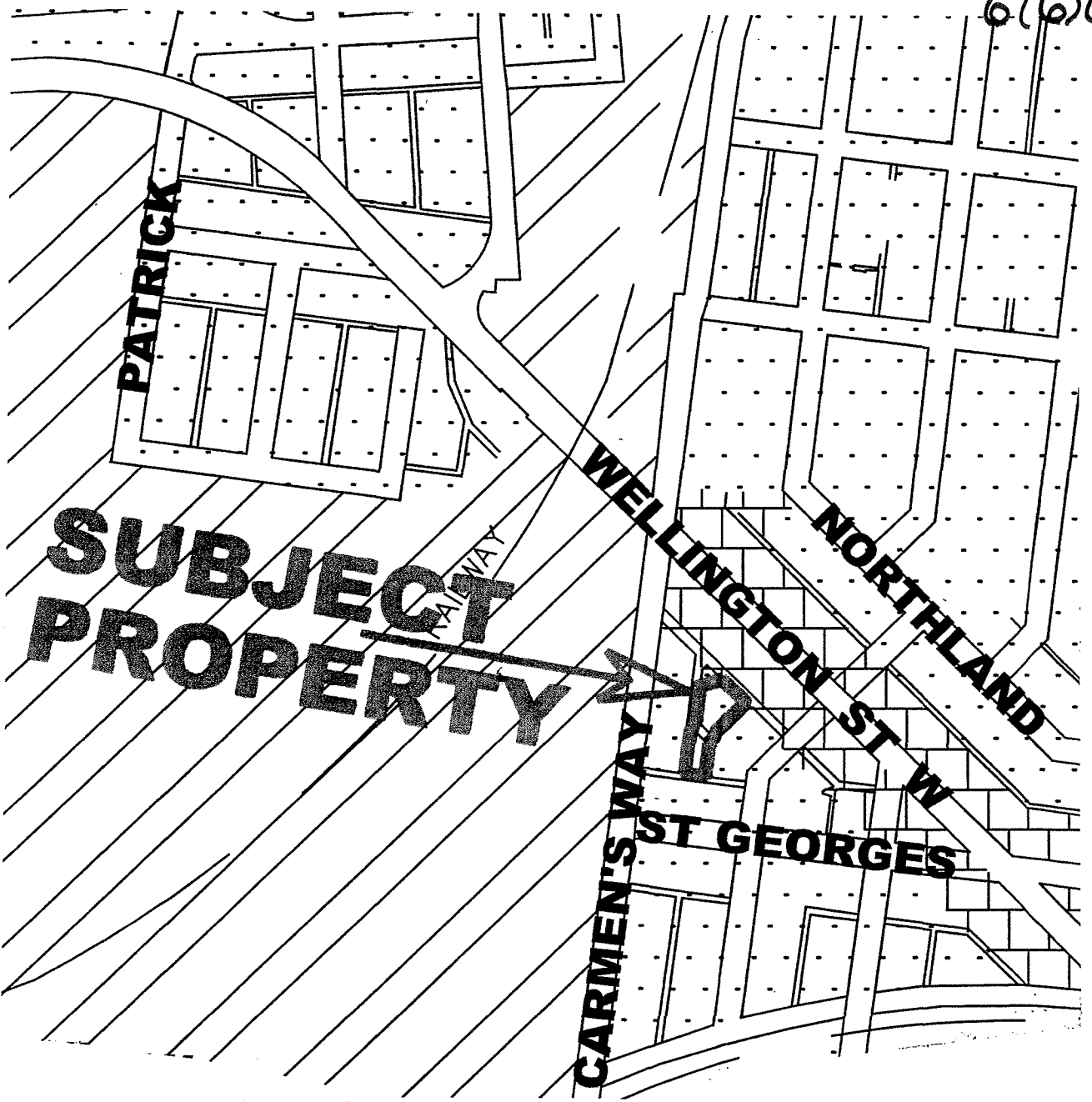
DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO:

Schedule "C" to the City of Sault Ste. Marie Official Plan is hereby amended re-designating those lands shown on the attached schedule from "Residential" to "Commercial".

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.

6(6)(f)



OFFICIAL PLAN SCHEDULE "C"
LAND USE LEGEND



RESIDENTIAL



INDUSTRIAL



PARKS
RECREATIONAL



COMMERCIAL

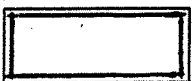


INSTITUTIONAL

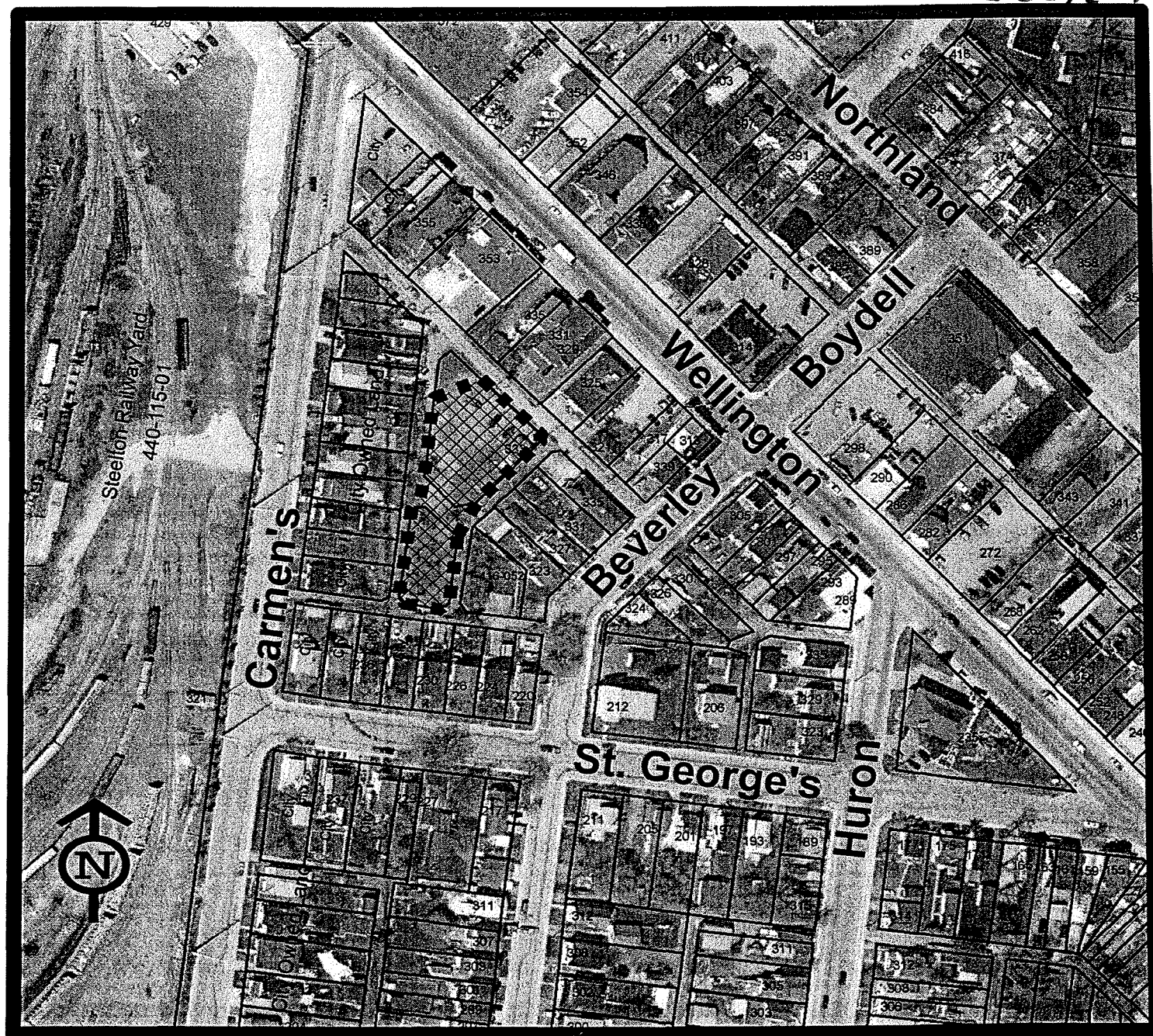


RURAL AREA

SCHEDULE "A" to AMENDMENT No. 129



6(6)(f)



MAP 1-47

2004 ORTHO PHOTO

APPLICATION A-21-07-Z-OP

333 Rear Wellington Street West

METRIC SCALE
1 : 2000

August 2007



Subject Property - 333 Wellington West

THE CORPORATION OF THE CITY OF SAULT STE. MARIE**BY-LAW 2007-162**

AGREEMENT: (P.2.1.9) A by-law to authorize an agreement between the City, the Ontario Minister of Agriculture, Food and Rural Affairs, and Queenstown Association for funding to facilitate the implementation of a Downtown Development Initiative.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENTS**

The Mayor and the Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to an agreement in the form of Schedule "A" hereto dated the 24th day of September, 2007 between the City and the Ontario Minister of Agriculture, Food and Rural Affairs for funding to facilitate the implementation of a Downtown Development Initiative.

2. **SCHEDULE "A"**

Schedule "A" hereto forms part of this by-law.

3. **EFFECTIVE DATE**

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

READ THREE TIMES and **PASSED** in open Council this 24th day of September, 2007.

MAYOR – JOHN ROWSWELL

CLERK - DONNA P. IRVING

NOTICE

THIS IS A DRAFT DOCUMENT. This document has not been enacted by City Council. It may not be enacted at all AND if enacted, it may not be in the form of the DRAFT copy.

CITY SOLICITOR

SCHEDULE "A"

RURAL ECONOMIC DEVELOPMENT PROGRAM
Ministry File No.: 4640

AGREEMENT

THIS AGREEMENT made as of the 24TH day of SEPTEMBER, 2007

B E T W E E N :

HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO
as represented by the Minister of Agriculture, Food and Rural
Affairs

(the "Ministry")

- and -

The Corporation of the City of Sault Ste. Marie
Queenstown Association

WHEREAS the Ministry has established the Rural Economic Development Program to address barriers to economic growth, and ensure that Ontario's small town and rural communities remain viable, healthy and vibrant places in which to live, work and invest;

AND WHEREAS the Recipients have applied to the Ministry for funding to facilitate the implementation of a Downtown Development Initiative over a three year period;

AND WHEREAS it is the desire of the Ministry to fund the Recipients for the purpose of removing barriers to economic development in rural Ontario;

NOW THEREFORE in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, the parties hereto agree as follows:

1.0 Definitions

1.1 In this Agreement the following words shall have the following meanings:

- (a) "Agreement" means this Agreement entered into between the Ministry and the Recipients and all schedules and attachments to this Agreement and any instrument amending this Agreement;

RURAL ECONOMIC DEVELOPMENT PROGRAM
Ministry File No.: 4640

- (b) "Completion Date" means date of submission of the final claim as identified in Schedule "B" entitled "Approved Budget",
- (c) "Eligible Cost" means those expenditures incurred after July 9, 2007 and prior to the Completion Date related directly to the Project and identified as Eligible Costs in Schedule "B" entitled "Approved Budget",
- (d) "Fiscal Year" means the period beginning on April 1st of a year and ending on March 31st of the following year;
- (e) "Grant Fund(s)(ing)" means the grant funds provided to the Recipients by the Ministry pursuant to this Agreement as a proportionate share of the total Eligible Costs;
- (f) "Project" means the Project described in Schedule "A";
- (g) "Project Anniversary Date" is the date in each successive year during the term of the Agreement which falls upon the conclusion of each 12 month interval following the date of the commencement of the project.

2.0 Term of the Agreement

- 2.1 The Agreement shall commence on July 9, 2007 and shall expire no later than six (6) months following the completion date unless terminated earlier pursuant to either section 17.0 or 18.0 of this Agreement.

3.0 Grant Funding

- 3.1 The Ministry shall provide up to \$570,000 to the Recipients for the purpose of completing the Project.
- 3.2 The Ministry shall provide the Grant Funds to the Recipients in the proportion of 50% (fifty percent) of the total Eligible Costs as described in the Approved Budget attached as Schedule "B".
- 3.3 Subject to section 6.3, the Ministry shall disburse the Grant Funds upon receipt and approval by the Ministry of the Claim Submission attached as Schedule "C", including original invoices and proofs of payment.
- 3.4 Despite sections 3.1 and 3.2, the Ministry, in its sole discretion, may adjust the amount of Grant Funding to be provided to the Recipients in any Fiscal Year during which the Agreement is in effect based upon the Ministry's assessment of the current year's Annual Financial Report provided to the Ministry pursuant to section 7.1.
- 3.5 Despite sections 3.1 and 3.2, the Ministry shall not provide any Grant Funds to the Recipients until the insurance requirements described in section 14.0 have been met.

RURAL ECONOMIC DEVELOPMENT PROGRAM
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4.0 Project

- 4.1 The Recipients shall be responsible to ensure that the undertaking, implementation and completion of the Project is substantially in accordance with the description of the Project attached as Schedule "A" and Schedule "B" entitled "Approved Budget".
- 4.2 The Recipients shall not make any changes to the Project without the prior written consent of the Ministry.
- 4.3 The Recipients shall carry out the Project in accordance with the time lines provided in the Project Description attached as Schedule "A" and shall complete the Project by June 30, 2010.

5.0 Funding Payment

- 5.1 The Recipients shall only seek reimbursement for actual expenses paid for the purpose of completing the Project in accordance with the eligible costs identified in Schedule "B" entitled "Approved Budget".
- 5.2 The Recipients shall not make any changes to projected eligible expenses identified in Schedule "B" without the prior written consent of the Ministry.
- 5.3 Where the actual expenses paid by the Recipients are lower than the projected eligible expenses identified in Schedule "B", the Recipients shall notify the Ministry and the Ministry may, in its sole discretion, adjust the Grant Funding.
- 5.4 The Recipients shall immediately notify the Ministry if they do not intend to carry out the Project in whole or in part as specified in Schedule "A" in which case the Ministry may, in its sole discretion, adjust the Grant Funding.

6.0 Payment Terms

- 6.1 The Ministry shall reimburse the Grant Funds to the Recipients in the proportion of 50% (fifty percent) of the total Eligible Costs as described in the Approved Budget attached as Schedule "B" and in accordance with the conditions referred to in subsection 6.2.
- 6.2 In order for a cost or expense to be eligible for Grant Funding pursuant to this Agreement,
 - (a) the cost or expense must,
 - (i) be reasonable;
 - (ii) be directly related to the components of the Project as described in Schedule "A";
 - (iii) be specifically identified as an Eligible Cost for the Project as set out in Schedule "B";

RURAL ECONOMIC DEVELOPMENT PROGRAM
Ministry File No.: 4640

- (iv) have been incurred after July 9, 2007 and no later than June 30, 2010; and
- (v) be an actual cash outlay to third parties acting at arm's length that can be documented through original invoices or proofs of payment;
- (b) a completed Claim Submission attached as Schedule "C" must be submitted to the Ministry; and
- (c) all evidence (such as invoices, receipts, etc.) of payment related to Eligible Costs and such supporting documentation must be submitted to the Ministry.

- 6.3 The Ministry may hold back an amount not exceeding 10% (ten percent) of the Approved Budget submitted and approved pending the completion of the Project by the Recipients to the satisfaction of the Ministry.
- 6.4 The Ministry may, in its sole discretion, withhold payments of future Grant Funding if the Ministry, acting reasonably, is not satisfied that there is adequate evidence of progress being made to achieve the Project, if there has been a breach listed under section 18.1(b)(c) or (d), or if the Recipients have incurred a cost overrun for the Project and have not arranged additional financing to pay for such cost.

7.0 Reports

- 7.1 During the term of the Agreement, the Recipients shall submit the reports described in subsections 7.2, 7.3, 7.4, 7.5 and 7.6 to the Ministry.
- 7.2 On the dates provided for in Schedule "B", the Recipients shall submit the Claim Submission as shown in Schedule "C" in a form satisfactory to the Ministry which includes a detailed description of the Project and the results achieved to the date of the Submission.
- 7.3 On or before February 15th and August 15th of each Fiscal Year, the Recipients shall submit Projected Expenditure Reports as shown in Schedule "D" in a form satisfactory to the Ministry outlining the current cash flow and projections and the Recipient shall follow such administrative procedures as are specified from time to time by the Ministry.
- 7.4 Within 60 days of each Project Anniversary Date, an Annual Financial Report in the form shown in Schedule "E" must be submitted to the Ministry which shall:
- (a) be prepared by a qualified person showing Eligible Costs incurred and paid by the Recipient during the previous year with verification of the sources of the funding that paid for such Eligible Costs;
 - (b) show details of any variance from the Project, the Budget and/or the Project schedule; and

RURAL ECONOMIC DEVELOPMENT PROGRAM
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- (c) include any other information respecting the Project that may be requested by the Ministry.

7.5 On or before 90 days after the final Claim Submission has been submitted, a Final Report with the information as described in Schedule "F" must be submitted to the Ministry which shall include,

- (a) a detailed description of the Project and the results achieved to the date of the Statement;
- (b) the details of any variance from the Project, the Budget and/or the Project schedule;
- (c) a final Financial Statement showing Eligible Costs incurred and paid; and
- (d) any other information respecting the Project that may be requested by the Ministry.

7.6 The Recipients shall ensure that all reports are in a form satisfactory to the Ministry and that every report or financial statement is signed on behalf of the Recipients by a person authorized to sign it.

8.0 Recipients Warrants

8.1 The Recipients warrant that they shall carry out the Project in compliance with all federal, provincial or municipal laws or regulations, or any orders, rules or by-laws related to any aspect of the Project.

9.0 Further Conditions

9.1 The Ministry shall be entitled, at any time, to impose such additional terms or conditions on the use of the Grant Funds which it, in its sole discretion, considers appropriate for the proper expenditure and management of the Grant Funds and the carrying out and completion of the Project and shall be entitled to impose such terms and conditions on any consent granted pursuant to this Agreement.

10.0 Accounting and Review

10.1 In completing the Project, the Recipients:

- (a) shall conduct themselves in accordance with all applicable laws;

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- (b) shall keep and maintain all financial records, invoices and other financially-related documents relating to the Ministry Grant Funding or otherwise to the Project in a manner consistent with generally accepted accounting principles and clerical practices, and shall maintain such records and keep them available for review by the Ministry for a period of seven (7) years from the date of the expiry or termination of this Agreement;
- (c) shall maintain all non-financial documents and records relating to the Ministry Grant Funding or otherwise to the Project, including any records it receives about the people it serves, in a confidential manner consistent with all applicable law; and
- (d) hereby authorizes the Ministry, upon twenty-four (24) hours' notice and during normal business hours, to enter upon the Recipients' premises to review the status and manner of operation of the Project and to inspect and copy any financial records, invoices and other financially-related documents, and subject to consent by the person it serves, non-financial records and documents, in the possession or under the control of the Recipients which relate to the Grant Funding or otherwise to the Project.

10.2 The Ministry's right of inspection in this Agreement includes the right to perform a full or partial audit.

10.3 To assist the Ministry in the task described in this section, the Recipients shall provide any other information to the Ministry reasonably requested by the Ministry.

10.4 The purposes for which the Ministry may exercise its right under this section include:

- (a) determining for what items and purposes the Recipients expended the Grant Funds;
- (b) determining whether, and to what extent, the Recipients expended the Grant Funds with due regard to economy and efficiency; and
- (c) determining whether the Recipients completed the Project effectively and in accordance with the terms of this Agreement.

11.0 Tendering for Goods and Services

11.1 The Recipients shall acquire all supplies, equipment and services purchased with the Grant Funds through a competitive process that ensures the best value for funds expended. For equipment, services and supplies the cost of which exceeds \$25,000.00 the Recipients shall ensure that at least three written quotes are obtained unless:

- (a) the expertise being purchased is specialized and is not readily available; or

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- (b) the market has previously been researched for a similar purchase and prevailing market costs for the equipment, services or supplies purchased are known.

11.2 If the Recipients do not use a competitive process as required under section 11.1 and do not obtain three written quotes because the supplies, equipment and services that exceed the cost of \$25,000.00 meet the conditions outlined in section 11.1(a) or (b), the Recipients shall obtain the written consent of the Ministry prior to the acquisition of the supplies, equipment and services.

12.0 Conflict of Interest and Confidentiality

- 12.1 The Recipients shall ensure that the Project is carried out in all its aspects without a conflict of interest by any person associated with the Project in whatever capacity.
- 12.2 For these purposes, a conflict of interest includes a situation in which a person associated with the Project or any member of his or her family is able to benefit financially from his or her involvement in the Project.
- 12.3 The Recipients shall disclose to the Ministry without delay any actual or potential situation that may be reasonably interpreted as either a conflict of interest or a potential conflict of interest.
- 12.4 The Recipients acknowledge that the Ministry is bound by the provisions of the *Freedom of Information and Protection of Privacy Act* and regulations thereunder.

13.0 Indemnity

- 13.1 In no event shall OMAFRA be liable for
 - (a) any bodily injury, death or property damage to the Recipients, their employees, agents, or consultants or for any claim, demand or action by any third party against the Recipients, their employees, agents, or consultants, arising out of or in any way related to this Agreement or the Project; or
 - (b) any incidental, indirect, special or consequential damages, or any loss of use, revenue or profit to the Recipients, their employees, agents, or consultants arising out of or in any way related to this Agreement or the Project.
- 13.2 The Recipients agree to indemnify and hold harmless Her Majesty the Queen in right of Ontario, her directors, officers, employees and agents from and against all suits, judgments, claims, demands, expenses actions, causes of action and losses (including, without limitation, reasonable legal expenses and any claim for lien made pursuant to the *Construction Lien Act*) and for any and all liability for damages to property and injury to persons (including death) which Her Majesty the Queen in right of Ontario, her directors, officers, employees and agents may incur, otherwise than by reason of their own negligence or willful misconduct, as a result of or arising out of

RURAL ECONOMIC DEVELOPMENT PROGRAM
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or in relation to any breach by the Recipients of the terms of this Agreement, or the Recipients' own negligence or wilful misconduct.

- 13.3 The Recipients further agree to indemnify and hold harmless Her Majesty the Queen in right of Ontario, her directors, officers, employees and agents, for any incidental, indirect, special or consequential damages, or any loss of use, revenue or profit, which Her Majesty the Queen in right of Ontario, her directors, officers, employees and agents may incur, otherwise than by reason of their own negligence or wilful misconduct, as a result of or arising out of or in relation to any breach by the Recipients of the terms of this Agreement, or the Recipients' own negligence or wilful misconduct.

14.0 Insurance

- 14.1 Each Recipient shall put in effect and maintain for the period during which the Agreement is in effect, at its own expense, with insurers acceptable to the Ministry, all the necessary insurance that would be considered appropriate for a prudent Recipient of this type undertaking a project similar to this Project, including:
1. Commercial General Liability Insurance, for third party bodily injury, personal injury and property damage to an inclusive limit of not less than Two Million Dollars (\$2,000,000) per occurrence and not less than Two Million Dollars (\$2,000,000) products and completed operations aggregate. The policy shall include:
 - (a) Her Majesty the Queen in right of Ontario as represented by the Minister of Agriculture, Food and Rural Affairs as an additional insured;
 - (b) Contractual Liability;
 - (c) Products and Completed Operations Liability;
 - (d) A valid WSIB Clearance Certificate, or Employers Liability and Voluntary Compensation, which ever applies;
 - (e) Tenants Legal Liability; (*for premises/building leases only*)
 - (f) Non-Owned automobile coverage with blanket contractual and physical damage coverage for hired automobiles; and
 - (g) A thirty (30) day written notice of cancellation.
- 14.2 Before beginning the Project, each Recipient shall provide the Ministry with a valid Certificate of Insurance (and any replacements thereof) that references the Project, and confirms the above requirements. The Recipient shall provide the Ministry with a copy of the policy and any renewal replacement certificates as may be necessary.

15.0 Credit

- 15.1 The Recipients shall acknowledge the support of the Ministry in all reports and materials and in all advertising and publicity relating to the Project, in a format approved by the Ministry.

RURAL ECONOMIC DEVELOPMENT PROGRAM
Ministry File No.: 4640

15.2 The Recipients acknowledge that the Ministry may publicize information regarding the Rural Economic Development Program, including program descriptions, participants and grant amounts.

15.3 The Recipients shall ensure the acknowledgement in any report or materials indicates that the views expressed in the report or materials are the views of the Recipients and do not necessarily reflect those of the Ministry.

16.0 Inspection

16.1 The Ministry reserves the right to inspect any aspect of the Project at any time.

17.0 Termination by Ministry for Convenience

17.1 The Ministry may in its sole discretion, without liability, cost or penalty, and without prejudice to any other rights or remedies of the Ministry under this Agreement or at law or in equity, terminate this Agreement at any time, for any reason, upon giving at least thirty (30) days notice to the Recipients.

17.2 Where notice to terminate is given under this section, the Ministry may, in its sole discretion, assess the state of the Project and allow the Recipients to wind down the Project by the end of the notice period.

18.0 Termination and Default

18.1 The Ministry may, in its sole discretion, without liability, cost or penalty, and without prejudice to any other rights or remedies of the Ministry under this Agreement or at law or in equity, terminate this Agreement immediately upon giving notice to the Recipients if:

- (a) funding for the Rural Economic Development Program in any Fiscal Year is not appropriated by the Legislature or is revoked if previously granted; or
- (b) in the opinion of the Ministry:
 - i) a Recipient has knowingly provided false or misleading information regarding its funding request or in any other communication with the Ministry;
 - ii) a Recipient breaches any term or condition of this Agreement;
 - iii) the Recipients are unable to complete the Project or are likely to discontinue it;
 - iv) it is not reasonable for any reason for the Recipients to complete the Project;
 - v) a material adverse change occurs such that the viability of a Recipient as a going concern is threatened;

RURAL ECONOMIC DEVELOPMENT PROGRAM
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or if

- (c) a Recipient makes an assignment, proposal, compromise, or arrangement for the benefit of creditors, or is petitioned into bankruptcy, or files for the appointment of a receiver; or
- (d) a Recipient ceases to operate.

18.2 If the Ministry, in its sole discretion, considers the nature of the breach under section 18.1 to be such that it can be remedied and that it is appropriate to allow the Recipients the opportunity to remedy the breach, the Ministry may give the Recipients an opportunity to remedy the breach by giving the Recipients written notice

- (a) of the particulars of the breach;
- (b) of the period of time within which the Recipients are required to remedy the breach;
- (c) that the Ministry shall terminate this Agreement:
 - i) at the end of the notice period provided for in the notice if the Recipients fail to remedy the breach within the time specified in the notice, or
 - ii) prior to the end of the notice period provided for in the notice if it becomes apparent to the Ministry that the Recipients cannot completely remedy the breach within that time or such further period of time as the Ministry considers reasonable, or the Recipients are not proceeding to remedy the breach in a way that is satisfactory to the Ministry.

18.3 If the Ministry has provided the Recipients with an opportunity to remedy the breach, and

- (a) the Recipients do not remedy the breach within the time period specified in the notice; or
- (b) it becomes apparent to the Ministry that the Recipients cannot completely remedy the breach within the time specified in the notice or such further period of time as the Ministry considers reasonable; or
- (c) the Recipients are not proceeding to remedy the breach in a way that is satisfactory to the Ministry

the Ministry shall have the right to immediately terminate this Agreement by giving notice of termination to the Recipients.

RURAL ECONOMIC DEVELOPMENT PROGRAM
Ministry File No.: 4640

- 18.4 In the event of termination pursuant to this section the effective date of termination shall be the last day of the notice period, the last day of any subsequent notice period or immediately, which ever applies.

19.0 Grant Funding Upon Termination

- 19.1 If this Agreement is terminated by the Ministry pursuant to sections 17.1 or 18.1, the Ministry shall cancel all further Grant Funding.
- 19.2 If this Agreement is terminated by the Ministry for any reason, the Ministry may in addition to the rights conferred upon it under this Agreement or in law or in equity, demand from the Recipients the payment of funds equal to those provided to the Recipients.
- 19.3 If the Ministry demands the repayment of any part of the Grant Funds pursuant to this Agreement the amount demanded shall be deemed to be a debt due and owing to the Ministry and the Recipients shall pay the amount to the Ministry immediately unless the Ministry directs otherwise.
- 19.4 The Ministry reserves the right to demand interest on any amount owing by the Recipients at the then current rate charged by the Province of Ontario on accounts receivable.
- 19.5 The Recipients shall repay the amount demanded by cheque payable to the "Minister of Finance" and mailed to the Ministry to the attention of the Ministry representative as provided for in section 21.

20.0 Grant Funding on Expiry of Agreement

- 20.1 Upon the expiry of the Agreement, the Recipients shall, upon the demand of the Ministry, repay to the Ministry an amount equal to any part of the Grant Funds used by the Recipients for purposes not agreed upon by the Ministry. This amount shall be a debt due and owing to the Ministry and the Ministry's right to demand payment of this money is in addition to the rights conferred upon it under this Agreement or in law or in equity.

21.0 Notices and Project Representative

- 21.1 Any notice or communication required to be given under this Agreement shall be in writing and shall be delivered personally, delivered by courier or sent by certified or registered mail, postage prepaid with return receipt requested, or sent by facsimile addressed to the other party at the address provided below or at such other address as any of the Grantees shall later designate to the Ministry in writing. All notices or communications shall be addressed as follows:

RURAL ECONOMIC DEVELOPMENT PROGRAM
Ministry File No.: 4640

To the Ministry:	To the Recipients:
Ontario Ministry of Agriculture, Food and Rural Affairs Rural Community Development Branch 4th Floor, 1 Stone Road West Guelph, Ontario N1G 4Y2	The Corporation of the City of Sault Ste. Marie 99 Foster Drive Sault Ste. Marie, Ontario P6A 5X6
Attention: Dr. Brian Cardy, Manager Fax: (519) 826-4336	Attention: Mr. Donald B. McConnell Telephone: (705) 759-5375 Fax: (705) 541-7165 Queenstown Association 498 Queen Street East Sault Ste. Marie, Ontario P6A 1Z8 Attention: Ms. Candy Mitchell, Chair Telephone: (705) 942-2919 Fax: (705) 942-6368

21.2 All notices shall be effective:

- (a) at the time the delivery is made when the notice is delivered personally, by courier or by fax; and
- (b) seventy-two (72) hours after deposit in the mail when the notice is sent by certified, registered or postage prepaid mail.

21.3 The individual identified above as the representative of The Corporation of the City of Sault Ste. Marie above will, in the first instance,

- (a) act as the Recipients' Project representative and act as liaison for the Project with the Manager of the Rural Community Development Branch, of the Ministry for the purpose of implementing this Agreement;
- (b) sign, on behalf of all the Recipients, the Claim Submission attached as Schedule "C", the and the Final Report attached as Schedule "F"; and
- (c) direct how and to whom the Grant Funds paid by the Ministry to the Recipients under this Agreement are to be made payable.

21.4 The Recipients must provide written notice to the Ministry naming a new Project representative if the individual referred to in section 21.3 as the Recipients' Project representative ceases to perform the requirements under that section.

22.0 Severability of Provisions

- 22.1 The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement and any invalid or unenforceable provision shall be deemed to be severed.

23.0 Waiver

- 23.1 A waiver of any failure to comply with any term of this Agreement must be written and signed by the party providing the waiver. Each waiver must refer to a specific failure to comply and shall not have the effect of waiving any subsequent failures to comply.

24.0 Independent Parties

- 24.1 The parties are and shall at all times remain independent of each other and are not and shall not represent themselves to be the agent, joint venturer, partner or employee of the other. No representations shall be made or acts taken by either party which could establish or imply any apparent relationship of agency, joint venture, partnership or employment and neither party shall be bound in any manner whatsoever by any agreements, warranties or representations made by the other party to any other person nor with respect to any other action of the other party.

25.0 Assignment of Agreement or Grant Funds

- 25.1 The Recipients shall not assign this Agreement or the Grant Funds or any part thereof without the prior written consent of the Ministry, which consent shall be in the Ministry's sole discretion and may be withheld or subject to the terms and conditions that may be imposed by the Ministry.

26.0 Governing Law

- 26.1 This Agreement and the rights, obligations and relations of the parties hereto shall be governed by and construed in accordance with the laws of the Province of Ontario.

27.0 Further Assurances

- 27.1 The parties agree to do or cause to be done all acts or things necessary to implement and carry into effect this Agreement to its full extent.

28.0 Circumstances Beyond the Control of Either Party

- 28.1 Neither party shall be responsible for damage caused by delay or failure to perform under the terms of this Agreement resulting from matters beyond the control of the parties including strike, lockout or any other action arising from a labour dispute, fire, flood, act of God, war, riot or other insurrection, lawful act of public authority, or delay

RURAL ECONOMIC DEVELOPMENT PROGRAM
Ministry File No.: 4640

or default caused by a common carrier which cannot be reasonably foreseen or provided against.

29.0 Survival

29.1 The provisions in sections 7.4 (Final Project Report), 8.0 (Recipients Warrants), 10.0 (Accounting), 13.0 (Indemnity), 15.0 (Credit), 16.0 (Inspection), 19.0 (Grant Funding upon Termination) and 20.0 (Grant Funding on Expiry of Agreement) shall survive termination or expiry of this Agreement for a period of seven (7) years from the date of expiry or termination of this Agreement.

30.0 Joint and Several Liability

30.1 Each Recipient shall be jointly and severally liable (each completely and individually liable) to the Ministry for the fulfillment of the obligations of the Recipients under this Agreement.

31.1 Schedules

31.1 The following are the schedules attached to and forming part of this Agreement.

- (a) Schedule "A" (Project Description)
- (b) Schedule "B" (Approved Budget)
- (c) Schedule "C" (Claim Submission)
- (d) Schedule "D" (Projected Expenditure Report)
- (e) Schedule "E" (Financial Report)
- (f) Schedule "F" (Final Report)

32.0 Priority

32.1 In the event of a conflict or inconsistencies between the body of this Agreement and the Schedules, the body of this Agreement shall prevail.

RURAL ECONOMIC DEVELOPMENT PROGRAM
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33.0 Entire Agreement

- 33.1 This Agreement together with the attached schedules listed in section 31.1 of this Agreement constitutes the entire Agreement between the parties with respect to the subject matter contained in the Agreement and supersedes all prior oral or written representations and agreements.
- 33.2 This Agreement may only be modified by a written Agreement duly executed by the parties.

RURAL ECONOMIC DEVELOPMENT PROGRAM
Ministry File No.: 4640

IN WITNESS WHEREOF the parties have executed this Agreement made as of the date first written above.

**HER MAJESTY THE QUEEN IN RIGHT
OF ONTARIO as represented by the Minister
of Agriculture, Food and Rural Affairs**

The Honourable Leona Dombrowsky

The Corporation of the City of Sault Ste. Marie

per:

Name:
Position: **Mayor - John Rowsell**

Name:
Position: **City Clerk - Donna P. Irving**

I/we have authority to bind the Recipient

Queenstown Association

per:

Name:
Position:

I/we have authority to bind the Recipient

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2007-155

APPOINTMENTS: (B.1.1.2) A by-law to appoint inspectors under the Building Code Act, 1992 and municipal law enforcement officers under the Police Services Act.

WHEREAS Section 3 of the Building Code Act requires the Municipality to appoint inspectors under the Building Code Act, 1992;

AND WHEREAS Section 15 of the Police Services Act allows municipal Council to appoint persons to enforce the by-laws of the municipality.

NOW THEREFORE pursuant to the Building Code Act, 1992 and the Police Services Act, Council enacts as follows:

1. **BUILDING CODE INSPECTORS**

The persons listed on Schedule "A" to this by-law are appointed as Building Code Inspectors.

2. **MUNICIPAL LAW ENFORCEMENT OFFICERS**

The persons listed on Schedule "A" to this by-law are appointed as Municipal Law Enforcement Officers

3. **EFFECTIVE DATE**

This by-law is effective September 24, 2007.

READ THREE TIMES and PASSED in Open Council this 24th day of September, 2007.

MAYOR - JOHN ROWSWELL

NOTICE
THIS IS A DRAFT DOCUMENT. This document has not been enacted by City Council. It may not be enacted at all AND if enacted, it may not be in the form of the DRAFT copy.
CITY SOLICITOR

CITY CLERK - DONNA P. IRVING

SCHEDULE "A" to By-law 2007-155

Freddie Pozzebon

Bryan Bunting

Larry Kennedy

Glenn Irwin

Frank Bentreovato

Tyler Bertrand

Ron Mancuso

Mark Fiacconi

Robert Roznik

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-157

CEMETERIES: (R.1.2.3.) A by-law to amend By-law 99-208 and to authorize an amendment to the tariff rates for cemetery and crematorium fees by the addition of rates for Mausoleum Crypts "P" and "Q".

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to the Cemeteries Act (Revised) R.S.O. 1990, Chapter C.4 and amendments thereto and the regulations made thereunder, **ENACTS** as follows:

1. **SCHEDULE "A" TO BY-LAW 99-208 REPEALED**

Schedule "A" to By-law 99-208 as amended is hereby repealed.

2. **SCHEDULE "A"**

Schedule "A" to this by-law forms a part of this by-law and becomes Schedule "A" to By-law 99-208.

3. **EFFECTIVE DATE**

This by-law takes effect on September 10, 2007.

READ THREE times and **PASSED** in open Council this 24th day of September 2007.

MAYOR - JOHN ROWSWELL

CITY CLERK - DONNA P. IRVING

NOTICE

THIS IS A DRAFT DOCUMENT. This document has not been enacted by City Council. It may not be enacted at all AND if enacted, it may not be in the form of the DRAFT copy.

CITY SOLICITOR

10(c)

YEAR 2007 PRICE LIST

SCHEDULE "A"

(Rates do not include G.S.T.)

(Rates include Prov. Lic. Fee)

SALE OF LOTS	LAND	CARE & MNTCE	PRICE
a) Adult			
1 grave lot 3.5' x 10.0' (min.)	\$437.00	\$291.00	\$728.00
2 grave lot 7.0' x 10.0' (min.)	\$874.00	\$582.00	\$1,456.00
b) Infant (under 5 years)			
1 grave lot 2.0' x 4.0'	\$174.00	\$115.00	\$289.00
c) Child (5 years to 10 years)			
1 grave lot 2.0' x 6.0'	\$198.00	\$131.00	\$329.00
d) Care and Maintenance Fund			
<i>Lots on which care and maintenance charges have not been paid</i>			\$291.00
<i>This only pertains to lots purchased prior to January 1, 1955. This is a one-time charge (per lot)</i>			

Cremation Lots

a) 1 grave lot .6m x .6m	\$125.00	\$83.00	\$208.00
b) 2 graves lot .6m x 1.2m	\$250.00	\$166.00	\$416.00

Cremorial Wall Niches

a) Rows 1 to 4			
single 10.16cm x 20.36cm front	\$590.00	\$103.00	\$693.00
b) Rows 5 & 6			
single 10.16cm x 20.36cm front	\$536.00	\$100.00	\$636.00
c) Rows 7 & 8			
single 10.16cm x 20.36cm front	\$436.00	\$100.00	\$536.00

Urn Garden Columbarium "GC" (Extg.)

a) Companion Niches	\$1,259.00	\$222.00	\$1,481.00
b) Single Niches	\$760.00	\$133.00	\$893.00

Holy Sepulchre Columbarium "HC" (Extg.)

a) Companion Niches	\$1,335.00	\$235.00	\$1,570.00
b) Single Niches	\$799.00	\$141.00	\$940.00

Wall Niches (Mausoleum Phase V11)

Section "MJ"

Single Niche			
a) Rows 2 & 7	\$625.00	\$110.00	\$735.00
b) Rows 4 & 5	\$724.00	\$127.00	\$851.00

Wall Niches (Mausoleum Phase V111) (Extg.)

Sections "ML" & MM"

Companion Niches			
a) Rows 1 & 8	\$1,081.00	\$190.00	\$1,271.00
b) Rows 3 & 6	\$1,259.00	\$222.00	\$1,481.00
Single Niches			
a) Rows 1, 2, 6, 7 & 8	\$661.00	\$116.00	\$777.00
b) Rows 4 & 5	\$760.00	\$131.00	\$893.00

Mausoleum Crypts

Sections "MN"

a) Row 4 (single)	\$4,730.00	\$1,182.00	\$5,912.00
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Mausoleum Crypts

Sections "MO"

a) Row 1 (single)	\$5,003.00	\$1,250.00	\$6,253.00
b) Rows 2 & 3 (singles)	\$5,981.00	\$1,495.00	\$7,476.00
c) Row 4 (single)	\$4,730.00	\$1,182.00	\$5,912.00
d) Row 1 (companion)	\$8,292.00	\$2,072.00	\$10,364.00
e) Rows 2 & 3 (companion)	\$9,866.00	\$2,466.00	\$12,332.00
f) Row 4 (companion)	\$7,833.00	\$1,958.00	\$9,791.00

Mausoleum Crypts (New)

Sections "MP"

a) Row 1 (single)	\$5,253.00	\$1,313.00	\$6,566.00
b) Rows 2 & 3 (singles)	\$6,280.00	\$1,570.00	\$7,850.00
c) Row 4 (single)	\$4,967.00	\$1,241.00	\$6,208.00
d) Row 1 (companion)	\$8,706.00	\$2,177.00	\$10,883.00
e) Rows 2 & 3 (companion)	\$10,359.00	\$2,590.00	\$12,949.00
f) Row 4 (companion)	\$8,255.00	\$2,056.00	\$10,281.00

Mausoleum Crypts (New – Family Units)

Sections "MQ"

106c)

a) Unit 1 (6 singles)	\$34,560.00	\$8,640.00	\$43,200.00
b) Unit 2 (8 singles)	\$44,800.00	\$11,200.00	\$56,000.00

Interment Charges

With Committal Service in the Chapel	Single Depth	Double Depth
a) Adult	\$705.00	\$867.00
b) Infant (under 5 years)	\$278.00	\$347.00
c) Child (5 to 10 years)	\$398.00	\$502.00
d) Cremated remains	\$167.00	
e) Entombment in Mausoleum	\$705.00	

Interment Charges

With Committal Service at the Gravesite	Single Depth	Double Depth
a) Adult	\$907.00	\$1,109.00
b) Infant (under 5 years)	\$422.00	\$590.00
c) Child (5 to 10 years)	\$601.00	\$751.00
d) Cremated remains	\$268.00	
e) Cremated remains (Columbarium or Mausoleum Niches)	\$268.00	
e) Entombment in the mausoleum	\$907.00	

Cremation

Resident (at the time of death)

a) Adult	\$572.00
b) Infant (under 5 years)	\$231.00
c) Child (5 to 10 years)	\$330.00

Non Resident (at the time of death)

a) Adult	\$731.00
b) Infant (under 5 years)	\$302.00
c) Child (5 to 10 years)	\$341.00

Disinterment Charges

Another Gravesite in a Municipal Gravesite

Same Gravesite or Removal from a Municipal Cemetery

a) Adult	\$2,079.00	\$1,467.00
b) From single depth to double depth	\$2,264.00	
c) Infant (under 5 years)	\$601.00	\$335.00
d) Child (5 to 10 years)	\$1,005.00	\$676.00
e) Cremated remains	\$335.00	\$191.00
f) Niche to niche	\$179.00	\$179.00
g) From in ground burial to Mausoleum	\$3,148.00	
h) Extra charge if not in concrete container	\$641.00	
i) Extra costs for a container and shipment of a removal from a Sault Ste. Marie Municipal Cemetery to another location shall be the responsibility of the deceased persons representative.		

**** Double Depth Disinterment Are Not Permitted ****

Additional Miscellaneous Charges

(Rate do not include tax)

- a) Funerals arriving after 4:00 P.M. - \$135.00 for each half-hour or portion thereof for any funeral or service entering the cemetery after 4:00 P.M.
- b) Saturday Funerals after 1:00 P.M. - \$135.00 for each half-hour or portion thereof for any funeral or service entering the cemetery after 1:00 P.M.
- c) Niche Plate \$213.00 including installation. *Plus applicable taxes.*
- d) Cremations - mailing inside Canada (insured) \$80.00
- mailing to U.S.A. (insured) \$97.00
- outside Canada and U.S.A. (insured) \$212.00
- e) Removal of trees or shrubs from lots - there will be a fee of \$44.00 plus tax per tree for the removal of the tree and the repair of the lot where each item has been planted by the interment rights holder.
- f) Additional charges for the handling of wooden shells. \$121.00
- g) Transfer fee \$36.00
- h) Removal of crypt plate or niche plate from the mausoleum for vase installation or extra engraving. \$110.00
- i) Removal of niche plate from the columbarium for vase installation or extra engraving. \$50.00
- j) Rental of temporary storage facility \$40 per month

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NUMBER 2007-137

DEBENTURES: A by-law to authorize the borrowing upon debentures in the principal amount of \$11 220,000 for the Steelback Centre.

WHEREAS subsection 401(1) of the *Municipal Act, 2001*, as amended (the "**Act**") provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS the Council of The Corporation of the City of Sault Ste. Marie (the "**Municipality**") has authorized the undertaking of the purpose of the Municipality (the "**Project**") set out in Column (2) of Schedule "A" attached hereto and forming part of this By-law ("**Schedule "A"**") and desires to issue debentures for the Project in the principal amount of \$11,220,000;

AND WHEREAS before authorizing the Project and before authorizing an additional debenture authority in respect thereof, the Council of the Municipality had its Treasurer calculate an updated limit in respect of its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation and, prior to the Council of the Municipality authorizing the Project and such additional debenture authority, the Treasurer determined that the estimated annual amount payable in respect of the Project and such additional debenture authority, would not cause the Municipality to exceed the updated limit and that the approval of the Project and such additional debenture authority by the Ontario Municipal Board pursuant to such regulation was not required;

AND WHEREAS to provide long term financing for the Project it is now deemed to be expedient to borrow money by the issue and sale of 5.154% amortizing debentures in the principal amount of \$11,220,000 payable semi-annually in equal instalments of combined (blended) principal and interest in each year commencing on March 28, 2008 and ending on March 28, 2021, in lawful money of Canada on the terms hereinafter set forth, as agreed to by the Municipality on September 11, 2007.

NOW THEREFORE the Council of The Corporation of the City of Sault Ste. Marie ENACTS as follows:

1. For the Project, the borrowing upon the credit of the Municipality at large of the principal amount of \$11,220,000 and the issue of amortizing debentures therefor in minimum denominations of \$1,000, as hereinafter set forth, are hereby authorized.
2. The Mayor and the Treasurer of the Municipality are hereby authorized to cause any number of amortizing debentures in the principal amount of \$11,220,000 as described in section 1 above (the "**Debentures**"), payable semi-annually in instalments of combined (blended) principal and interest to be issued for such amounts of money as may be required for the Project in global and definitive forms, not exceeding in total the said principal amount of \$11,220,000. The Debentures shall bear the Municipality's municipal seal and the signatures of the Mayor and of the Treasurer of the Municipality, all in accordance with the provisions of the Act. The municipal seal of the Municipality and the signatures referred to in this section may be printed, lithographed, engraved or otherwise mechanically reproduced. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs. The Debentures shall initially be issued in global

fully registered form as one certificate in the principal amount of \$11,220,000, substantially in the form attached as Schedule "B" hereto and forming part of this By-law (the "**Global Debenture**"). The Global Debenture shall initially be issued in the name of CDS & CO. as nominee of CDS Clearing and Depository Services Inc. ("**CDS**") and shall provide for payment of instalments of combined (blended) principal and interest (other than in respect of the provision for the payment of outstanding principal and interest on the maturity date upon presentation and surrender at the office of the Treasurer of the Municipality in the case of the Global Debenture or at any specified branch in Canada of the Municipality's bank in other cases) by cheque sent by mail to the registered address of the registered holder or, if the Municipality and the registered holder of the Global Debenture so consent, by electronic transfer of payment in respect of such principal and interest to the credit of such registered holder on such terms as to which the registered holder and the Municipality may agree.

3. (1) The Debentures shall all be dated the 28th day of September, 2007, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall bear interest at the rate of 5.154% per annum payable semi-annually in arrears, as part of the semi-annual instalments described in this section. The Debentures shall be paid in full by March 28, 2021 and equal semi-annual instalments of combined (blended) principal and interest shall be payable, commencing on March 28, 2008 and ending on March 28, 2021, in each of the years during the currency of the Debentures as specified in the amortization schedule set forth in Schedule "C" attached hereto and forming part of this By-law ("**Schedule "C"**").
4. (2) Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario are not authorized or obligated by law or executive order to be closed (a "**Business Day**") and if any date for payment is not a Business Day, payment shall be made on the next following Business Day and no further interest shall be paid in respect of the delay in such payment.
5. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable both before and after default and judgment. Any amounts payable by the Municipality as interest on overdue principal or interest in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual instalments of combined (blended) principal and interest, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days, if applicable.
6. In limited circumstances (as set out in the letter of representations addressed to CDS referred to below and as set out in the Global Debenture) the Global Debenture shall be exchangeable for certificated Debentures in definitive fully registered form in authorized denominations upon surrender of the Global Debenture to the Treasurer of the Municipality. The definitive Debentures shall aggregate the same principal amount as the principal outstanding balance of the Global Debenture as of the record date for such exchange in accordance with the provisions of the Global Debenture, shall bear the same interest rate and maturity date, shall bear all unmatured interest obligations and shall have the same benefits and be subject to the same terms and conditions as the Global Debenture (except insofar as they specifically relate to the Global Debenture). In issuing definitive Debentures no change shall be made in

the amount which would otherwise be payable in each year under the Global Debenture. The definitive Debentures shall be in fully registered form, payable as to principal and outstanding interest in lawful money of Canada in respect of the final instalment of principal and interest at maturity upon presentation and surrender thereof at any specified branch in Canada of the Municipality's bank designated in the definitive Debentures, otherwise, with provision for payment of instalments of combined (blended) principal and interest, by cheque sent by mail to the registered addresses of the registered holders or, if the Municipality and any registered holder of the definitive Debentures so consent, by electronic transfer of payment in respect of such instalments of combined (blended) principal and interest to the credit of such registered holder on such terms as to which the registered holder and the Municipality may agree.

7. In each year in which a payment of an instalment of combined (blended) principal and interest becomes due in respect of the Debentures there shall be raised as part of the general levy the amounts of principal and interest payable in each year as set out in Schedule "C" to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality.
8. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
9. The Municipality shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellations, exchanges, substitutions and transfers of Debentures may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
10. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of the Debentures, including the Global Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.
11. The Debentures are transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal

representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Mayor and the Treasurer shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferee, in the case of a transfer or as directed by the registered holder in the case of an exchange.

12. The Mayor and the Treasurer shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity date and of like form which have become lost, stolen, mutilated, defaced or destroyed, provided that the applicant therefore shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a lost, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debenture in respect of which new Debentures are to be issued in substitution.
13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of this By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; and (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are lost, stolen, mutilated, defaced or destroyed and for the replacement of lost, stolen, mutilated, defaced or destroyed principal and interest cheques may be imposed by the Municipality. Where new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
16. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder.
17. (1) The Mayor and the Treasurer are hereby authorized to cause the Debentures to be issued, the Treasurer is hereby authorized to enter into a letter of representations with CDS, the agreement of the Treasurer on behalf of the Municipality with the Municipality's fiscal agents on September 11, 2007 for the Municipality to issue the Debentures is hereby ratified, confirmed and approved, the Treasurer and the Clerk are hereby

individually or jointly authorized to generally do all things and to execute all other documents and papers in the name of the Municipality in order to carry out the sale of the Debentures and the Treasurer is authorized to affix the Municipality's municipal seal to any of such documents and papers.

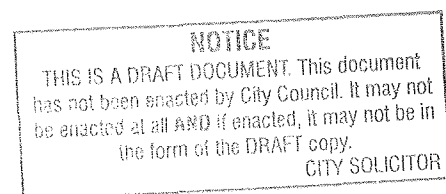
(2) The proceeds realized in respect of the Debentures, after providing for the discount, if any, and the expenses related to their issue, shall be apportioned and applied to the Project and to no other purpose except as permitted by the Act.

18. Subject to the Municipality's investment policies and goals and the applicable legislation, the Municipality may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Municipality may in its discretion determine.
19. This By-law takes effect on the day of passing.

Read THREE times and PASSED in open Council this 24th day of September, 2007

MAYOR – JOHN ROWSWELL

CLERK – DONNA P. IRVING



THE CORPORATION OF THE CITY OF SAULT STE. MARIE

SCHEDULE "A" TO BY-LAW NUMBER 2007-137

(1)	(2)	(3)	(4)	(5)	(6)
By-law	Project Description	Approved Principal Amount to be Financed Through the Issue of Debentures \$	Principal Amount of Debentures Previously Issued \$	Principal Amount of Debentures to be Issued \$	Term of Years
2005-114 2005-128	Capital costs in connection with the construction of the Sports and Entertainment Centre	13,000,000	Nil	11,220,000	13.5

1064)

106d)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Schedule "B" to By-law Number 2007-137

Unless this global debenture is presented by an authorized representative of CDS Clearing and Depository Services Inc. ("CDS") to The Corporation of the City of Sault Ste. Marie for registration of transfer, exchange or payment, and any debenture issued in respect thereof is registered in the name of CDS & CO., or in such other name as is requested by an authorized representative of CDS, ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since as the registered holder hereof, CDS & CO. has an interest herein.

No. 2007-01

\$11,220,000
CUSIP NO. 804488BC7
ISIN NO. CA 804488BC78

CANADA
Province of Ontario
THE CORPORATION OF THE CITY OF SAULT STE. MARIE

FULLY REGISTERED GLOBAL 5.154% DEBENTURE

THE CORPORATION OF THE CITY OF SAULT STE. MARIE (the "**Municipality**"), for value received, hereby promises to pay to

CDS & CO.

as nominee of CDS Clearing and Depository Services Inc. or registered assigns, subject to the Conditions attached hereto which form part hereof (the "**Conditions**"), upon presentation and surrender of this global debenture by the maturity date of this global debenture (March 28, 2021), the principal amount of

ELEVEN MILLION TWO HUNDRED AND TWENTY THOUSAND DOLLARS
----- (\$11,220,000) -----

by semi-annual instalments of combined (blended) principal and interest in the manner and in the amounts set forth in the amortization schedule on the reverse side hereof (the "**Amortization Schedule**") in lawful money of Canada. Interest shall be paid until the maturity date of this global debenture in like money from the 28th day of September, 2007 or from the last date on which interest has been paid on this global debenture, whichever is later, at the rate of 5.154% per annum semi-annually, in arrears, on the specified dates, as set forth in the Amortization Schedule (each, a "**Payment Date**") in the manner provided in the Conditions. Subject to the Conditions, interest shall be paid on default at the rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the principal balance outstanding in each year are shown in the Amortization Schedule.

This global debenture is subject to the Conditions.

DATED at the City of Sault Ste. Marie the 28th day of September, 2007.

IN TESTIMONY WHEREOF and under the authority of By-law Number 2007-137 of the Municipality duly passed on the 24th day of September, 2007 (the "**Debenture By-law**"), this global debenture is sealed with the municipal seal of the Municipality and signed by the Mayor and by the Treasurer thereof.

Date of Registration: September 28, 2007

Mayor (seal) _____
Treasurer

10(d)

AMORTIZATION SCHEDULE

Interest Rate: 5.154%

Date	Starting Principal	Principal Payment	Interest Payment	Total Payment	Outstanding Principal
	\$	\$	\$	\$	\$
28-Mar-08	11 220 000.00	292 741.48	289 139.40	581 880.88	10 927 258.52
28-Sep-08	10 927 258.52	300 285.43	281 595.45	581 880.88	10 626 973.09
28-Mar-09	10 626 973.09	308 023.79	273 857.09	581 880.88	10 318 949.30
28-Sep-09	10 318 949.30	315 961.55	265 919.33	581 880.88	10 002 987.75
28-Mar-10	10 002 987.75	324 103.89	257 776.99	581 880.88	9 678 883.86
28-Sep-10	9 678 883.86	332 456.05	249 424.83	581 880.88	9 346 427.81
28-Mar-11	9 346 427.81	341 023.43	240 857.45	581 880.88	9 005 404.38
28-Sep-11	9 005 404.38	349 811.61	232 069.27	581 880.88	8 655 592.77
28-Mar-12	8 655 592.77	358 826.26	223 054.62	581 880.88	8 296 766.51
28-Sep-12	8 296 766.51	368 073.21	213 807.67	581 880.88	7 928 693.30
28-Mar-13	7 928 693.30	377 558.45	204 322.43	581 880.88	7 551 134.85
28-Sep-13	7 551 134.85	387 288.14	194 592.74	581 880.88	7 163 846.71
28-Mar-14	7 163 846.71	397 268.55	184 612.33	581 880.88	6 766 578.16
28-Sep-14	6 766 578.16	407 506.16	174 374.72	581 880.88	6 359 072.00
28-Mar-15	6 359 072.00	418 007.60	163 873.28	581 880.88	5 941 064.40
28-Sep-15	5 941 064.40	428 779.65	153 101.23	581 880.88	5 512 284.75
28-Mar-16	5 512 284.75	439 829.30	142 051.58	581 880.88	5 072 455.45
28-Sep-16	5 072 455.45	451 163.71	130 717.17	581 880.88	4 621 291.74
28-Mar-17	4 621 291.74	462 790.19	119 090.69	581 880.88	4 158 501.55
28-Sep-17	4 158 501.55	474 716.30	107 164.58	581 880.88	3 683 785.25
28-Mar-18	3 683 785.25	486 949.73	94 931.15	581 880.88	3 196 835.52
28-Sep-18	3 196 835.52	499 498.43	82 382.45	581 880.88	2 697 337.09
28-Mar-19	2 697 337.09	512 370.51	69 510.37	581 880.88	2 184 966.58
28-Sep-19	2 184 966.58	525 574.29	56 306.59	581 880.88	1 659 392.29
28-Mar-20	1 659 392.29	539 118.34	42 762.54	581 880.88	1 120 273.95
28-Sep-20	1 120 273.95	553 011.42	28 869.46	581 880.88	567 262.53
28-Mar-21	567 262.53	567 262.53	14 618.35	581 880.88	0.00
	11 220 000.00	4 490 783.76	15 710 783.76		

10(d)

LEGAL OPINION

We have examined the Debenture By-law of the Municipality authorizing the issue of debentures in the principal amount of \$11,220,000 dated September 28, 2007 payable in 27 (twenty-seven) equal semi-annual instalments of combined (blended) principal and interest commencing on March 28, 2008 and ending on March 28, 2021, both inclusive.

The Debenture By-law has been properly passed and is within the legal powers of the Municipality. The debenture issued under the Debenture By-law in the within form (the "**Global Debenture**") is a direct, unsecured and unsubordinated obligation of the Municipality. The Global Debenture is enforceable against the Municipality subject to the special jurisdiction and powers of the Ontario Municipal Board over defaulting municipalities under the *Municipal Affairs Act*, as amended. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter delivered on the date of the Global Debenture.

Toronto, September 28, 2007

BORDEN LADNER GERVAIS LLP

10(d)

CONDITIONS OF GLOBAL DEBENTURE

Form, Denomination, Ranking and Beneficial Interests in Global Debenture

1. The debentures issued pursuant to the Debenture By-law (collectively the "**Debentures**", individually a "**Debenture**") are issuable as fully registered Debentures without coupons in minimum denominations of \$1,000.
2. The Debentures are direct, unsecured and unsubordinated obligations of the Municipality. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is a Global Debenture registered in the name of the nominee of CDS and held by CDS. Beneficial interests in this Global Debenture are represented through book entry accounts, to be established and maintained by CDS, for financial institutions acting on behalf of beneficial owners as direct and indirect participants in CDS' book entry only system.
4. Except in the limited circumstances described herein, owners of beneficial interests in this Global Debenture will not be entitled to have Debentures registered in their names, will not receive or be entitled to receive physical delivery of Debentures and will not be considered registered holders of Debentures under the Conditions. The Municipality does not have any responsibility or liability for maintaining, supervising or reviewing any records of CDS relating to beneficial interests in this Global Debenture or for any aspect of the records of CDS relating to payments made by CDS on account of such beneficial interests.

Certificated Debentures

5. This Global Debenture is exchangeable, in whole but not in part, for certificated Debentures in definitive form registered in the name of a person other than CDS or its nominee only if (i) CDS notifies the Municipality that it is unable to continue as depository in connection with this Global Debenture or ceases to be a recognized clearing agency under the *Securities Act*, as amended, or other applicable Canadian securities legislation and a successor depository is not appointed by the Municipality or (ii) the Municipality in its sole discretion elects to issue certificated Debentures in definitive form in exchange for this Global Debenture.
6. Debentures issued in exchange for this Global Debenture shall be issued as certificated Debentures in definitive form in authorized denominations, shall have the same benefits and be subject to the same terms and conditions as this Global Debenture (except insofar as they specifically relate to this Global Debenture as such), shall be registered in such names and in such denominations as CDS shall direct and shall be delivered as directed by the persons in whose names such definitive Debentures are to be registered.
7. Upon the exchange of certificated Debentures in definitive form for this Global Debenture, the Municipality shall receive and cancel this Global Debenture, shall reduce the holdings of CDS & CO. on the registry to nil and shall issue or cause to be issued in exchange for this Global Debenture certificated Debentures in definitive form in an aggregate principal amount equal to and in exchange for the CDS participants' proportionate interests in this Global Debenture as of the record date for such exchange, as directed by CDS. On or after any such exchange, but only to the extent reasonably practicable in the circumstances, the Municipality shall make all payments in respect of such certificated Debentures in definitive form to the registered holders thereof, notwithstanding such exchange occurred after the record date for any payment and prior to such payment date.

Registration

8. The Municipality will keep at its designated office in the City of Sault Ste. Marie a registry in which shall be entered the names and addresses of the registered holders of Debentures and particulars of the Debentures held by them respectively and in which transfers, exchanges and substitutions of Debentures may be registered.

Title

9. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of Debentures, including this Global Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid.

Payments of Principal and Interest

10. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date, including the maturity date. Principal of and interest on the Debentures are payable by the Municipality to the persons registered as holders in the registry on the relevant record date. The Municipality shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.
11. The Municipality shall make all payments in respect of semi-annual instalments of combined (blended) principal and interest on the Debentures on each Payment Date commencing on March 28, 2008 (other than in respect of the provision for the final payment of outstanding principal and interest on the maturity date which shall be paid upon presentation and surrender of this Global Debenture at the office of the Treasurer of the Municipality in the case of the Global Debenture or at any specified branch in Canada of the Municipality's bank in other cases), by forwarding by mail, a cheque dated the due date for payment to the registered address of each registered holder of Debentures sufficiently in advance of the relevant due date that delivery of such cheques to the registered address of each registered holder on or before the due date is reasonably assured. All cheques mailed or otherwise delivered in accordance with this section shall be dated the due date for payment of the principal and interest in respect of which they are issued. Despite the foregoing, the Municipality may make payments in respect of semi-annual instalments of combined (blended) principal and interest on any Debenture (other than in respect of the payment of outstanding principal and interest payable on the maturity date upon presentation and surrender at the office of the Treasurer of the Municipality or at any specified branch in Canada of the Municipality's bank, as applicable) to the credit of the registered holder of that Debenture, by electronic transfer of payment in respect of such interest and principal to the credit of the registered holder on such terms as to which the registered holder and the Municipality may agree.
12. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual instalments of combined (blended) principal and interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days, if applicable.
13. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a "**Business Day**"), and if any date for payment is not a Business Day, payment shall be made on the next following Business Day and no further interest shall be paid in respect of the delay in such payment.

14. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality.
15. In the case of the death of one or more joint registered holders, despite sections 9 and 14 of the Conditions, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.

Transfers, Exchanges and Substitutions

16. Debentures are transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferee, in the case of a transfer or as directed by the registered holder in the case of an exchange.
17. The Municipality shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity date and of like form which have become lost, stolen, mutilated, defaced or destroyed provided that the applicant therefor shall have (i) paid such costs as may have been incurred in connection therewith; (ii) (in the case of a lost, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and indemnity in respect thereof satisfactory to the Municipality in its discretion; and (iii) surrendered to the Municipality any mutilated or defaced Debenture in respect of which new Debentures are to be issued in substitution.
18. Each Debenture executed and delivered upon any registration of transfer or exchange for or in substitution for any Debenture or part thereof shall carry all the rights to interest, if any, accrued and unpaid which were carried by such Debenture or part thereof and shall be so dated.
19. The Municipality shall not impose any fees in respect of the Debentures, in the normal course of business, other than reasonable fees for the issue of new Debentures or for the issue of new cheques in substitution for lost, stolen, mutilated, defaced or destroyed Debentures or principal and interest cheques.

Purchases

20. Subject to the investment policies and goals of the Municipality and the applicable legislation, the Municipality may, if not in default under the Debentures, at any time purchase Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Municipality may in its discretion determine.

Notices

21. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the Municipality or any registered holder is required to give any

notice in connection with the Debentures on or before any day and that day is not a Business Day then such notice may be given on the next following Business Day.

Time

22. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

23. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

10(d)

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE
SCHEDULE "C" TO BY-LAW NUMBER 2007-137**

Interest Rate: 5.154%

Date	Starting Principal	Principal Payment	Interest Payment	Total Payment	Remaining Principal
	\$	\$	\$	\$	\$
28-Mar-08	11 220 000.00	292 741.48	289 139.40	581 880.88	10 927 258.52
28-Sep-08	10 927 258.52	300 285.43	281 595.45	581 880.88	10 626 973.09
28-Mar-09	10 626 973.09	308 023.79	273 857.09	581 880.88	10 318 949.30
28-Sep-09	10 318 949.30	315 961.55	265 919.33	581 880.88	10 002 987.75
28-Mar-10	10 002 987.75	324 103.89	257 776.99	581 880.88	9 678 883.86
28-Sep-10	9 678 883.86	332 456.05	249 424.83	581 880.88	9 346 427.81
28-Mar-11	9 346 427.81	341 023.43	240 857.45	581 880.88	9 005 404.38
28-Sep-11	9 005 404.38	349 811.61	232 069.27	581 880.88	8 655 592.77
28-Mar-12	8 655 592.77	358 826.26	223 054.62	581 880.88	8 296 766.51
28-Sep-12	8 296 766.51	368 073.21	213 807.67	581 880.88	7 928 693.30
28-Mar-13	7 928 693.30	377 558.45	204 322.43	581 880.88	7 551 134.85
28-Sep-13	7 551 134.85	387 288.14	194 592.74	581 880.88	7 163 846.71
28-Mar-14	7 163 846.71	397 268.55	184 612.33	581 880.88	6 766 578.16
28-Sep-14	6 766 578.16	407 506.16	174 374.72	581 880.88	6 359 072.00
28-Mar-15	6 359 072.00	418 007.60	163 873.28	581 880.88	5 941 064.40
28-Sep-15	5 941 064.40	428 779.65	153 101.23	581 880.88	5 512 284.75
28-Mar-16	5 512 284.75	439 829.30	142 051.58	581 880.88	5 072 455.45
28-Sep-16	5 072 455.45	451 163.71	130 717.17	581 880.88	4 621 291.74
28-Mar-17	4 621 291.74	462 790.19	119 090.69	581 880.88	4 158 501.55
28-Sep-17	4 158 501.55	474 716.30	107 164.58	581 880.88	3 683 785.25
28-Mar-18	3 683 785.25	486 949.73	94 931.15	581 880.88	3 196 835.52
28-Sep-18	3 196 835.52	499 498.43	82 382.45	581 880.88	2 697 337.09
28-Mar-19	2 697 337.09	512 370.51	69 510.37	581 880.88	2 184 966.58
28-Sep-19	2 184 966.58	525 574.29	56 306.59	581 880.88	1 659 392.29
28-Mar-20	1 659 392.29	539 118.34	42 762.54	581 880.88	1 120 273.95
28-Sep-20	1 120 273.95	553 011.42	28 869.46	581 880.88	567 262.53
28-Mar-21	567 262.53	567 262.53	14 618.35	581 880.88	0.00
	11 220 000.00	4 490 783.76	15 710 783.76		

THE CORPORATION OF THE CITY OF SAULT STE.MARIE

BY-LAW NO. 2007-158

OFFICIAL PLAN AMENDMENT: A by-law to adopt
Amendment No. 127 to the Official Plan.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 21 of the Planning Act, R.S.O. 1990, chapter P.13 and amendments thereto, ENACTS as follows;

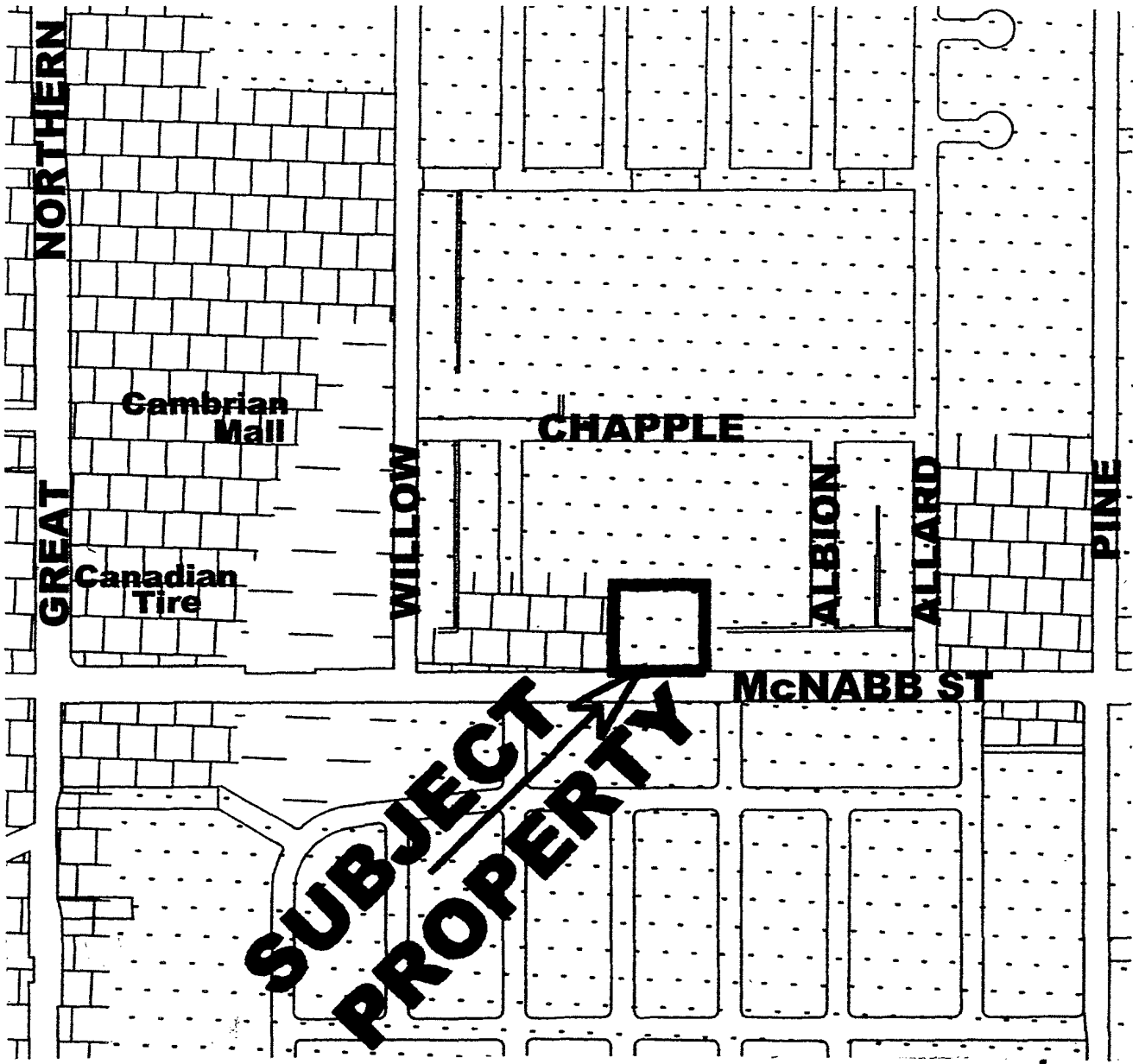
1. The Council hereby adopts Amendment No. 127 to the Official Plan for the Sault Ste. Marie planning area in the form attached hereto.
2. Subject to any referrals under the Planning Act, this by-law shall come into force on the date of its final passing.

Read THREE TIMES and PASSED in open Council this 24th day of September, 2007.

MAYOR – JOHN ROWSWELL

CLERK – DONNA IRVING

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OFFICIAL PLAN SCHEDULE "C"
LAND USE LEGEND



RESIDENTIAL



INDUSTRIAL



PARKS
RECREATIONAL



COMMERCIAL



INSTITUTIONAL



RURAL AREA

SCHEDULE "A" to AMENDMENT No. 127



**AMENDMENT NO. 127
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE:

This amendment is an amendment to the Text of the Official Plan as it relates to the Downtown Policies.

LOCATION:

Plan 20146, Lots 124-137, 158, 159 RP 1R-2096 Parts 3-9, located on the north side of McNabb Street, approximately 91m east of its intersection with Willow Ave. Civic No. 280 McNabb Street. Zoning Map 1-50.

BASIS:

This Amendment is necessary in view of a request to develop a major office building (approx. 27,000 sq. ft.) outside of the downtown. The current Official Plan Policies, as they relate major office development outside the downtown states that "construction of major office buildings outside the Downtown area shall be discouraged and new office buildings shall be encouraged to locate in the Downtown core."

Council now considers it desirable to amend the Official Plan.

DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO:

The Official Plan for the City of Sault Ste. Marie is hereby amended by adding the following paragraph to the Special Exceptions Section:

"Special Exceptions"

84. Notwithstanding the Downtown Policies of the Official Plan, lands described as Plan 20146, Lots 124-137, 158, 159 RP 1R-2096 Parts 3-9, located on the north side of McNabb Street, approximately 91m east of its intersection with Willow Avenue. Civic No. 280 McNabb Street may be used for the development of a major office building with approximately 2508m² (27,000 sq. ft.) gross floor area.

INTERPRETATION

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-141

PROPERTY SALE (P.4.6.383) to authorize the conveyance of 29.9 acres of City owned land located in the area of the southeast corner of Base Line and Leigh's Bay Road to Pod Generating Group.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to the Municipal Act, S.O. 2001, C. 25, ENACTS as follows:

1. LANDS DECLARED SURPLUS

The lands more particularly described in Schedule "A" to this by-law are surplus to the requirements of the municipality.

2. SALE AUTHORIZED

The Corporation of the City of Sault Ste. Marie shall sell the lands more particularly described in Schedule "A" hereto to the person or persons and at the consideration shown therefore in the Schedule upon the conditions set out in Schedule "A".

3. EXECUTION OF DOCUMENTS

The Mayor and Clerk are hereby authorized for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to complete the sale.

4. SCHEDULE "A"

Schedule "A" hereto forms part of this by-law.

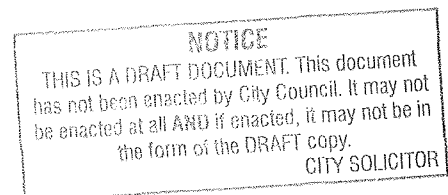
6. EFFECTIVE DATE

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

Read THREE times and PASSED in open Council this 24th day of September, 2007

MAYOR – JOHN ROWSWELL

CITY CLERK – DONNA P. IRVING



10(f)

SCHEDULE "A" TO BY-LAW NO. 2007-141

TRANSFEROR: The Corporation of the City of Sault Ste. Marie

TRANSFeree: Pod Generating Group

PROPERTY ADDRESS: 29.9 Acres at Leigh's Bay Road South of Base Line

PURCHASE PRICE: \$201,825.00

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-156

PROPERTY SALE (P.4.6.387) to authorize the conveyance of a portion of 444 Wilson Street to Rory DeRasp

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to the Municipal Act, S.O. 2001, C. 25, ENACTS as follows:

1. LANDS DECLARED SURPLUS

The lands more particularly described in Schedule "A" to this by-law are surplus to the requirements of the municipality.

2. SALE AUTHORIZED

The Corporation of the City of Sault Ste. Marie shall sell the lands more particularly described in Schedule "A" hereto to the person or persons and at the consideration shown therefore in the Schedule upon the conditions set out in Schedule "A".

3. EXECUTION OF DOCUMENTS

The Mayor and Clerk are hereby authorized for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to complete the sale.

4. SCHEDULE "A"

Schedule "A" hereto forms part of this by-law.

6. EFFECTIVE DATE

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

Read THREE times and PASSED in open Council this 24th day of September, 2007

MAYOR – JOHN ROWSWELL

CITY CLERK – DONNA P. IRVING

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CITY SOLICITOR

10(g)

SCHEDULE "A" TO BY-LAW NO. 2007-156

TRANSFEROR: The Corporation of the City of Sault Ste. Marie

TRANSFeree: Rory DeRasp

PROPERTY ADDRESS: 444 Wilson Street

PURCHASE PRICE: \$1.00

DESCRIPTION: Part 1 on Plan IR-11412

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-159

ZONING: A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 280 McNabb Street.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 34 of the Planning Act, R.S.O. 1990, chapter P.13 and amendments thereto, ENACTS as follows:

1. **280 McNABB STREET; APPROXIMATELY 91M EAST OF THE INTERSECTION WITH WILLOW AVE.; CHANGE FROM C.4 TO C.4.S**

The zone designation on the lands described in Section 2 of this by-law, which lands are shown on Map 1-50 of Schedule A to By-law 2005-150 is changed from C.4, General Commercial Zone to C.4.S, General Commercial Zone with a "special exception"

2. **BY-LAW 2005-151 AMENDED**

Section 2 of By-law 2005-151 is amended by adding thereto the following subsection 2 (250) and heading as follows:

"2(250)—280 MCNABB STREET

Despite the provisions of By-law 2005-150, the lands located on the north side of McNabb Street approximately 91 m. east of the intersection with Willow Avenue and having civic number 280 McNabb Street and marked "subject property" on the map attached as Schedule 250 to By-law 2005-151 hereto is changed from C.4, General Commercial Zone to C.4.S, General Commercial Zone with a "special exception" to permit in addition to the uses permitted in a C.4 Zone:

1. an office building with a gross floor area of 2,600 m2."

3. **SCHEDULE A**

Schedule A hereto forms a part of this by-law.

4. **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 as amended by Official Plan Amendment No. 127.

READ THREE TIMES and PASSED in Open Council this 24th day of September, 2007.

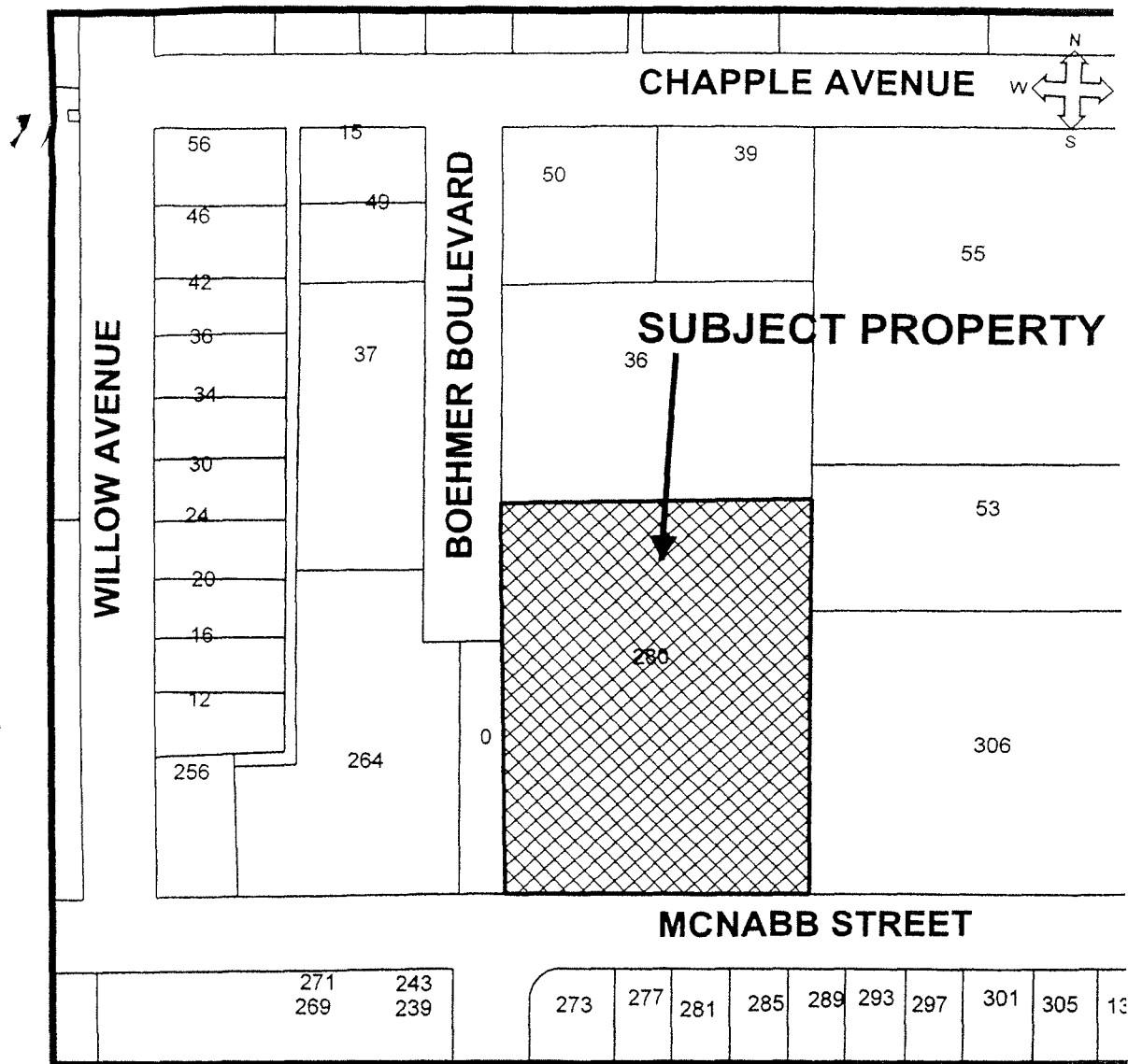
MAYOR – JOHN ROWSWELL

CLERK - DONNA P. IRVING

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10Ch)

SCHEDULE A TO BY-LAW 2007-159 AND SCHEDULE 250 TO BY-LAW 2005-151 OF THE CORPORATION OF THE CITY OF SAULT STE. MARIE, READ THREE TIMES AND PASSED IN OPEN COUNCIL THIS 24TH DAY OF SEPTEMBER, 2007.



SUBJECT PROPERTY MAP

APPLICATION

A-16-07-Z.OP

10(i)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-160

DEVELOPMENT CONTROL: A by-law to designate the lands located at 280 McNabb Street as an area of site plan control.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. **DEVELOPMENT CONTROL AREA**

The lands described on Schedule "A" attached hereto are hereby designated to be an area of site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990, chapter P. 13 and amendments thereto.

2. **SITE PLAN POWERS DELEGATED**

The Council hereby delegates to the Planning Director and in his absence to the Junior Planner of the City of Sault Ste. Marie, Council's powers to enter into a site plan agreement dealing with any of the works or matters mentioned in Section 41 of the Planning Act as amended, for the lands more particularly described in Schedule "A" to this by-law.

3. **SCHEDULE "A"**

Schedule "A" hereto forms part of this by-law.

4. **PENALTY**

Any person who contravenes this by-law including the obligations pursuant to the agreement entered into under the authority of this by-law is liable upon conviction therefor to penalty provisions as contained in the Planning Act and the Municipal Act.

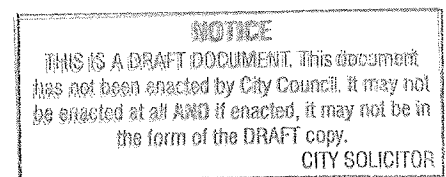
5. **EFFECTIVE DATE**

This by-law takes effect from the date of its final passing.

READ THREE TIMES and **PASSED** in Open Council this 24th day of September, 2007.

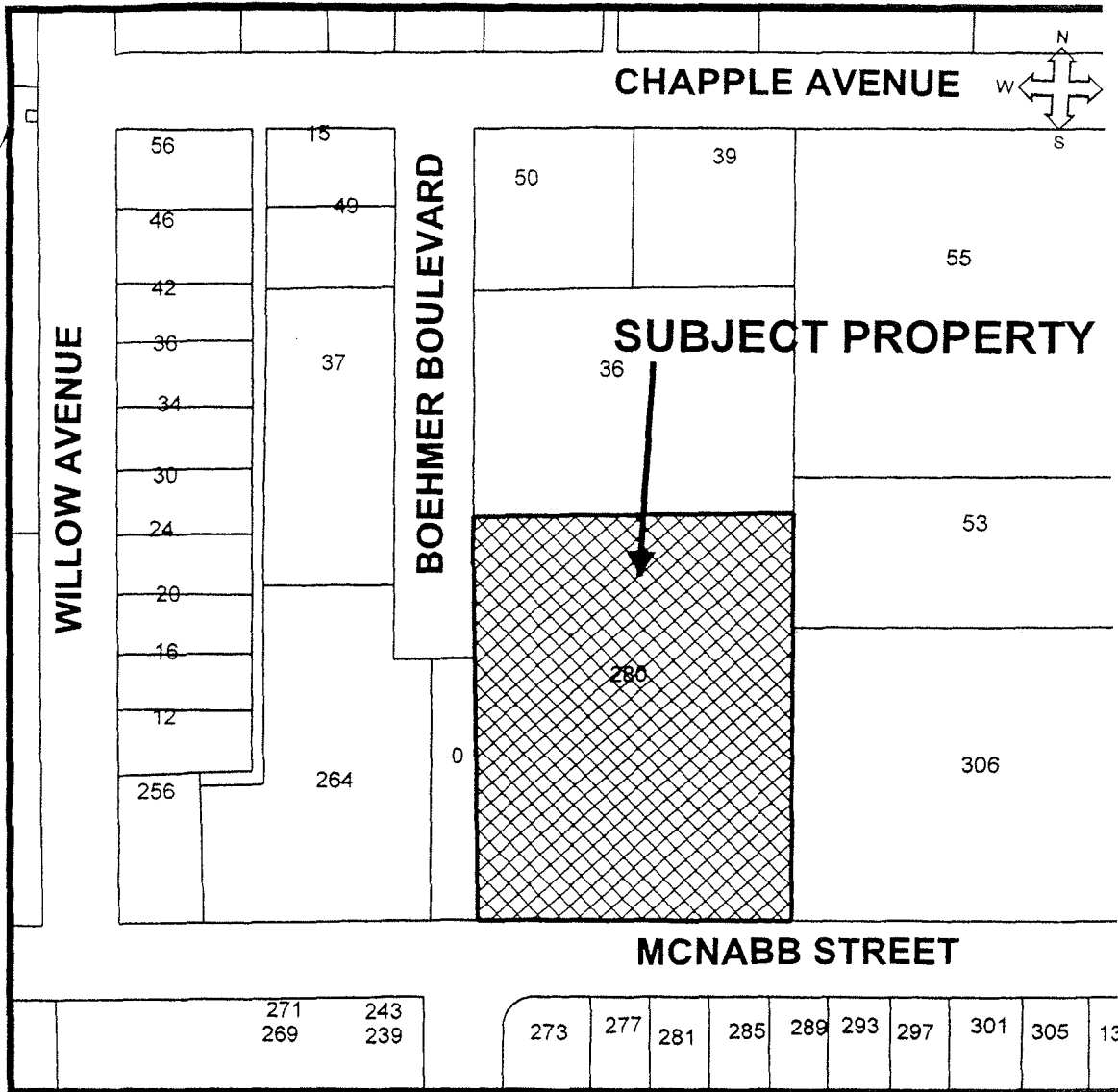
MAYOR – JOHN ROWSWELL

CLERK – DONNA P. IRVING



100i)

SCHEDULE A TO BY-LAW 2007-160 OF THE CORPORATION OF THE CITY
OF SAULT STE. MARIE BE READ THREE TIMES AND PASSED IN OPEN
COUNCIL THIS 24TH DAY OF SEPTEMBER, 2007.



SUBJECT PROPERTY MAP

APPLICATION

A-16-07-Z.OP

10(j)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-161

ZONING: A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 120 Industrial Court "A".

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 34 of the Planning Act, R.S.O. 1990, chapter P.13 and amendments thereto, ENACTS as follows:

1. **120 INDUSTRIAL COURT "A", APPROXIMATELY 100 M. WEST OF INDUSTRIAL COURT CRESCENT; CHANGE FROM M.2 TO M.2.S**

The zone designation on the lands described in Section 2 of this bylaw, which lands are shown on Map 1-112 of Schedule A to By-law 2005-150 is changed from M.2, Medium Industrial Zone to M.2.S, Medium Industrial Zone with a "special exception".

2. **BYLAW 2005-151 AMENDED**

Section 2 of By-law 2005-151 is amended by adding thereto the following subsection 2(251) and heading as follows:

"2(251)—120 INDUSTRIAL COURT "A"

Despite the provisions of By-law 2005-150, the lands located on the north side of Industrial Court "A" and having civic address 120 Industrial Court "A" and marked "subject property" on the map attached as Schedule 251 hereto is changed from M.2, Medium Industrial Zone to M.2.S. Medium Industrial Zone with a "special exception to permit, in addition to the uses permitted in a M.2 Zone, a waste transfer and recycling facility subject to the following conditions:

1. that there be outside storage of waste materials on the subject property;
2. the storage of hazardous waste on the subject property is not permitted; and
3. the rear yard setback be reduced to 1.5 m. and the easterly side yard setback be reduced to 3.5 m. for the proposed 15.26 x 18.29 building to be located in the rear yard of the subject property."

3. **SCHEDULE A**

Schedule A hereto forms a part of this by-law.

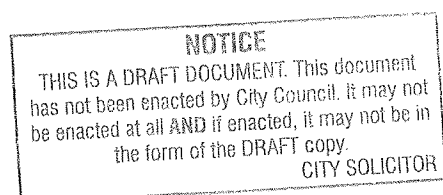
4. **CERTIFICATE OF CONFORMITY**

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.

READ THREE TIMES and PASSED in Open Council this 24th day of September, 2007..

MAYOR – JOHN ROWSWELL

CLERK - DONNA P. IRVING



106j1

SCHEDULE A TO BY-LAW 2007-161 AND SCHEDULE 251 TO BY-LAW 2005-151 OF THE CORPORATION OF THE CITY OF SAULT STE. MARIE, READ THREE TIMES AND PASSED IN OPEN COUNCIL THIS 24TH DAY OF SEPTEMBER, 2007.



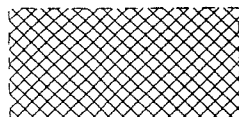
SUBJECT PROPERTY MAP
120 Industrial Court "A"
APPLICATION A-17-07-Z



Metric Scale
 1 : 4000

Map 1-112

August 2007



SUBJECT PROPERTY - 120-Industrial Court "A"