

AGENDA

REGULAR MEETING OF CITY COUNCIL

2013 03 04

4:30 P.M.

COUNCIL CHAMBERS

1. ADOPTION OF MINUTES

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that the Minutes of the Regular Council Meeting of 2013 02 19 be approved.

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

3. APPROVE AGENDA AS PRESENTED

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that the Agenda for 2013 03 04 City Council meeting as presented be approved.

4. DELEGATIONS/PROCLAMATIONS

- a) Mike Delfre, Chair, Sault Ste. Marie Easter Seals Telethon, Lori Amendola and Hunter Vommaro 2013 Easter Seals Sault Ste. Marie Ambassador will be in attendance concerning proclamation – March is Easter Seals Month.
- b) Art Osborne, Volunteer – Canadian Red Cross, will be in attendance concerning proclamation – March is Red Cross Month.
- c) Christine Pagnucco, Manager – Physician Recruitment and Retention will be in attendance concerning agenda item 6.(8)(a).

- d) Dominic Parella, President and CEO, PUC Inc will be in attendance concerning agenda item 6.(8)(b).

PART ONE – CONSENT AGENDA

5. COMMUNICATIONS AND ROUTINE REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that all the items listed under date 2013 03 04 – Part One – Consent Agenda be approved as recommended.

- a) Correspondence from AMO, FONOM is attached for the information of Council.
- b) Correspondence requesting permission for private property liquor license extension is attached for the consideration of Council.

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that City Council has no objection to the proposed extended licensed area as detailed in the written request for a liquor license extension on private property for an outdoor event on the following stated dates and times:

Royal Canadian Legion Branch 25

96 Great Northern Road

Appreciated Night – June 4, 2013 from 11:00 a.m. to 11:00 p.m.

Annual Horseshoe Tournament – August 17, 2013 from 11:00 a.m. to 11:00 p.m.

c) **Staff Travel**

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

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that the report of the Chief Administrative Officer dated 2013 03 04 concerning Staff Travel requests be approved as requested.

d) **2013 Budget Meeting**

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

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that the report of the Commissioner of Finance and Treasurer dated 2013 03 04 concerning 2013 Budget Meeting be received as information.

e) **2012 Building Division Annual Fee Report**

A report of the Chief Building Official is attached for the consideration of Council.

Mover: Councillor P. Mick

Seconded: Councillor R. Niro

Resolved that the report of the Chief Building Official dated 2013 03 04 concerning 2012 Building Division Annual Fee Report be received as information.

f) **PUC Shareholder Agreements**

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

The relevant By-laws 2013-044 and 2013-045 are listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

g) **Request for a Deeming By-law for Lots 50 and 51 Plan 1219 St. Mary's, Wilson "B" Subdivision**

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

The relevant By-law 2013-041 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

h) **Premiere Landscaping and Garden Centre Inc. – 1485 Maki Road**

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

Mover: Councillor P. Mick

Seconded: Councillor R. Niro

Resolved that the report of the City Solicitor dated 2013 03 04 concerning Premiere Landscaping and Garden Centre Inc. – 1485 Maki Road be received as information.

i) **Ontario Municipal Board Hearing – 226 River Road – Zoning By-law 2012-148**

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

Mover: Councillor P. Mick

Seconded: Councillor R. Niro

Resolved that the report of the City Solicitor dated 2013 03 04 concerning Ontario Municipal Board Hearing – 226 River Road – Zoning By-law 2012-148 be received as information.

j) **Comprehensive Official Plan Review**

A report of the Planning Division is attached for the consideration of Council. A copy of the Draft Official Plan is attached under separate cover.

Mover: Councillor P. Mick

Seconded: Councillor R. Niro

Resolved that the report of the Planning Division dated 2013 03 04 concerning Comprehensive Official Plan Review be received and that City Council accepts this report and the attached draft Official Plan as information and authorizes the Planning Advisory Committee to host a Public Open House on Wednesday, April 10, 2013 from 4:00 p.m. to 8:00 p.m.

k) Proposed West End Community Bus Service

A report of the Manager of Transit and Parking is attached for the consideration of Council.

Mover: Councillor P. Mick

Seconded: Councillor R. Niro

Resolved that the report of the Manager of Transit and Parking dated 2013 03 04 concerning Proposed West End Community Bus Service be accepted and the recommendation to redirect \$77,235 in Provincial Gas Tax funding from Trans Cab services to a new West End Community Bus Route be approved.

l) Public Works Equipment Storage Facility

A report of the Manager of Equipment and Building Maintenance is attached for the consideration of Council.

Mover: Councillor P. Mick

Seconded: Councillor R. Niro

Resolved that the report of the Manager of Buildings and Equipment Maintenance dated 2013 03 04 concerning Public Works Equipment Storage Facility be accepted and the recommendation to prepare specifications and tender the project at an estimated cost of \$250,000 with funding from the Public Works Equipment Reserve be approved.

m) Ontario One Call ('ON1Call') Service Registration

A report of the Deputy Commissioner of Public Works and Transportation is attached for the consideration of Council.

Mover: Councillor P. Mick

Seconded: Councillor R. Niro

Resolved that the report of the Deputy Commissioner, Public Works and Transportation dated 2013 03 04 concerning Ontario One Call (ON1Call) Service Registration be accepted and the recommendation to proceed with the registration process with a final agreement being brought back to Council at a future meeting be approved.

n) **Alternate Locate Agreement with Union Gas and Delegated Signing Authority for Similar Agreements with Other Utility Companies**

A report of the Deputy Commissioner of Public Works and Transportation is attached for the consideration of Council.

The relevant By-laws 2013-042 and 2013-043 are listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

PART TWO – REGULAR AGENDA

6. REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES

(1) ADMINISTRATION

(2) COMMUNITY SERVICES DEPARTMENT

(3) ENGINEERING

(4) FIRE

(5) LEGAL

(6) PLANNING

a) **Application No. A-8-06-Z.OP & 57T-06-501 – filed by Jane Eva Hedlund, Catherine Shunock, 206211 Ontario Limited and Frank Shunock**

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

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that the report of the Planning Division dated 2013 03 04 concerning Application No. A-8-06-Z.OP & 57T-06-501 – filed by Jane Eva Hedlund, Catherine Shunock, 206211 Ontario Limited and Frank Shunock – 1525, 1675, 1707, 1709, 1715, 1731 Trunk Road and 834 River Road be received and that City Council postpone this application to April 8, 2013.

b) **Application No. A-4-13-Z – filed by 1743503 Ontario Inc.**

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

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that the report of the Planning Division dated 2013 03 04 concerning Application No. A-4-13-Z – filed by 1743503 Ontario Inc. – 496 Second Line West be received and that City Council approves this application and rezones the subject property from "R2" (Single Detached Residential) zone to "R4" (Medium Density Residential) zone, subject to the 5 conditions contained in the report.

(7) PUBLIC WORKS AND TRANSPORTATION

(8) BOARDS AND COMMITTEES

a) Sault Ste. Marie Physician Recruitment and Retention

A report of the Sault Ste. Marie Physician Recruitment and Retention Office is attached under separate cover for the consideration of Council.

Mover: Councillor P. Mick

Second: Councillor R. Niro

Resolved that the report of the Sault Ste. Marie Physician Recruitment and Retention Office dated March 2013 concerning the Sault Ste. Marie Physician Recruitment and Retention Activity Report and proposed 2013/2014 budget request to the City in the amount of \$464,850 for the period of April 1, 2013 to March 31, 2014 funded from the Hospital Development Reserve Fund be approved.

b) Report of the Ontario Distribution Sector Review Panel

A memo concerning the report of the Ontario Distribution Sector Review Panel is attached for the consideration of Council.

Mover: Councillor P. Mick

Second: Councillor R. Niro

Whereas the Ontario Distribution Sector Review Panel (the Panel) released a report dated December 13, 2012 regarding electricity distribution and distribution models; and

Whereas the Panel report recommended a sole solution of forced consolidation of LDCs across the Province; and

Whereas the Panel further recommended legislation to force the said mergers if they are not achieved voluntarily within a 6 to 9 month time period; and

Whereas the Panel made the said recommendations contrary to the submissions made to the Panel by the Association of Municipalities of Ontario (AMO), the Electricity Distributors Association (EDA) and the City of Sault Ste. Marie; and

Whereas AMO has expressed disappointment with the Panel's report; and

Whereas the EDA has expressed disappointment with the Panel's report; and

Whereas the solution set out in the Panel's report will have a detrimental effect on Sault Ste. Marie in terms of: higher costs for electricity and water for customers, loss of jobs in Sault Ste. Marie due to the merger, loss of local control over the utility, potential loss of dividend to Sault Ste. Marie as the shareholder of the utility, potential loss of the value of electrical assets owned by the City of Sault Ste. Marie and loss of past successes to control costs;

Now Therefore Be It Resolved that appropriate members of City Council and City staff extend an invitation to meet with MPP David Oraziotti to discuss concerns with the Panel's report and further that correspondence be drafted to the Minister of Energy expressing the City's concerns with the Panel's report.

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

- a) Mover: Councillor S. Butland
Seconded: Councillor P. Christian
Resolved that the City of Sault Ste. Marie in co-operation with Tourism Sault Ste. Marie and the Sault Minor Baseball Association invite the Toronto Blue Jays baseball team to Northern Ontario and Sault Ste. Marie specifically for their Winter Tour 2013.
- b) Mover: Councillor P. Christian
Seconded: Councillor J. Krmpotich
Whereas the provincial government has introduced the "Safe Drinking Water Act" which establishes new guidelines for municipal water quality and safety throughout the province; and
Whereas Section 19 of the Act extends legal responsibility to anyone with decision-making authority over municipal drinking water systems; and
Whereas councillors must exercise due diligence and a level of care in exercising their decision-making responsibilities over the city's municipal drinking water; and
Whereas Sault Ste. Marie City Councillors were provided with a list of items that they should be familiar with in order to meet the standards of due diligence under the Act;
Now Therefore Be It Resolved that City Council ask appropriate staff to work with the PUC to develop a training program for councillors to address the items on the above mentioned list; and
Further that Council requests the PUC to consider conducting a formal classroom training session and possible site visits to augment any written materials that will be needed and to seek the help of any outside authorities or personnel who may be needed to assist with this training.
- c) Mover: Councillor T. Sheehan
Seconded: Councillor S. Butland
Whereas the City of Sault Ste. Marie has been investing a great deal of resources rebuilding and reconstructing our roads; and
Whereas the ongoing Queen Street East reconstruction project is one example of such an important investment; and
Whereas during the course of reconstruction the City has taken down the lights at the Kohler Street and Queen Street East intersection; and
Whereas this area is densely populated with many people including seniors and children; and
Whereas the fate of the "old hospital site" is yet to be determined; and
Whereas many people continue to attend the Doctor's Building at this intersection; and
Whereas a number of accidents have been reported by people living and working in the area,

Now Therefore Be It Resolved that appropriate staff report back to Council on how the lights might be put back up or other traffic controls be considered and also report on any other safety solution to such this serious problem.

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 TO BE PASSED which do not require more than a simple majority.

AGREEMENTS

a) 2013-42

A by-law to authorize the execution of an Alternate Locate Agreement between the City and Union Gas Limited for a term of two (2) years.

A report from the Deputy Commissioner of Public Works and Transportation is on the agenda.

b) 2013-43

A by-law to delegate to the Commissioner of Public Works and Transportation certain powers under section 23.1 of the *Municipal Act, 2001*.

A report from the Deputy Commissioner of Public Works and Transportation is on the agenda.

c) 2013-44

A by-law to authorize the execution of an amending agreement to the Shareholder Agreement between the City and PUC Inc.

A report from the City Solicitor is on the agenda.

d) 2013-45

A by-law to authorize the execution of an amending agreement to the Shareholder Agreement between the City and PUC Services Inc.

A report from the City Solicitor is on the agenda.

PARKING

e) **2013-46**

A by-law to appoint Municipal Law Enforcement Officers to enforce the by-laws on various private properties and to amend Schedule "A" to By-law 90-305.

SUBDIVISION CONTROL

f) **2013-41**

A by-law to deem not registered for purposes of subdivision control certain lots in the Wilson "B" Subdivision, pursuant to Section 50(4) of the *Planning Act*.

A report by the City Solicitor is on the agenda.

TRAFFIC

g) **2013-40**

A by-law to amend Schedule "A" of Traffic By-law 77-200 regarding Third Line East at the Hub Trail entrance.

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

12. ADDENDUM TO THE AGENDA

13. ADJOURNMENT

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that this Council now adjourn.

MINUTES

REGULAR MEETING OF CITY COUNCIL

2013 02 19

4:30 P.M.

COUNCIL CHAMBERS

Present: Mayor D. Amaroso, Councillors L. Turco, S. Butland, S. Myers, M. Bruni, J. Krmpotich, B. Watkins, R. Niro, F. Fata, T. Sheehan, F. Manzo, P. Mick

Absent: Councillor P. Christian (until 5:55 p.m.)

Officials: J. Fratesi, R. Tyczinski, N. Kenny, L. Girardi, N. Apostle, B. Freiburger, J. Dolcetti, D. Elliott, P. Tonazzo, M. Lebel, J. Cain, K. Fisher, F. Coccimiglio

1. ADOPTION OF MINUTES

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that the Minutes of the Regular Council Meeting of 2013 02 04 be approved. CARRIED

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

3. APPROVE AGENDA AS PRESENTED

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that the Agenda and Addendum #1 for 2013 02 19 City Council meeting as presented be approved. CARRIED

4. DELEGATIONS/PROCLAMATIONS

- a) Ago Lehela, Chair, Estonian Association of Sault Ste. Marie was in attendance concerning the proclamation – Estonian Independence Day.

- b) Madison Zuppa and Stephanie Pagnucco were in attendance concerning the proclamation – STRIVE: Young Professionals Group.
- c) Kathy Fisher, Curator, Ermatinger•Clergue National Historic Site and Carol Caputo were in attendance concerning agenda item 6.(1)(a).
- d) Mike Lebel, Superintendent, Public Works and Transportation was in attendance concerning best practice presentation – Compost Production at Public Works.

PART ONE – CONSENT AGENDA

5. COMMUNICATIONS AND ROUTINE REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES

Moved by: Councillor T. Sheehan

Seconded by: Councillor F. Fata

Resolved that all the items listed under date 2013 02 19 – Part One – Consent Agenda be approved as recommended. CARRIED

- a) Correspondence from AMO, FONOM was received by Council.
- b) Correspondence from the North Channel Marine Tourism Council Inc. to the Minister of Finance regarding low water levels was received by Council.
- c) Correspondence from Mayor Amaroso congratulating MPP David Oraziotti on his appointment to provincial cabinet as Minister of Natural Resources was received by Council.
- d) **Staff Travel**

The report of the Chief Administrative Officer was received by Council.

Moved by: Councillor T. Sheehan

Seconded by: Councillor M. Bruni

Resolved that the report of the Chief Administrative Officer dated 2013 02 19 concerning Staff Travel requests be approved as requested. CARRIED

- e) **RFP for Asset Management Facility Condition Assessment (2012TA01P)**

The report of the Manager of Purchasing was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that the report of the Manager of Purchasing dated 2013 02 19 be endorsed and that the proposal for the provision of an Asset Management Facility Condition Assessment, as required by the Finance Department, be accepted as recommended; and

Further Be It Resolved that funding for this assessment be drawn from the Facility Maintenance Reserve. CARRIED

f) **Bell Mobility Inc. Agreement**

The report of the Manager, Information and Technology was received by Council.

The relevant By-law 2013-034 is listed under Item 10 of the Minutes.

g) **Revision to the Cultural Policy for the Corporation of the City of Sault Ste. Marie**

The report of the Manager of Recreation and Culture was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that the report of the Manager of Recreation and Culture dated 2013 02 19 concerning Revision to Cultural Policy be accepted and that the revisions to the policy as outlined in the report be approved. CARRIED

h) **Request for Financial Assistance for National/International Sports Competitions – Richard MacLennan – Speed Skating**

The report of the Manager of Recreation and Culture was received by Council.

Moved by: Councillor T. Sheehan

Seconded by: Councillor M. Bruni

Resolved that the report of the Manager of Recreation and Culture dated 2013 02 19 concerning Request for Financial Assistance for National/International Sports Competitions be accepted and the recommendation to provide a \$200 grant to Richard MacLennan (Canada Cup #3) be approved. CARRIED

i) **Fourth Line East Davignon Creek Culvert Replacement – Engineering Agreement**

The report of the Design and Construction Engineer was received by Council.

The relevant By-law 2013-037 is listed under Item 10 of the Minutes.

j) **MTO Connecting Link Funding Program Cancellation**

The report of the Director of Engineering Services was received by Council.

Moved by: Councillor T. Sheehan

Seconded by: Councillor F. Fata

Resolved that the report of the Director of Engineering Services dated 2013 02 19 concerning MTO Connecting Link Funding Program Cancellation be accepted and that correspondence be sent to the Honourable Glen Murray, newly appointed Minister of Transportation, urging him to:

1. Reinstate 75% funding program for municipal connecting links in continued recognition of the Province's responsibility to assist municipalities that service through traffic, with particular emphasis on the extensive impact it will have on the City of Sault Ste. Marie; or
Identify other grant funding for Sault Ste. Marie in particular for a five year capital plan for the widening of Second Line from Pine Street to Black Road,

- and Black Road from Second Line to McNabb Street, as well as eventual resurfacing of the other connecting links; and
2. Assume portions of our connecting link system so that the Province is 100% responsible for them; and
 3. Renew efforts to complete the connection of Highway 17 (New) to Second Line at Black Road, and/or complete a by-pass around Sault Ste. Marie to connect Hwy 17 North and East. CARRIED

k) **Agreement for Transit Bus Interior and Exterior Advertising**

The report of the Manager of Transit and Parking was received by Council.

The relevant By-law 2013-036 is listed under Item 10 of the Minutes.

l) **Bus Staging During Christmas and Community Day Parades**

The report of the Manager of Transit and Parking was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that the report of the Manager of Transit and Parking dated 2013 02 19 concerning Bus Staging During Christmas and Community Day Parades be accepted and the recommendation that additional supervisory staff be provided at the staging area on parade days be approved. CARRIED

m) **Addition to Schedule 'A', By-law 77-200 Traffic By-law – Sharon Crescent**

A report of the Deputy Commissioner of Public Works and Transportation is attached for the consideration of Council.

The relevant By-law 2013-039 is listed under Item 10 of the Minutes.

n) **Addition to Schedule 'A', By-law 77-200 Traffic By-law – Third Line East at the Hub Trail Entrance**

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

Moved by: Councillor T. Sheehan

Seconded by: Councillor F. Fata

Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2013 02 19 concerning Addition to Schedule 'A' – Traffic By-law 77-200 Third Line East at the Hub Trail Entrance be accepted and that the necessary by-law amendment as outlined in the report be prepared for a future meeting of Council. CARRIED

o) Correspondence from the Ministry of Community Safety and Correctional Services regarding the City's emergency management program was received by Council.

p) Correspondence from the Sault Trails Advocacy Committee regarding draft Ontario Ministry of Transportation Cycling Strategy was received by Council.

q) **Council Travel**

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that Councillor Lou Turco be authorized to travel to the AMO Board meeting being held in Toronto (2 days in March) at an estimated cost to the City of \$300 and the FONOM Board meeting being held in Temiskaming Shores (2 days in March) at no cost to the City. CARRIED

r) **Ontario Distribution Sector Panel Review**

The report of the Chief Administrative Officer was received by Council.

Moved by: Councillor T. Sheehan

Seconded by: Councillor M. Bruni

Resolved that the report of the Chief Administrative Officer, dated 2013 02 19 regarding the recommendations released December 2012 by the Ontario Distribution Sector Review Panel be received as information and that Dominic Parrella, President & CEO of PUC Inc. be invited to attend the March 4, 2013 meeting of City Council and make a presentation with respect to the Panel's report and recommendations, as well as the implications which would result to the City of Sault Ste. Marie and its ratepayers and further that PUC Inc. make recommendations as to appropriate "next steps" with respect to these very important matters. CARRIED

PART TWO – REGULAR AGENDA

6. REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES

(1) ADMINISTRATION

a) Tall Ships 1812 Tour “Sails on the St. Marys” – July 19 – 21, 2013

The report of the Manager of Audits and Capital Planning was received by Council.

Moved by: Councillor T. Sheehan

Seconded by: Councillor M. Bruni

Resolved that the report of the Manager of Audits and Capital Planning dated 2013 02 19 concerning Algoma 1812's Financial Assistance Policy application be received and the recommendation that the request for waiving port and venues fees at Roberta Bondar Pavilion/Marina from July 19-21, 2013 be approved based on past practice and the endorsement of the Community Services Department and Tourism Sault Ste. Marie. CARRIED

b) Creation of the Position of Deputy Mayor

The report of the City Clerk was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor L. Turco

Motion to POSTPONE Item 6.(1)(b) to at least Monday, March 25 to await more information and enable opportunity for public input. CARRIED

Recorded Vote:

For: Mayor D. Amaroso, Councillors L. Turco, S. Myers, M. Bruni, J. Krmpotich, R. Niro, T. Sheehan, F. Manzo, P. Mick

Against: Councillors S. Butland, B. Watkins, P. Christian, F. Fata

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that the report of the City Clerk dated 2013 02 19 concerning Creation of the Position of Deputy Mayor be accepted and that the recommendation that a by-law formalizing the position of Deputy Mayor be drafted and brought to a future meeting of Council be approved. POSTPONED

c) Procedure By-law Review

The report of the City Clerk was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor L. Turco

Resolved that agenda item 6.(1)(c) Procedure By-law Review be POSTPONED until at least March 25, 2013. CARRIED

Moved by: Councillor T. Sheehan

Seconded by: Councillor F. Fata

Resolved that the report of the City Clerk dated 2013 02 19 concerning Procedure By-law Review be accepted and that the recommendation that the proposed amendments be formalized into a new procedure by-law and brought to a future meeting of Council be approved. POSTPONED

(2) COMMUNITY SERVICES DEPARTMENT

(3) ENGINEERING

(4) FIRE

(5) LEGAL

(6) PLANNING

a) A-4-13-Z – filed by 1743503 Ontario Inc. – 496 Second Line West

The report of the Planning Division was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that the report of the Planning Division dated 2013 02 19 concerning application No. A-4-13-Z filed by 1743503 Ontario Inc – 496 Second Line West be received and that City Council approve this application and rezone the subject property from :“R2” (Single Detached Residential) zone to “R4” (Medium Density Residential) zone, subject to the following conditions:

1. That the required setback from the north lot line be reduced to 3m;
2. That the required setback from the south lot line be deducted to 7m;
3. That required parking is permitted in a required front yard and exterior side yard;
4. That the property be deemed subject to Site Plan Control. POSTPONED

Moved by: Councillor F. Manzo

Seconded by: Councillor J. Krmpotich

Whereas property owners in the area of 496 Second Line West have submitted correspondence requesting postponement of a decision with respect to planning application A-4-13-Z filed by 1743503 Ontario Inc. – 496 Second Line West to allow residents to circulate a petition;

Now Therefore Be It Resolved that item 6.(6)(a) planning application A-4-13-Z filed by 1743503 Ontario Inc. – 496 Second Line West be postponed to March 4, 2013. CARRIED

(7) PUBLIC WORKS AND TRANSPORTATION

(8) BOARDS AND COMMITTEES

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

- a) Moved by: Councillor S. Butland
Seconded by: Councillor S. Myers

Whereas Holy Cross Elementary School is a new school which was created as result of the amalgamation of several elementary schools in the east end of the city; and

Whereas the school has created increased pedestrian and vehicular traffic in the area; and

Whereas this increased traffic has resulted in alternative routes being sought by vehicles attempting to avoid possible congestion on Bennett Boulevard, the main artery adjacent to the school; and

Whereas vehicles travelling these alternative routes create potential safety hazards for children who must walk on these streets as a result of blocked sidewalks which, historically, did not require snow removal,

Now Therefore Be It Resolved appropriate City staff be requested to review the existing situation including meeting with appropriate Huron Superior Separate School Board personnel (i.e. the principal of Holy Cross, Michael Currier) and recommend possible solutions to maximize safety for pedestrians and drivers in the area. CARRIED

Pecuniary Interest – Councillor L. Turco – spouse is a Trustee with the Huron Superior District Catholic School Board

- b) Moved by: Councillor L. Turco
Seconded by: Councillor T. Sheehan

Whereas Team Brad Jacobs recently won the Northern Ontario Men's Curling Championship, earning a sixth trip to the Tim Hortons Brier for Jacobs and the fourth consecutive title for Jacobs and his front end, E.J. Harnden and Ryan Harnden;

Now Therefore Be it Resolved that Council of the City of Sault Ste. Marie, on behalf of its citizens, congratulates Skip Brad Jacobs, E.J. Harnden, Ryan Harnden and Ryan Fry on their accomplishments to date and wishes them all success in the 2013 Tim Hortons Brier. CARRIED

- c) Moved by: Councillor L. Turco
Seconded by: Councillor T. Sheehan

Whereas local athlete Rachelle Barbeau participated in the World Special Olympics Winter Games in Pyeongchang, South Korea from January 26 – February 6, 2013; and

Whereas these games are intended not only to promote awareness of various physical and mental conditions, but also the development of inclusive communities and the empowerment of athletes to achieve their goals; and
Whereas Rachelle Barbeau qualified for Team Canada by winning two gold medals and one silver in Alberta;

Now Therefore Be it Resolved that Council of the City of Sault Ste. Marie, on behalf of its citizens, congratulates Rachelle Barbeau on winning two silver medals in cross-country skiing at the World Special Olympics Winter Games 2013 and applauds her hard work and determination in achieving her goals.
CARRIED

- d) Moved by: Councillor M. Bruni
Seconded by: Councillor B. Watkins
That opportunities for parking to access John Rowsell Hub Trail at Third Line East be investigated with report back to 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 S. Myers
Seconded by: Councillor F. Fata
Resolved that all by-laws listed under Item 10 of the AGENDA under date February 19, 2013 be approved. CARRIED

Moved by: Councillor T. Sheehan
Seconded by: Councillor M. Bruni
Resolved that By-law 2013-33 being a by-law to amend Schedule "A" of Traffic By-law 77-200 regarding Chapple Avenue be PASSED in open Council this 19th day of February, 2013. CARRIED

Moved by: Councillor T. Sheehan
Seconded by: Councillor M. Bruni
Resolved that By-law 2013-34 being a by-law to authorize the execution of a 5 year agreement between the City and Bell Mobility Inc. to provide and install equipment used for the enhancement of telecommunications, including cellular phone and cellular data signals within the Civic Centre be PASSED in open Council this 19th day of February, 2013. CARRIED

Moved by: Councillor T. Sheehan
Seconded by: Councillor M. Bruni
Resolved that By-law 2013-35 being a by-law to appoint Micheal Nadeau as Commissioner of Social Services be PASSED in open Council this 19th day of February, 2013. CARRIED

Moved by: Councillor T. Sheehan
Seconded by: Councillor M. Bruni
Resolved that By-law 2013-36 being a by-law to authorize the execution of a five year agreement between the City and The Sudbury Wolves Hockey Club Limited O/A BK Corporate Marketing Services for the provision of selling advertising on the Transit Services Division's fleet of buses be PASSED in open Council this 19th day of February, 2013. CARRIED

Moved by: Councillor T. Sheehan
Seconded by: Councillor M. Bruni
Resolved that By-law 2013-37 being a by-law to authorize the execution of an agreement between the City and AECOM Canada Ltd. for engineering services for the design and contract administration for the Fourth Line East Davignon Creek culvert replacement, with an engineering fee estimate of \$94,830 excluding HST be PASSED in open Council this 19th day of February, 2013. CARRIED

Moved by: Councillor T. Sheehan
Seconded by: Councillor M. Bruni
Resolved that By-law 2013-38 being a by-law to adopt Amendment No. 194 to the Official Plan for the City of Sault Ste. Marie (1741 Base Line) be PASSED in open Council this 19th day of February, 2013. CARRIED

Moved by: Councillor T. Sheehan
Seconded by: Councillor M. Bruni
Resolved that By-law 2013-39 being a by-law to amend Schedule "A" of Traffic By-law 77-200 regarding Sharon Crescent be PASSED in open Council this 19th day of February, 2013. CARRIED

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

13. ADJOURNMENT

Moved by: Councillor T. Sheehan
Seconded by: Councillor M. Bruni
Resolved that this Council now adjourn.

Mayor

City Clerk


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...get the knowledge you need to stay protected with a new course from AMO.

What are your Personal Responsibilities as a Councillor?

Citizens across Ontario are increasing their scrutiny of councils and individual members of Councils behavior, coupled with a shift in personal obligations under the Safe Drinking Water Act it's time to get a better understanding of your personal responsibilities as a Councillor. Sign up today for AMO's new course on Personal Responsibilities.

Topics to be covered include:

- Water Regulation, *Safe Drinking Water Act, 2002*
- Oath of Office
- *Municipal Conflict of Interest Act*
- Codes of Conduct
- Bill 168, *Occupational Health and Safety Amendment Act* (Violence and Harassment in the Workplace), 2009
- Privilege
- Procedure By-Law Behavior
- Legislative Protection for Members (Municipal Act sections 45, 279, 283, 448(1); MCIA section 14)
- Criminal Code
- The role of the Municipal Solicitor
- and more...

This course is facilitated by Nigel Bellchamber and Fred Dean.

Dates and Locations

This full-day course (8:30 am to 4:30 pm, lunch will be provided) will be offered in the following locations:

- February 24th - Fairmont Royal York, Toronto **SOLD OUT**
- March 19th - Memorial Hall, Kingston
- March 22nd - Four Points by Sheraton, London
- April 24th - Best Western, North Bay

Forms



[Personal Responsibilities Registration Form](#)

Contact

Nigel Bellchamber

Special Events & Business Development

Coordinator

ndbellch@amo.on.ca

T 416.971.9955 ext. 330

TF 1.877.426.6527

F 416.971.6131

- April 25th - Holiday Inn, Barrie
- April 30th - Valhalla Inn, Thunder Bay

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FONOM

The Federation of Northern Ontario Municipalities

February 27, 2013

FONOM Executive Holds 'Full and Frank, Candid' Meetings with Premier, Ministers

Alan Spacek, Mayor of Kapuskasing, and President of the Federation of Northern Ontario Municipalities (FONOM), expressed his satisfaction with a high level meeting held with Premier Kathleen Wynne and Cabinet Members Zimmer, Orazetti, Gravelle, Jeffrey, Murray and Parliamentary Assistant to the Minister of Energy, Bob Delaney Monday at the Ontario Good Roads/Rural Ontario Municipal Association Annual Meeting.

"We had a candid, full and frank conversation with leaders of the Provincial Government – the Premier, the Ministers Municipal Affairs and Housing, Native Affairs, Natural Resources, Northern Development and Mines, Transportation and Infrastructure and the Parliamentary Assistant to the Minister of Energy. What a difference a year makes," claimed Spacek.

President Spacek, along with his Vice President, Tom Laughren, Mayor of Timmins and Paul Schoppmann, a Director on the FONOM Executive and Mayor of St Charles met for over an hour with Cabinet members. Mayor Spacek was particularly pleased that the Premier was in attendance. The tone of the meeting was collaborative and cordial.

Mayor Spacek, supported by the Northern Mayors and the Northwestern Ontario Municipal Association, requested an increase of \$75 per household to the Northern Community Grant to help municipalities provide infrastructure and services. Another issue discussed included the Ontario Northland Divestiture, which has been of major concern to Northern Municipalities. Northern Development and Mines Minister Gravelle undertook to establish a formal mechanism to consult Northern stakeholders on this important matter. "We need a Northern Transportation Strategy," noted Spacek. "Involve us in your deliberations. We have a wealth of knowledge that can help address the complex transportation issues facing Northerners and Northern business."

Spacek then suggested to the Premier and Cabinet that the Province, in consultation with FONOM and other key stakeholders establish an infrastructure renewal program that works in the North; save the North's Provincial Parks from Closure and keep Northern MNR jobs intact. Electricity was another 'big ticket' item discussed, and FONOM recommended that the Province, Northern municipalities and other key stakeholders need to implement a northern electricity pricing regime and develop updated transmission capacity in order to make northern industries more competitive and open up resource development across the Northeast.

Mayor Tom Laughren, FONOM's 'point person' on the Northern Growth Plan file spoke about the faltering Northern Growth Plan and recommended that Growth Plan address the growth potential of all municipalities in Northern Ontario. "I was pleased to hear the commitment to the North made by these Ministers today" noted Laughren. The Vice President of FONOM then said he was pleased that the Provincial Government "got back to the table to work with us".

FONOM President Spacek concluded by saying "Ministers, we want to work with you. We have offered to help find solutions to these issues to help Ontario be strong – but to do that, we need to build on the strengths of the North. Let's work on building that strength together in cooperation and not in isolation. Let's both seek Federal participation in our struggle to make Ontario's North a major, sustainable contributor to Canada's and Ontario's economic well-being."

-30-

For more information, contact:
Alan Spacek, President, FONOM 705 335-0001



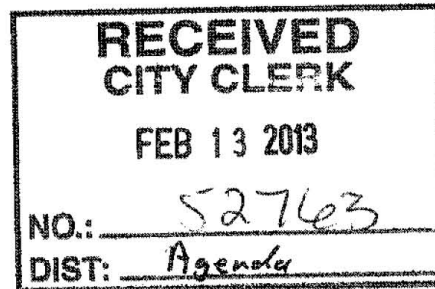
5(b)

THE ROYAL CANADIAN LEGION BRANCH 25

P.O. BOX 22040 — SAULT STE. MARIE, ON — P6B 1Y4
OFFICE: (705) 945-8721 ~ Lounge (705) 256-6921
FAX (705) 945-6372

February 5, 2013

City of Sault Ste. Marie
Municipal Clerk
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5X6



To Whom It May Concern:

Regarding: Extension of Liquor Permit # 44404 June 4, 2013 and August 17, 2013

Please be advised that the Royal Canadian Legion Branch 25 in Sault Ste. Marie will be hosting an Appreciation Night and the Annual Horseshoe Tournament at their location 96 Great Northern Rd., Sault Ste. Marie, Ontario on June 4, 2013 and August 17, 2013 respectively.

As per the AGCO application, we require a letter from you that states "no objection" to the extension. The letter may be sent to the above address attention Helen Stewart

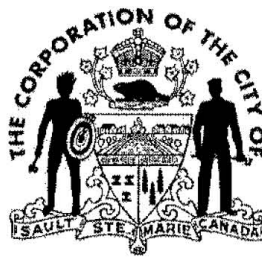
If you have comments or concerns, please contact the writer at (705) 945-8721

Sincerely

Helen Stewart, Secretary
Royal Canadian Legion Branch 25

5(c)

Joseph M. Fratesi, B.A., J.D. (LL.B.)
Chief Administrative Officer



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

2013 003 04

Mayor Debbie Amaroso 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. **Dan Crozier – Fire Services**
Technician Training Spartan Chassis
August 12 – 15, 2013
Charlotte, Michigan
Estimated total cost to the City - \$ 1,435.60
Estimated net cost to the City - \$ 1,435.60
2. **Peter Niro – Human Resources**
OMHRA – Spring Conference
April 24 - 26, 2013
Kingston, Ontario
Estimated total cost to the City - \$ 1,832.69
Estimated net cost to the City - \$ 1,832.69
3. **Ken Ferguson – Engineering & Planning**
Annual Maintenance – CCTV Truck
April 7 – 12, 2013
Vaughn, Ontario
Estimated total cost to the City - \$ 1,769.25
Estimated net cost to the City - \$ 1,769.25
4. **Patti LeBel – Social Services – Ontario Works Division**
NOSDA Annual General Meeting
April 8 – 11, 2013
North Bay, Ontario
Estimated total cost to the City - \$ 1,188.57
Estimated net cost to the City - \$ 1,188.57

5. **Mike Nadeau – Social Services**
NOSDA Annual General Meeting
April 8 – 11, 2013
North Bay, Ontario
Estimated total cost to the City - \$ 488.57
Estimated net cost to the City - \$ 488.57
6. **David Petersson – Social Services – Finance Division**
NOSDA Annual General Meeting
April 8 – 11, 2013
North Bay, Ontario
Estimated total cost to the City - \$ 488.57
Estimated net cost to the City - \$ 488.57
7. **Carla Fairbrother – Social Services – Child Care Division**
NOSDA Annual General Meeting
April 8 – 11, 2013
North Bay, Ontario
Estimated total cost to the City - \$ 488.57
Estimated net cost to the City - \$ 488.57
8. **Trevor Zachary – Community Services – Community Centres Division**
Canadian Sports Tourism Congress
April 8 – 10, 2013
Ottawa, Ontario
Estimated total cost to the City - \$ 1,565.25
Estimated net cost to the City - \$ 1,565.25
9. **Michael Allard - Engineering & Planning – Building Division**
OBOA Training (Complex Buildings)
April 10 – 12, 2013
Woodbridge, Ontario
Estimated total cost to the City - \$ 1,537.25
Estimated net cost to the City - \$ 1,537.25
10. **Madison Zuppa - Engineering & Planning**
Brighter Tomorrow Training Workshop
March 19, 2013
Toronto, Ontario
Estimated total cost to the City - \$ 401.36
Estimated net cost to the City - \$ 401.36

Yours truly,

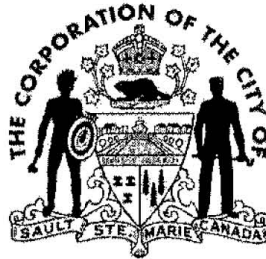


JMF: bb

Joseph M. Fratesi
Chief Administrative Officer

5(d)

William Freiburger, CMA
Commissioner of Finance
and Treasurer



Finance Department

2013 03 04

Mayor Debbie Amaroso and
Members of City Council

RE: 2013 BUDGET MEETING

The Finance Department is scheduling a meeting on Monday, March 18, 2013 at 4:30 p.m. to review the 2013 budget.

The budget cannot be finalized on March 18, 2013 since we still require the DSSAB budget which will be provided on March 31, 2013 and Finance staff are still in the process of finalizing the 2012 surplus.

We expect to be in a position to finalize the budget in early April.

RECOMMENDATION

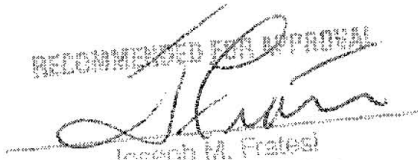
That the report of the Commissioner of Finance and Treasurer concerning 2013 Budget Meeting be received as information.

Respectfully submitted,


W. Freiburger, CMA
Commissioner of Finance and Treasurer

WF/kl

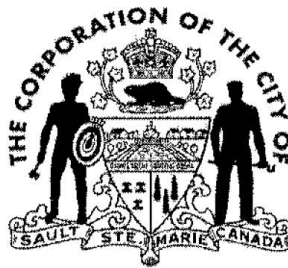
RECOMMENDED FOR APPROVAL


Joseph M. Fratesi
Chief Administrative Officer

5(e)

Jerry D. Dolcetti, RPP
Commissioner

Don Maki, CBCO
Chief Building Official



ENGINEERING & PLANNING
DEPARTMENT

Building Division

2013 03 04

Mayor Debbie Amaroso and
Members of City Council

RE: 2012 Building Division Annual Fee Report

PURPOSE

This annual fee report is presented to Council to show revenue and expenses as required under Section 7.(4) of the Building Code Act. The report contains the required information to show the cost of Building Code enforcement and revenues related to permit fees as outlined in Article 1.9.1.1 Division C, Part 1 of the Ontario Building Code.

BACKGROUND

As required under the Building Code, the fee report (attached) will show permit fee revenues and expenditures for the 2012 budget year. All expenditures shown are direct and indirect costs incurred by the Building Division that are related to permit issuance and permit inspection for the year. During the construction season we collected \$592,135.55 in fees and had expenditures related to building enforcement of \$1,031,280.60. This includes the annual rent payment of \$100,000.

ANALYSIS

The attached report shows revenues for the year being deficient of expenditures. The intent of permit fees is to cover all building related expenses. The report shows a year end deficit of \$473,611.90. This deficit will be taken from the Building Division Reserve Account. The Building Code Act allows municipalities to carry a surplus as long as it is used for future Building Code expenditures.

IMPACT

We had reduced construction activity in 2012 resulting in reduced permit fees. Revenue for 2011 was \$1,083,817.88 based on construction value of \$169,810,311.37. In 2012, revenue was \$592,135.55 based on a construction value of \$90,119,236.21. There was a 47% reduction in permit activity and a 45% reduction in permit revenue. The ability of the Building Division to use the reserve for future deficits allows the Division to maintain a stable staffing complement. There is virtually no impact on overall municipal expenditures, while the Building Division maintains and uses the surplus as needed to cover normal operating costs. Building permit fees since 2008 have been based on a service index cost applied to the area of building construction. A further analysis of the fees was brought forward with recommendations on fee changes to reflect anticipated increased service demand. A 5% increase in fees was passed by Council in January, and further review of fees will be done to

F:\ENGINEERING DATA\COUNCIL\Maki\2013\2012 Building Division Annual Fees 2013 03 04.docx

The Corporation of the City of Sault Ste. Marie
P.O. Box 580 ~ 99 Foster Drive ~ Sault Ste. Marie, ON P6A 5N1
Telephone: (705) 759-5399 ~ Fax: (705) 541-7165
www.cityssm.on.ca ~ d.maki@cityssm.on.ca

attempt to increase revenues. It should be noted that demand for our service has remained strong. Building inspection visits are at 5,659 for the year, 10% above the five year average.

STRATEGIC PLAN

This report is a direct result of our strategic plan. As required under the Building Code Act, we are required to report on all costs of the Building Division's activities as well as report all permit revenues. This report demonstrated that we have been able to balance our costs by use of the reserve funds. We have been able to provide a very affordable service while meeting our required mandate under the Building Code Act.

RECOMMENDATION

It is our recommendation that you accept the report as information.

Respectfully submitted,



Don W. Maki, CBCO
Chief Building Official

Recommended for approval,



Jerry D. Dolcetti, RPP
Commissioner of Engineering and Planning

DWM/ds

Attachments
2012 Annual Fee Report

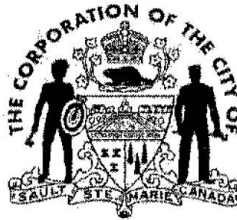
RECOMMENDED FOR APPROVAL



Joseph M. Pretesti
Chief Administrative Officer

Jerry D. Dolcetti, RPP
Commissioner

Don W. Maki, CBCO
Chief Building Official



ENGINEERING & PLANNING DEPARTMENT

Building Division

Tel: (705) 759- 5410
Fax: (705) 541-7165

**The Corporation of the City of Sault Ste. Marie
2012 ANNUAL REPORT – BUILDING PERMIT FEES**

Total Permit Fees (revenues) collected for the period January 1 to December 31, 2012
under Building By-Law 2008-148 of the City of Sault Ste. Marie \$592,135.55

Cost of Delivering Services:

Direct Costs:

Direct Costs are deemed to include the costs of the Building Division of the City of Sault Ste. Marie for the processing of building permit applications, the review of building plans, conducting inspections and building related enforcement duties, less By-Law Enforcement.

Total costs of Division	\$1,154,432.76
Total By-Law Enforcement Cost	- \$ 123,152.16
Total Building Enforcement Costs	\$1,031,280.60

Indirect Costs:

Indirect Costs are deemed to include the costs for support and overhead services to the Building Division of the City of Sault Ste. Marie being a ratio .0384.

Total Building Enforcement	\$1,031,280.60
Less Total Building Rent Paid (\$100,000 minus 10% By-law Enforcement)	- \$ 90,000.00
Total Building Enforcement Costs x Indirect Cost Ratio .0384	\$ 941,280.60
Sub-Total – Indirect Costs	\$ 36,145.18

Total Costs:

Total Building Enforcement	\$1,031,280.60
Plus Indirect Costs	+\$ 36,145.18
Grand Total Indirect and Direct Building Enforcement Costs	\$1,067,425.78

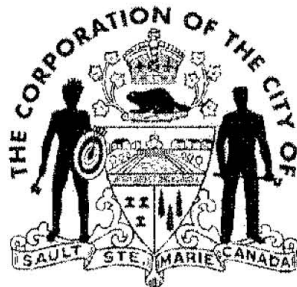
Revenues as of December 31, 2012	\$ 592,135.55
Total Costs (revenues minus costs)	- \$1,067,425.78
Statement of Reserves	Difference: \$ 475,290.23

Building Division Reserve Fund Account	\$1,625,242.15
Budget Difference	- \$ 475,290.23
Total Remaining Reserve (to December 31, 2012)	\$1,149,941.92

NUALA KENNY
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
ASSISTANT CITY SOLICITOR

MATTHEW CAPUTO
SOLICITOR/PROSECUTOR



LEGAL DEPARTMENT

File No. P4

2013 03 04

Mayor Debbie Amaroso and
Members of City Council

RE: PUC SHAREHOLDER AGREEMENTS

PURPOSE

The purpose of this report is to seek City Council's approval with regard to amendments to the existing shareholder agreements between the City and PUC Inc. and the City and PUC Services Inc. This report is in response to the resolution passed in open Council on February 4, 2013:

"Resolved that the report of the City Solicitor dated 2013 02 04 concerning PUC/City Shareholder Agreement be accepted and the recommendation to authorize the Legal Department to negotiate with PUC Inc. and PUC Services Inc. to amend the existing shareholder agreements be approved."

BACKGROUND

In addition to the resolution noted above, City Council attended in caucus on January 17, 2013 for the purpose of receiving an information seminar conducted by WeirFoulds^{LLP}. At the session it was made clear that the existing shareholder agreements between PUC Inc. and the City and between PUC Services Inc. and the City may be renegotiated on the mutual consent of the parties. The key areas that have been amended are as follows:

1. Single donations not to exceed \$10,000.00 to an aggregate of \$50,000.00 in any one year;
2. Meetings to be held in public;
3. Notice of meetings to be posted;
4. Minutes of meetings to be provided to the shareholder, and
5. A commitment to review the shareholder agreement annually or as requested by either party.

—More—

2013 03 04

Page 2

Each of these areas have been identified and provided for in the amending agreements attached to this report.

ANALYSIS *(if applicable)*

Not applicable

IMPACT

Not applicable

STRATEGIC PLAN

The amendments to the shareholder agreements are constant with the corporate values of accountability and transparency.

RECOMMENDATION

By-laws 2013-44 and 2013-45 appear elsewhere on the agenda and are recommended to be passed.

Respectfully submitted,



Nuala Kenny
City Solicitor

NMK/nm

attachment(s)

RECOMMENDED FOR APPROVAL



Joseph M. Fratesi
Chief Administrative Officer

AMENDING AGREEMENT

THIS AGREEMENT is made as of the 4th day of March, 2013.

BETWEEN:

THE CORPORATION OF THE CITY
OF SAULT STE. MARIE, a corporation incorporated
under the laws of the Province of Ontario

OF THE FIRST PART

- and -

PUC INC., a corporation incorporated under the
laws of the Province of Ontario

OF THE SECOND PART

WHEREAS the parties hereto are parties to a Shareholder Agreement dated July 25th, 2000 (the "Agreement");

AND WHEREAS the parties have agreed to amend the Agreement as more particularly set forth herein.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the covenants and agreements herein contained the parties hereto agree as follows:

1. The Agreement is amended by adding to Schedule "A" the following:

"(q) The making of any single donation exceeding the sum of \$10,000.00 or donations exceeding \$50,000.00 in the aggregate during any one calendar year."

2. The Agreement is further amended by adding to the end of paragraph 2 the following:

"PUC Inc. further confirms that effective as of the date hereof:

(a) Meetings of the Directors of PUC Inc. shall be open to the public save and except meetings that may be held in camera consistent with the rules for in camera meetings set out in Section 239 of the Municipal Act, S.O. 2001, c.25 and amendments thereto;

- (b) Notice of the Directors' meetings of PUC Inc. shall be posted on the website for PUC Inc. and in the local press in advance of all meetings;
- (c) Promptly following Directors meetings minutes of such meetings shall be delivered to the Clerk for the Corporation of the City of Sault Ste. Marie; and
- (d) The Agreement shall be reviewed annually at the annual meeting of the Shareholder or at such other times as may be requested in writing by either of the parties."

3. The Agreement is hereby further amended by deleting paragraph 6.

4. Save and except as amended herein the Agreement shall remain in full force and effect.

5. This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.

6. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

THE CORPORATION OF THE
CITY OF SAULT STE. MARIE

Per: _____
Name: Debbie Amaroso
Title: Mayor

Per: _____
Name: Malcolm White
Title: City Clerk

(We have authority to bind the Corporation)

PUC INC.

Per: _____
Name:
Title:

Per: _____
Name:
Title:

(We have authority to bind the Corporation)

AMENDING AGREEMENT

THIS AGREEMENT is made as of the 4th day of March, 2013.

BETWEEN:

THE CORPORATION OF THE CITY
OF SAULT STE. MARIE, a corporation incorporated
under the laws of the Province of Ontario

(hereinafter called the "City")

OF THE FIRST PART

- and -

PUC SERVICES INC., a corporation incorporated under the
laws of the Province of Ontario

(hereinafter called "Services")

OF THE SECOND PART

WHEREAS the parties hereto are parties to a Shareholder Agreement dated December 31st, 2010 (the "Agreement");

AND WHEREAS the parties have agreed to amend the Agreement as more particularly set forth herein.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the covenants and agreements herein contained the parties hereto agree as follows:

1. The Agreement is amended by adding to Schedule "A" the following:

"(n) The making of any single donation exceeding the sum of \$10,000.00 or donations exceeding \$50,000.00 in the aggregate during any one calendar year."

2. The Agreement is further amended by adding to the end of paragraph 2 the following:

"PUC Services Inc. further confirms that effective as of the date hereof:

(a) Meetings of the Directors of PUC Services Inc. shall be open to the public save and except meetings that may be held in camera consistent with the rules for in camera meetings set out in Section 239 of the Municipal Act, S.O. 2001, c.25 and amendments thereto;

- (b) Notice of the Directors' meetings of PUC Services Inc. shall be posted on the website for PUC Services Inc. and in the local press in advance of all meetings;
 - (c) Promptly following Directors meetings minutes of such meetings shall be delivered to the Clerk for the Corporation of the City of Sault Ste. Marie; and
 - (d) The Agreement shall be reviewed annually at the annual meeting of the Shareholder or at such other times as may be requested in writing by either of the parties."
3. The Agreement is hereby further amended by deleting paragraph 6.
4. Save and except as amended herein the Agreement shall remain in full force and effect.
5. This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.
6. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

THE CORPORATION OF THE
CITY OF SAULT STE. MARIE

Per: _____
Name: Debbie Amaroso
Title: Mayor

Per: _____
Name: Malcolm White
Title: City Clerk

(We have authority to bind the Corporation)

PUC SERVICES INC.

Per: _____
Name:
Title:

Per: _____
Name:
Title:

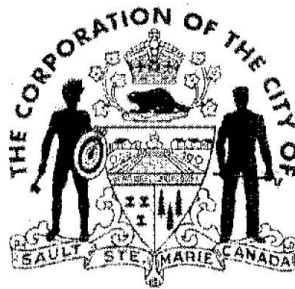
(We have authority to bind the Corporation)

5(g)

NUALA KENNY
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
ASSISTANT CITY SOLICITOR

MATTHEW CAPUTO
SOLICITOR/PROSECUTOR



LEGAL DEPARTMENT

File No. PR7.1
Wilson "B" Subdivision

2013 03 04

Mayor Debbie Amaroso and
Members of City Council

**RE: REQUEST FOR A DEEMING BY-LAW FOR LOTS 50 AND 51 PLAN 1219 ST.
MARY'S, WILSON "B" SUBDIVISION**

PURPOSE

The purpose of this report is to bring to Council a request received from the owner of lots 50 and 51 Plan 1219 St. Mary's, Wilson "B" Subdivision to have the City pass a deeming by-law for these lots.

BACKGROUND

The owner of lots 50 and 51 Plan 1219 St. Mary's, Wilson "B" Subdivision have requested that the City pass a deeming by-law under Section 50(4) of the Planning Act for lots 50 and 51 Plan 1219. The effect of the deeming by-law once it is registered on title would be that these two lots would be treated as one block of land and could no longer be sold as individual lots without the by-law being repealed or by a Committee of Adjustment severance approval.

The request has been circulated to Don McConnell in Planning, Don Maki in Building, Dan Perri in Engineering and Michelle Kelly, Committee of Adjustment, none of whom have any objection to the request that a deeming by-law be passed for these two lots. We were advised that a garage permit was recently issued for lot 51. The garage is intended to be accessory to the residential use on lot 50. Merging these properties will ensure that lot 51 (now with a garage) cannot be sold independent of lot 50. If the deeming by-law is not approved the applicant will require a minor variance approval to permit the garage to remain on a separate lot that has no main building.

I have attached a portion of Map 17 showing these lots as subject property.

5(g)

ANALYSIS

N/A

IMPACT

N/A

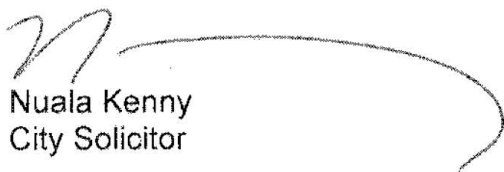
STRATEGIC PLAN

N/A

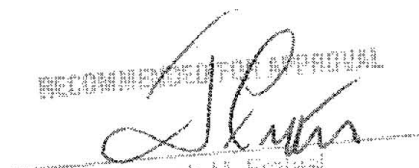
RECOMMENDATION

By-law 2013- 41 which has the effect of deeming lots 50 and 51 Plan 1219 as not being part of a plan of subdivision appears elsewhere on your agenda. I recommend that By-law 2013-41 be passed.

Respectfully submitted,


Nuala Kenny
City Solicitor

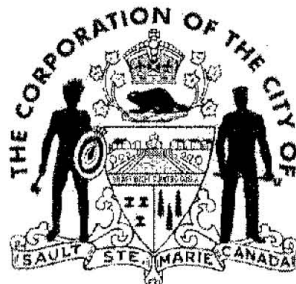
NK/da
Attachment


RECOMMENDED FOR APPROVAL
Joseph M. Frales
Chief Administrative Officer

NUALA KENNY
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
ASSISTANT CITY SOLICITOR

MATTHEW CAPUTO
SOLICITOR/PROSECUTOR



LEGAL DEPARTMENT

File No. 2012-148(Z)

2013 03 04

Mayor Debbie Amaroso and
Members of City Council

RE: PREMIERE LANDSCAPING & GARDEN CENTRE INC. – 1485 MAKI ROAD

PURPOSE

The purpose of this report is to advise Council that the Ontario Municipal Board has set a hearing date regarding the zoning application made by Premiere Landscaping & Garden Centre Inc.

BACKGROUND

On October 9, 2012 City Council denied the zoning application made by Premiere Landscaping & Garden Centre Inc. The purpose of the application was to rezone and redesignate the property known municipally as 1465 Maki Road to legalize the existing dwelling unit, and permit the outdoor storage of goods in association with a landscaping contractors yard. As required by the Planning Act notice of the decision was given on November 14, 2012.

ANALYSIS

An appeal was filed by the solicitor for Premiere Landscaping & Garden Centre Inc., Mr. Libero Paci, to the Ontario Municipal Board. The Ontario Municipal Board has set a hearing date of Tuesday, April 30, 2013 at 10:00 a.m. setting aside two days for the hearing. The Legal Department will represent the City at the hearing.

IMPACT

N/A

-more-

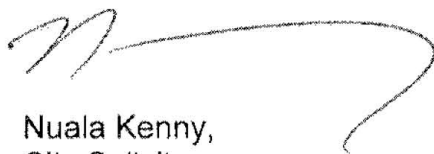
STRATEGIC PLAN

N/A

RECOMMENDATION

This report is provided for the information of Council.

Respectfully submitted,



Nuala Kenny,
City Solicitor

NK/cf

RECOMMENDED FOR APPROVAL



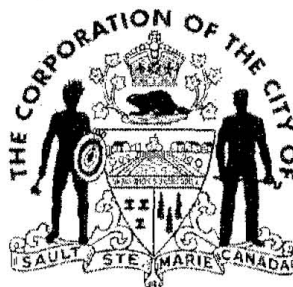
Joseph M. Labrecque
Chief Administrative Officer

c:\LEGAL\STAFF\ZONING\OMB\PREMIERE Landscaping/Report advise of OMB date

NUALA KENNY
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
ASSISTANT CITY SOLICITOR

MATTHEW CAPUTO
SOLICITOR/PROSECUTOR



LEGAL DEPARTMENT

File No. 2012-148(Z)

2013 03 04

Mayor Debbie Amaroso and
Members of City Council

**RE: ONTARIO MUNICIPAL BOARD HEARING – 226 RIVER ROAD – ZONING BY-LAW
2012-148**

PURPOSE

The purpose of this report is to advise Council of an Ontario Municipal Board hearing that took place on February 21, 2013 regarding the above-noted zoning by-law. The decision of the Board has been received by the City. The City was successful in the appeal.

BACKGROUND

On August 13, 2012, City Council passed By-law 2012-148. The by-law is a temporary use zoning by-law. The by-law allows for office sales use from the existing residential property at 226 River Road. The use must terminate on August 12, 2013. The by-law also places two conditions on the use. Specifically, the by-law prohibits deliveries associated with the office supply business to the site and it prohibits outdoor storage of goods on site. The neighbours, Mr. and Mrs. Girard from 222 River Road appealed the zoning by-law to the Ontario Municipal Board.

ANALYSIS

On February 21, 2013 the appeal was argued before Vice-Chair Atcheson. The City presented the planning evidence of Peter Tonazzo. Mr. Tonazzo confirmed that a temporary office use is appropriate on the site, particularly given the conditions that have been imposed. Mrs. Girard testified against the by-law. She expressed concerns about extending the use beyond the temporary time period, noise, precedence and impact to the integrity of her land and residence. Additionally, Mr. Thompson, the owner of 226 River Road testified. He indicated that the temporary use would cease in August of 2013. He also indicated that he is

–More–

currently complying with the conditions imposed by the temporary use zoning by-law and intends to continue in the same pattern. Upon hearing all the submissions, Vice-Chair Atcheson reserved his decision. The decision has been received. The Board did not accept the position of the Appellants. The temporary use by-law was upheld. A copy of the decision is attached.

IMPACT

N/A

STRATEGIC PLAN

N/A

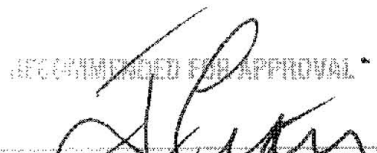
RECOMMENDATION

This report is provided for the information of Council.

Respectfully submitted,



Nuala Kenny
City Solicitor



RECOMMENDED FOR APPROVAL
Joseph M. Fratesi
Chief Administrative Officer

NK/da
Attachment

ISSUE DATE:

February 26, 2013



Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

PL121099

IN THE MATTER OF subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellants: Helen and Marcel Girard
Subject: By-law No. 2012-148
Municipality: City of Sault Ste. Marie
OMB Case No: PL121099
OMB File No: PL121099

**RECEIVED
CITY CLERK**

FEB 28 2013

NO.: 52798
DIST: Legal

APPEARANCES:

Parties

Counsel

Marcel and Helen Girard

Self-represented

Earl Thompson

Self-represented

City of Sault Ste Marie

N. Kenny

DECISION DELIVERED BY J. P. ATCHESON AND ORDER OF THE BOARD

[1] This was a hearing in the matter of an appeal by Marcel and Helen Girard ("Appellants") from a decision of the Council of the City of Sault Ste. Marie to pass Temporary Use By-law 2012-148 on August 13 2012 for a one year period for a property located at 226 River Road, Sault Ste. Marie ("Thompson property") with the following conditions:

- a) That deliveries associated with the office supply business shall not be accepted upon the subject property; and
- b) That beyond the utility trailer, the outdoor storage of goods associated with the business be prohibited.

[2] The purpose of the application was to gain temporary rezoning to permit the continuation of an existing office supply business, which is being operated out of the home, outbuildings and an enclosed cargo trailer found on the property for a number of years.

BACKGROUND AND EVIDENCE

[3] The Board heard uncontradicted planning evidence from Peter Tonazzo, a qualified land use planner employed by the City and who has carriage of this file. He advised the Board that the City's Official Plan ("OP") has been in force and effect since November of 1996. The OP designates the subject area as 'Residential' on Land Use Schedule "C". Residential Policy 7 of the OP states that "commercial development of less than 200 m² may be permitted on lands designated "Residential" without an amendment to the OP.

[4] Section 4.4 of the OP authorized Council to pass Temporary Use By-laws to the Zoning By-law for a period not exceeding three years.

[5] The subject property is zoned Single Detached Residential ("R-2") by By-law 2005-150. This zoning permits among other things "Home Based Business" as set out at s. 1.47 of the OP.

[6] Mr. Tonazzo advised that upon receiving a complaint about the wholesale office supply business being conducted on the site that the City directed Earl Thompson to cease the operation or apply for a rezoning of the property. Mr. Thompson applied to the City for a three year Temporary Use By-law to permit his operation to continue until he could make other arrangements for his business which by all accounts he has conducted at this site for some 15 years.

[7] City planning staff recommended a one year Temporary Use By-law subject to the condition outlines above.

[8] Mr. Tonazzo testified that the entire area is zoned R-2 with the exception that an "R-4" zone exist across the road on what is known as the Air Dale seaplane base. This zone would permit townhouses and other multi-use residential buildings up to five stories in height. A legal non-conforming machine shop business is located to the immediate west of the seaplane base and across the road from the subject lands. The

remainder of the area is generally developed with single family detached homes as shown on an air photograph Exhibit 2 Tab12.

[9] Mr. Tonazzo confirmed that that rezoning for a commercial use in residentially designated areas of the municipality would not require an Official Plan Amendment if the size of the commercial use was less than 200 square metres. He testified that the wholesaling of office supplies would be considered a commercial use under the Zoning By-law 2005 -150 not requiring an Official Plan Amendment provided that it occupied less than 220 square meters of buildings on the property.

[10] The Appellants in this case live in a single family residence to the immediate west of the subject property at 222 River Road. The relationship of their home to that of the applicant is shown in a series of photographs Exhibit 2 Tab 14

[11] These facts are not in dispute

Reasons for the Appeal:

[12] Mrs. Girard testified on her own behalf and freely admitted that she was the one who had filed the complaint. She provided the Board with a series of photographs taken at various time in 2012 showing the open storage of materials, large transport trucks making deliveries and the storage of a large utility trailer that Mr. Thompson uses to make deliveries in the driveway next to her property

[13] The Appellants content that permitting the continuation of the use even on a temporary basis in the manner proposed by the Temporary Use By-law would have the following results;

1. The business impedes the quiet enjoyment of the appellant's property.
2. Increased business-associated traffic has caused damage to the appellant's property.
3. The approved use may set a questionable precedent for (illegal) home businesses.

4. The business owner enjoys a beneficial business relationship with the City, and there may be a conflict of interest.
5. When making its decision, the City ignored by-law 2005-150 and the special condition for home-based businesses outlined.
6. The one-year timeframe provided to the applicant to relocate his business is considered excessive and unsubstantiated.
7. The temporary by-law is contrary to the OP and inconsistent with the Special Exceptions By-law 2005-151.

[14] The authority for a Council to pass a Temporary Use By-law is found at s. 39 (1) of the *Planning Act* (Act) which the Board will repeat for the benefit of the reader.

Temporary use provisions

39. (1) The council of a local municipality may, in a by-law passed under section 34, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law. R.S.O. 1990, c. P.13, s. 39 (1).

(1.1), (1.2) Repealed: 2002, c. 17, Sched. B, s. 11 (1).

Area and time in effect

(2) A by-law authorizing a temporary use under subsection (1) shall define the area to which it applies and specify the period of time for which the authorization shall be in effect, which shall not exceed three years from the day of the passing of the by-law. 2002, c. 17, Sched. B, s. 11 (2).

Extension

(3) Despite subsection (2), the council may by by-law grant further periods of not more than three years each during which the temporary use is authorized. R.S.O. 1990, c. P.13, s. 39 (3).

Non-application of cl. 34 (9) (a)

(4) Upon the expiry of the period or periods of time mentioned in subsections (2) and (3), clause 34 (9) (a) does not apply so as to permit the continued use of the land, buildings or structures for the purpose temporarily authorized. R.S.O. 1990, c. P.13, s. 39 (4)

[15] The city planner in his opinion evidence indicated that the City authority to allow the use by way of a temporary use by-law flows from Residential Policy 7 of the OP which permits small scale commercial uses in residentially designated areas. He opined that the one year temporary use by-law with the conditions being imposed was a reasonable planning solution to allow this long standing business to transition to another part of the City. He sees no adverse impacts resulting from the proposed Temporary

Use By-law due primarily to the conditions it imposes of restricting deliveries to the site and the prohibition to any open storage on the property. It was also his uncontradicted opinion that to permanently zone this site as might be permitted by the Official Plan for the warehousing, wholesaling and distribution of office supplies within this predominately residential area would not be good planning due the nature of the use and the proximity of the drive way to the adjacent property.

[16] Mr. Thompson during his testimony indicated that he had operated his business at this site since 1997 with what he thought was with the City's blessing at that time. He testified that when the complaint was filed he spoke with the City and applied for a three year Temporary Use By-law to allow him to reduce his inventory and transition from the site. He testified that he was satisfied with the one year term set out in the Temporary Use By-law passed by City Council and the conditions that have been imposed. He confirmed on questioning from the Board that he had found warehouse space and would be in full compliance by August 13, 2013 as set out in the By-law and was not and would not be seeking an extension to this time frame.

[17] The evidence is that Mr. Thompson has been fully complying with the conditions imposed by the City at the time it passed the Temporary Use By-law, namely that direct deliveries have stopped coming to the property, that there is no open storage of material on the site and that he is reducing the inventory of products on the site and has found warehousing space at another appropriate location within the City

FINDINGS AND CONCLUSIONS

[18] The Board, after carefully reviewing the evidence, the exhibits filed, and the submissions made by the parties, makes the following findings.

[19] The Board finds that there are no consistency issues with any Provincial Planning policies resulting from the proposed Temporary Use By-law. The matter of this temporary use is truly local in nature, and is governed by the municipalities planning policies as set out in its OP.

[20] The Board has carefully considered the submission of Mrs. Girard. It is clear from her submission Exhibit 4 that the commercial activities of Mr. Thompson at their height were unacceptable and that she was well within her rights to file a complaint.

[21] The Board also understands that the City deals with zoning contraventions on a complaint basis with the understanding the people normally comply with the Zoning By-laws requirements. It is also clear that the City when confronted with the complaint acted in a timely fashion, and that Mr. Thompson has followed the direction of staff that found effect in the City Council passing the one year Temporary Use By-law. There is no evidence that Mr. Thompson is not following the spirit of the Temporary Use By-law even though it is not in force due to this appeal.

[22] The Board can understand the concerns of a resident when he or she sees lands next door continue to expand to a use clearly not permitted by the Zoning By-law. However, the test that must be applied is whether the standards set by the OP and by the municipality are being met.

[23] Residential Policy 7 of the existing OP clearly permits Council to pass zoning bylaw exceptions to allow small scale commercial operations in residentially designated area. City Council, in this case, determined to use its s. 39(1) powers as set out in the Act.

[24] The balancing of public and private interests is a fundamental requirement of the Act. The determination of and the balancing of public and private interests originally vests with, and is the obligation of the Municipal Council and upon appeal, vests with this Board. It does not reside with private individuals, corporations, or local interest groups. The determination of the public interest with respect to planning matters is not a popularity contest but must instead be based upon sound planning principles and approved planning policies at both the Provincial and local levels. The Board in this case is satisfied that City Council had consideration for the public interest and acted judiciously by enacting a Temporary Use By-law for one year. The Board also accepts the testimony of Mr. Thompson that he will be in full compliance by August 13, 2013 as set out in the By-law passed by Council and is not seeking any extension beyond that point.

[25] Mrs. Girard in her testimony alleges that the actions of Mr. Thompson over the years have caused damage to her home's foundation and weeping tile system. This is a civil matter and is not a matter properly before the Board in the appeal of this particular By-law.

[26] Mrs. Girard also believes that the action of Council set a "questionable precedent" for illegal uses. It is not clear to the Board from the evidence when Mr. Thompsons' activities on the site moved from a "Home Based Business" permitted by the Zoning By-law to an unlawful use. However, the Board finds that due to Residential Policy 7 of the OP that City Council has exercised a judicious use of its powers in employing the temporary use provisions of the Act as opposes to a rezoning to allow for a small scale commercial use as of right on the site.

[27] The result of this action of Council is to allow a transition back to the predominately residential character of the neighbourhood for the subject property to the mutual benefit of those concerned. This action in the Board's determination reflects the long term public interest of this part of the municipality. The Board accepts the uncontradicted evidence of the Municipal Planner that the proposed by-law represents good planning with the context of Sault Ste. Marie and should be approved.

[28] Mrs. Girard in her testimony made references to non-compliance with the City's noise by-laws. The evidence is that these By-laws are enforced by the City's police department and are dealt with on a complaint basis. This is not a matter properly before the Board and has no bearing on the matters the Board must decide.

[29] Mrs. Girard suggests that Council in making its decision, did not have proper regard for the policies in Zoning By-law 2001-150 for "Home Based Business." The Board has reviewed the applicable sections of the OP and Zoning By-law and concludes that Council did have regard for these directions and determined that Mr. Thompsons use would not in its present state meet the tests of a "Home Based Business," and required a rezoning application. It was Council's further determination that Mr. Thompson's current use should cease and they allowed him one year time frame to August 13, 2013 to complete this transition. The compelling evidence presented to the Board is that Mr. Thompson is doing exactly what City Council directed.

[30] Mrs. Girard in her testimony alluded to the fact that Mr. Thompson may have business dealing with the City and that in some way this might cause a conflict of interest. The Board heard no evidence that there has been any breach of the City's purchasing policies. Conflict of interest allegations are serious matters that are not dealt

with by the Board. The municipal conflict of interest legislation prescribes how such matters are to be handled. No compelling evidence was presented to the Board that City Council or its members have not followed the requirements of the Act in dealing with this application.

[31] The Board has reviewed Special Exceptions By-law 2005-151. This By-law was passed to recognize site specific locations where the provision of Residential Policy 7 of the OP have been applied and has no bearing on the matters the Board must decide in this case.

[32] It is the determination of the Board for the reasons contained in this decision that the appeal be dismissed.

ORDER

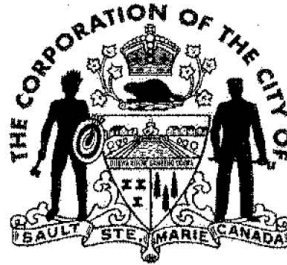
[33] The Board orders that the appeal of Mr. and Mrs. Girard to Temporary Use By-law 2012-148 of the City of Sault Ste. Marie is dismissed and that Temporary Use By-law 2012-148 be approved as passed by City Council on August 13 2012 and set out at Exhibit 2 Tab 5 in the Boards file.

"J. P. Atcheson"

J. P. ATCHESON
MEMBER

Jerry D. Dolcetti, RPP
Commissioner

Donald B. McConnell, MCIP, RPP
Planning Director



ENGINEERING & PLANNING DEPARTMENT

Planning Division

Tel: (705) 759-5368
Fax: (705) 541-7165

2013 03 04

Mayor Debbie Amaroso and
Members of City Council

RE: COMPREHENSIVE OFFICIAL PLAN REVIEW

PURPOSE

The Sault Ste. Marie Planning Division and Planning Advisory Committee are requesting that Council accept this report and the attached revised Official Plan as information, and authorize staff to provide public notice for a public open house on Wednesday April 10th, 2013.

BACKGROUND

Provincial Policy requires the Municipality to conduct a comprehensive review of the Official Plan every 5 years. The comprehensive review has been broken into the following Sections:

- 1 Population Housing Demand Projections – Approved by Council November 2008
- 2 Residential Land Inventory & Rural Area Policy Review – Approved by Council December 2009
- 3 Line by Line Review of OP Policies – to ensure conformity with current Provincial policies, development trends and best practices to ensure the development needs of the community will be met over the foreseeable future. This process included a preliminary, but substantial review by the Ministry of Municipal Affairs and Housing, and partner Provincial Ministries, which took more than 1 year to complete. The following 4 parts of this covering report outline the major parts of this review:

Part 1: Summary of population projections and residential land inventory as it relates to the provision of housing to meet the projected needs of the community. *OP Section: 2.1*

Part 2: Affordable Housing. *OP Section 2.1.2.1*

Part 3: Significant changes or additions to the Official Plan:

- a) Endangered Species & Their Significant Habitats. *OP Section 3.2*
- b) Site Remediation Standards. *OP Section 3.5*
- c) Land Division Policies. *OP Section 6.4*
- d) Sustainable Community Policies. *OP PART 2*

Part 4: Major Reviews

- a) Large Commercial Development: Market Impact Study Requirements. *OP Section 4.1.1.2*
- b) Office Space Outside the Downtown Policies. *OP Section 4.1.1.1.2*
- c) Industrial Land Supply Review. *OP Section 4.1.2*

Highlights of Major Changes

Current Official Plan 1996	Proposed Official Plan
Residential Density Targets No specific targets listed	Residential Density Targets Where new draft plans of subdivision are proposed, developers are encouraged to achieve an average density increase of 10% above current average densities.
Affordable Housing Targets No specific targets listed	Affordable Housing Targets A minimum of 30% of all dwelling units across the community shall be affordable.
Endangered Species Act No specific species or setbacks listed	Endangered Species Act Peregrine Falcon, Chimney Swift and American Chestnut Tree have been identified by the MNR as local endangered species. Development within 120m of known occurrences must address potential impacts to endangered species or its habitat.
Fish Habitat Prior to any development within 50m of fish habitat, impacts must be addressed.	Fish Habitat As per new MNR requirements, prior to any development within 120m of fish habitat, impacts must be addressed.
Significant Deer Wintering Area Deer wintering area not identified	Significant Deer Wintering Area As per updated MNR mapping, a significant deer wintering area has been identified within the airport and surrounding areas. Prior to development within or adjacent to the identified deer wintering areas, impacts must be addressed.
Major Office Space >300m² GFA must be located in the downtown.	Major Office Space - Existing buildings may be converted to general office space, with no size limits. - New office buildings >700m² shall be located within the downtown. - Medical offices are exempt from any maximum space regulations and may be located with no size limit throughout the community.
Land Division Policies No specific policies outlining the various methods for subdividing land, and when each method is appropriately used.	Land Division Policies - Detailed outline of the various methods for creating new lots, such as Severance, Plan of Subdivision and Plan of Condominium. - Policies outlining when each method is appropriately used. - Severance – Fewer than 5 lots, where the extension of public infrastructure is not required - Plan of Subdivision – Where the extension of public infrastructure is required - Condominium Act Approvals – Where common elements will be registered. Policy also describes instances where 'condominium exemptions' may be granted by Council.
Growth Plan for Northern Ontario No policies or statements relating to the Growth Plan for Northern Ontario	Growth Plan for Northern Ontario Based upon a review of the Growth Plan and the draft OP, there is a statement that the revised OP conforms with the Growth Plan for Northern Ontario
Definitions Very few terms were defined	Definitions For greater clarity, the definitions section has been significantly expanded.

COMPREHENSIVE OFFICIAL PLAN REVIEW - SUMMARY

The attached Official Plan is the culmination of a comprehensive review which has been completed in 3 sections:

- 1: Population Housing Demand Projections – Approved November 2008
- 2: Residential Land Inventory & Rural Area Policy Review – Approved December 2009
- 3: Line by Line Review of OP Policies to ensure conformity with current Provincial policies, development trends, and best practices to ensure that the development needs of the community will be met over the foreseeable future.

An important part of this review included a submission to Ministry of Municipal Affairs and Housing for preliminary comments through the 'One Window Planning Service'. This preliminary review by MMAH and its partner Ministries took more than 1 year to complete; however the comments received resulted in a number changes to the Draft OP, relating to Provincial policies and interests.

Going forward, the following process is proposed:

1. Public Open House – Wednesday April 10th, 2013 4-8pm.
2. Preliminary Council approval
 - a. Planning Staff will report back to Council with comments and changes resulting from the public open house.
3. Final Council Approval
4. Final Provincial Approval
 - a. The Province is the final approval agency for Official Plans.

IMPACT

Accepting this report as information and authorizing public notice will not financially impact the Municipality.

STRATEGIC PLAN

The Official Plan contains policies that will implement a number of Strategic Directions and Objectives contained in the Corporate Strategic Plan. More specifically, the OP will contain policies supporting the continued implementation of:

- Developing Solid Infrastructure
 - Environmental Leadership
 - Transportation Network Improvements
 - Property Management and Development
- Enhancing Quality of Life
 - Recreational/Cultural Infrastructure
 - Planning for the future

PLANNING DIRECTORS RECOMMENDATION

That Council accepts this Report and the attached Draft Official Plan as information, and authorizes the Planning Advisory Committee to host a Public Open House on Wednesday April 10, 2013, from 4-8pm.

5(j)

Respectfully submitted,



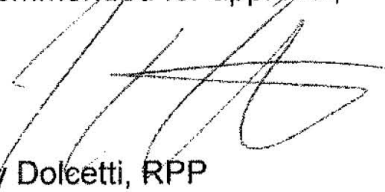
Peter Tonazzo, MCIP, RPP
Planner

Recommended for approval,



Donald B. McConnell, MCIP, RPP
Planning Director

Recommended for approval,



Jerry Dolcetti, RPP
Commissioner Engineering & Planning

RECOMMENDED FOR APPROVAL

Joseph N. Fratest
Chief Administrative Officer

57j)

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Part 1 POPULATION PROJECTIONS AND HOUSING DEMAND

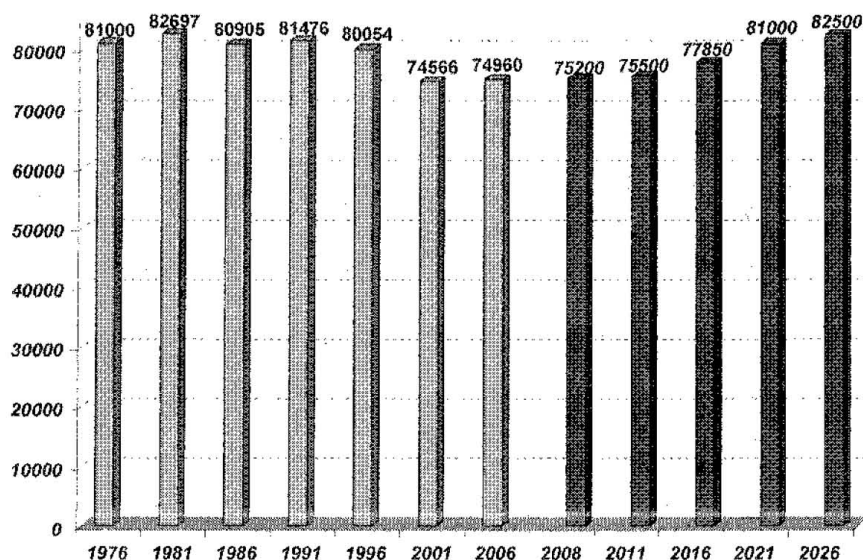
1.0 Population Projections

Provincial Policy requires the Municipality to maintain a 10-year supply of readily available residential lands within the current Urban Settlement Area, which represents the area within the Municipality that can be developed with public water and sewer services. The Urban Settlement Area is shown on Land Use Schedule C of the Official Plan.

In 2008 Planning Division presented a 25-year population projection and residential land inventory study to Council. The population projections represent residential demand. Residential supply is communicated through the land inventory.

Based upon the table below, the City's population peaked in 1981 and then continued to decline until 2001. The latest StatsCan data indicated Sault Ste. Marie's population as 75,141, which is very close to what was projected. Given the accuracy of the projection, Planning Staff does not feel that need to revise the current projections. Slow and steady growth is projected until the end of 2012, with modest increases between 2013 and 2026.

Sault Ste. Marie Historical and Projected Population: 1976 - 2026

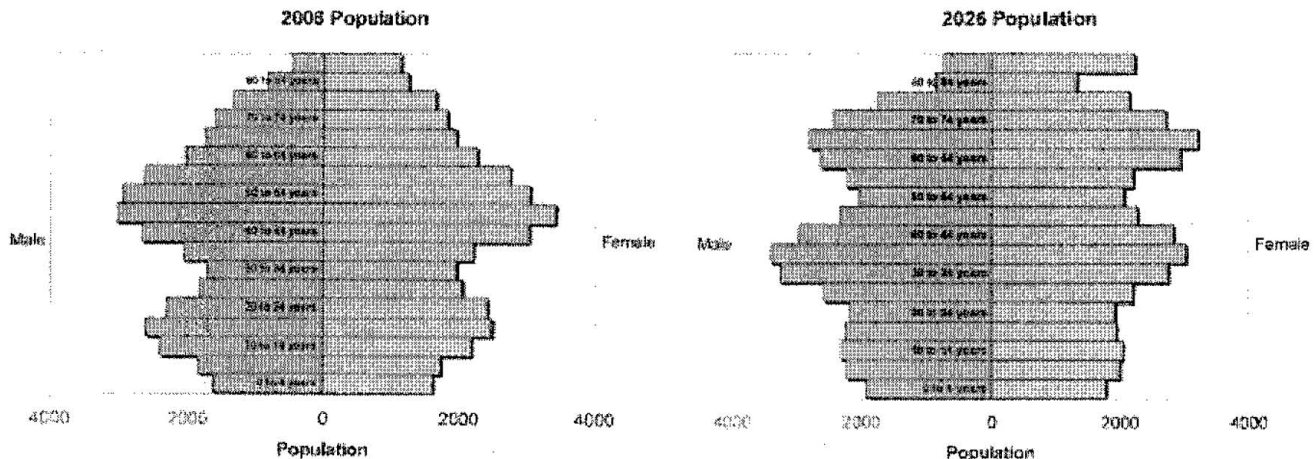


1.0.1 Demographics

Demographic information from StatsCan shows that not unlike most of North America, Sault Ste. Marie's population is aging. Referring to the age/gender graphs below, one can see that as the baby boomers begin to retire, there are not enough local young people to fill job vacancies. Therefore population growth is dependent upon those jobs being refilled and that immigrants will come to Sault Ste. Marie to fill job vacancies.

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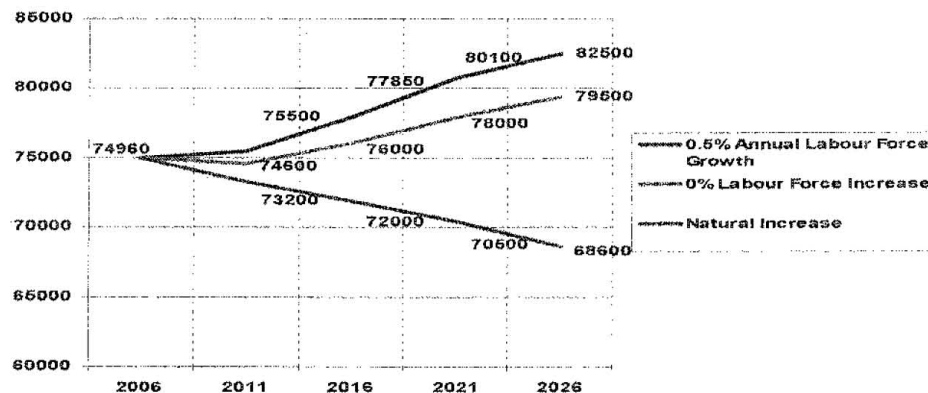
Age/Gender Graphs 2006-2026



1.0.2 Labour Force

The projections assume that the local economy will continue to grow at a modest rate of 0.5% per year, resulting in a slow but steady increase in the number of local jobs. Referring to the middle line in the population graph below, given the large number of baby boomers nearing retirement, substantial numbers of immigrants to Sault Ste. Marie are required to maintain the existing economy. The top line represents population growth required to support a 0.5% annual increase, and the bottom line represents the population projection in the absence of migration to SSM (births and deaths only).

Population Projections

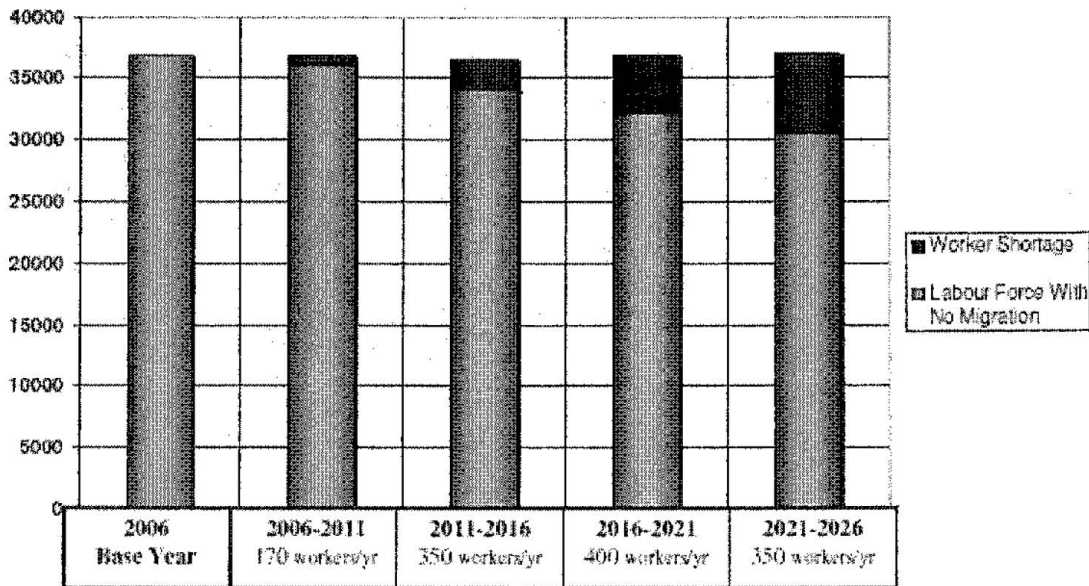


1.0.3 Migration Required to Fill Job Vacancies

As previously noted, Sault Ste. Marie's aging population is not unlike most of North America. For this reason, Sault Ste. Marie will be competing with many other municipalities to attract workers that are critical to maintaining and expanding current workforce levels. The graph below outlines the number of migrant workers required to achieve a workforce capable of supporting a modest 0.5% annual economic growth rate. Once the middle of the baby boomer cohort reaches retirement age between 2016 and 2021, a significant increase in migration will be required to support job growth.

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Migrant Workers Required To Achieve 0.5% Annual Labour Force Growth



1.1 Residential Demand Projections

1.1.1 Residential Demand by Type

The population projections form the basis of calculating future residential demand, in terms of the number and types of dwelling units required to meet the future residential needs of the community.

Dwelling demand by type is traditionally calculated by using Household Headship Rates as defined by the Ministry of Finance. A household headship rate is the likelihood that a person of a specific age will head a particular type of household. Younger adults and seniors tend to live in higher density type dwelling units, such as apartments and townhouses. Middle aged people tend to reside in lower density dwellings such as semi and single detached dwellings. Therefore, the traditional method of calculating dwelling unit demand by type is based primarily upon demographics within the context of Northeastern Ontario.

Utilizing the Household Headship Rate methodology, demand for low density dwellings such as single and semi-detached dwellings is approximately 70% and demand for higher density type dwellings such as apartments and townhouses is approximately 30%. Given the aging population, substantial increases in demand for townhouse and apartment type dwellings would be expected; however, young people also tend to live in apartments or townhouses. Therefore, the large and growing number of seniors is offset by the declining number of people in their 20's. Adding to this, there is an ample supply of affordable single detached dwellings, well within the financial reach of young people purchasing their first home, thereby helping to maintain strong demand for single detached dwellings, even as the population ages.

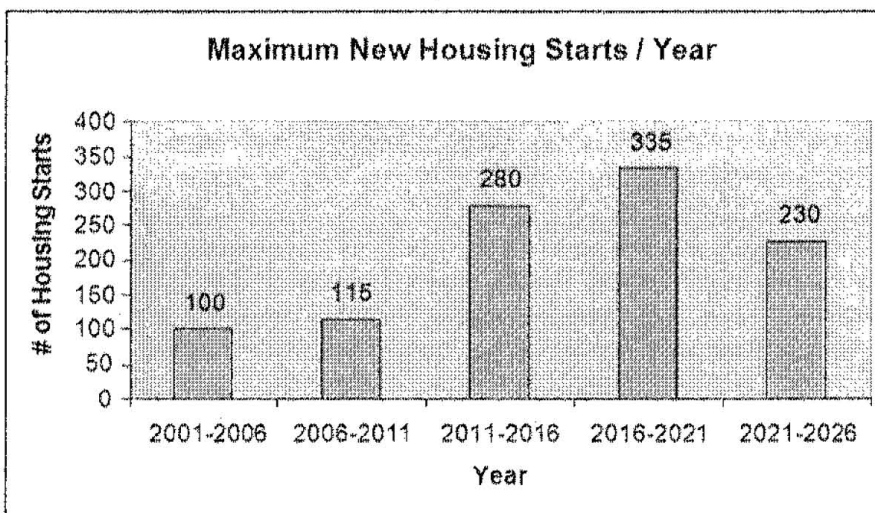
The Provincial Household Headship Rate Methodology does not recognize current shortages in apartment and townhouse type dwellings. Until recently, few townhouses and even fewer apartment buildings have been constructed over the past 20 years. Therefore, there exists a current shortage of townhouses and apartment dwellings throughout the community, and it is anticipated that a market correction will result in the construction of more high density type dwelling units. Consequently, demand for higher density dwellings will increase over the next 7 years, then decrease back to the current 70/30 demand split.

1.1.2 Projected Dwelling Unit and Residential Land Demand

The chart below outlines the maximum number of new housing starts per year if economic growth (0.5%/yr.) and immigration targets are achieved. As the baby boomers begin to retire and migrants are needed to fill job vacancies, housing demand will peak between 2016 and 2021, which corresponds with the peak of the baby boomer cohort.

Projected housing demand is based upon an assumption that immigration targets will be achieved. Populations throughout Ontario, Canada and North America are aging and Sault Ste. Marie will be competing with other communities to attract new workers.

From a land use perspective, when determining average new housing starts, an over estimate is an error on the side of caution. An underestimate of new housing starts could result in a shortage of land, which would be problematic. For this reason, new housing starts are communicated as maximums.



Based upon population projections and dwelling unit demand by type, the table below outlines the projected number of dwelling units and land required to satisfy the future housing needs of the community.

Maximum Projected Dwelling Unit and Land Demand: 2006 - 2021			
Dwelling Type	Average Density (units/acre)	Projected # of Dwelling Units	Required Residential Land (acres)
Single	5	2115 (58%)	423
Semi	10	170 (5%)	17
Row	12	190 (5%)	16
Apartment	20	1155 (32%)	58
Total	10.4 (Weighted Avg.)	3630	514

1.1.3 Population and Residential Demand Projections: Conclusions

Provincial Policy dictates that urban services cannot be extended and substantial residential development cannot occur beyond the current Urban Settlement Area unless it can be demonstrated that there is not enough vacant land available to accommodate projected needs.

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It is projected that between 2006 and 2021 up to 3,630 dwelling units could be built, requiring a total of 514 acres of land. A review of vacant lands within the Urban Settlement Area concluded that there is a total of 750 acres of vacant lands having residential development potential. Even though development constraints such as wetlands, ravines and serviceability issues have filtered out many properties, not all sites will be available for future residential development. Therefore, the additional 236 acres of vacant lands beyond those required is a healthy surplus to allow for choice in the market. New Official Plan policies have been designed to facilitate residential intensification, infill development, and redevelopment, which could also increase the available lands for residential development.

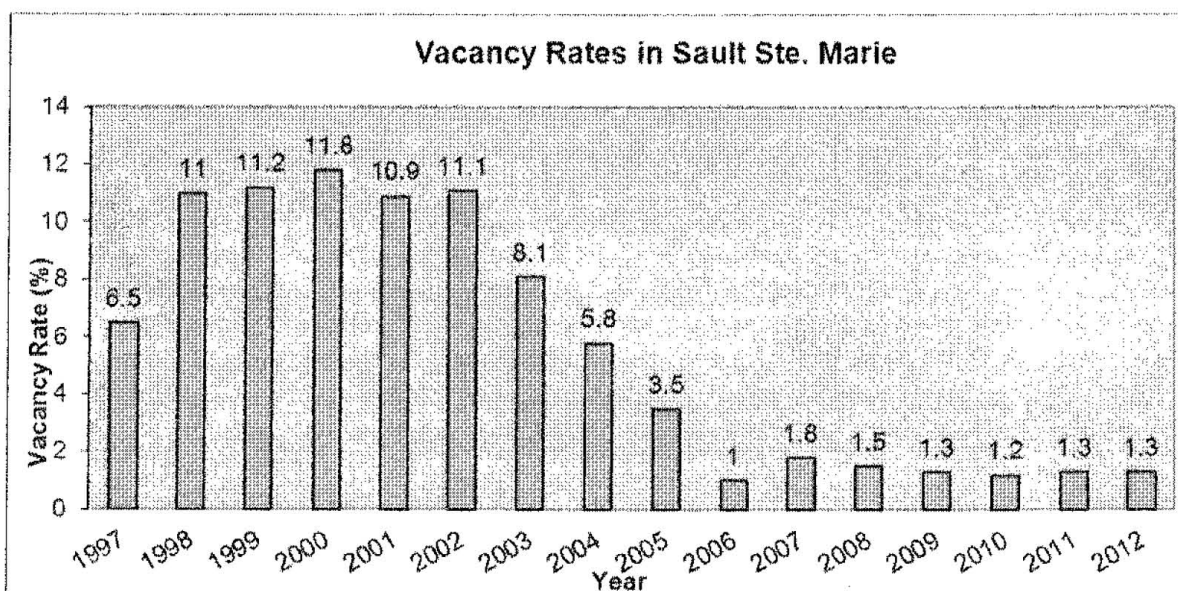
In conclusion, based upon a comprehensive population and housing review, there is enough vacant land within the current Urban Settlement Area to meet the housing needs of the community for the next 20 years. Consequently, an expansion to the current Urban Settlement Area is not required at this time.

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PART 2 AFFORDABLE HOUSING

The provision of affordable housing is an integral building block in the creation of a strong, healthy, sustainable community. Provincial Policy requires the establishment of minimum targets for the provision of housing which is affordable to low and moderate income households.

While the provision of affordable housing has not been a major issue over the past two decades, recent vacancy rates released (Spring 2012) by the Canada Mortgage and Housing Corporation indicate a vacancy rate of 1.3%, which is among the lowest in the Province. A vacancy rate of approximately 3% is generally considered to be healthy. In comparison, the Provincial average was 2.4%, Sudbury 3.1%, Thunder Bay 1.8%, Barrie 2% and Toronto 1.5%.



Source: Canada Mortgage and Housing Corporation

Affordable housing is defined by the Ministry of Municipal Affairs and Housing (MMAH) as:

1. In the case of ownership housing, the least expensive of:
 - a. Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or
 - b. Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area
2. In the case of rental housing, the least expensive of:
 - a. A unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households; or
 - b. A unit for which the rent is at or below the average market rent of a unit in the regional market area.

Low to moderate income households, as defined by MMAH includes households with incomes in the lowest 60% of the income distribution within the Algoma Region.

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Household Incomes and Affordable Rents 2006: Algoma District

Income Percentile	Annual Income (\$)	*Affordable Monthly Rent (\$)
20 th Percentile	12,400	310
30 th Percentile	15,000	380
40 th Percentile	18,700	470
50 th Percentile	22,800	570
60 th Percentile	27,700	690

Source: Ministry of Municipal Affairs and Housing, Market Housing Branch

*Affordable monthly rent = 30% of monthly income

Sault Ste. Marie - Average Monthly Apartment Rents 2011

	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom	Weighted Avg.
Sault Ste. Marie	\$444	\$581	\$719	\$784	\$668
Thunder Bay	\$518	\$641	\$772	\$959	\$716
Timmins	\$487	\$638	\$788	\$934	\$735
Greater Sudbury	\$540	\$712	\$881	\$994	\$807
Ontario	\$741	\$866	\$1002	\$1234	\$945

Source: Canada Mortgage and Housing Corporation, 2011 Rental Market Survey

Unfortunately, 2006 is the last year that MMAH calculated affordable rents and housing prices for the Algoma District. Even though the affordability numbers calculated by MMAH are somewhat dated, one could assume that incomes have increased, thus increasing the overall level of affordability. More specifically, rents in Sault Ste. Marie are affordable to those within the top half (50th percentile) of the income spectrum. For those located in the lower percentiles, the issue is income, not housing affordability levels. For those located within the lowest income brackets there are supplemental programs available through various agencies, including the City's Social Services Department, which provides a variety of subsidies for approximately 2500 dwelling units throughout the community. There are approximately 1180 people on the rent geared to income waiting list. Average wait times are 1.5 to 2 years. The waiting list and wait times have been relatively stable over the past few years.

It is also worth noting that Average Monthly Apartment Rents are based upon average rents of apartments located within a building having 3 or more dwelling units. Therefore, the above noted rents do not include residential conversions such as in-law suites or basement apartments, which are often the most affordable dwellings.

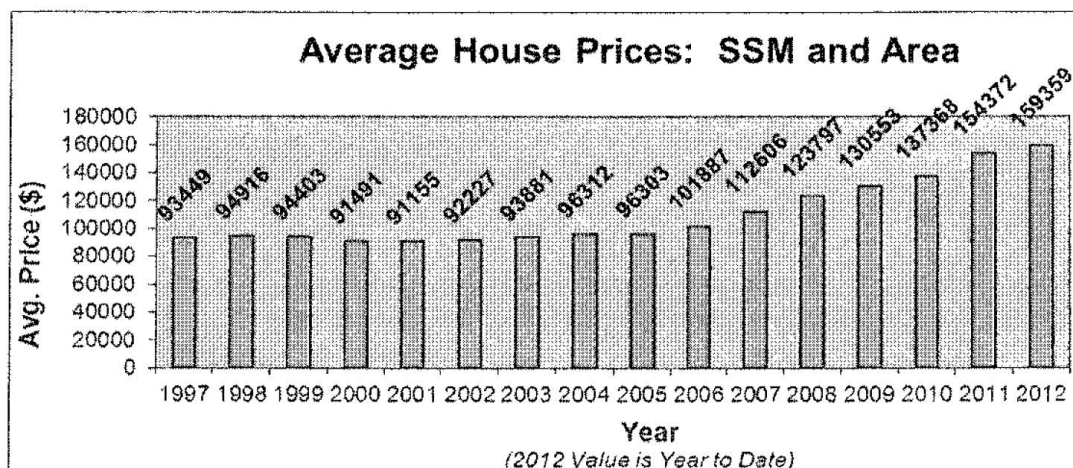
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As it relates to affordable house prices, annual incomes are based upon a sample of those who own homes, rather than those who rent, therefore the sampled population is different, resulting in different annual incomes and percentiles.

Household Incomes & Affordable House Prices 2006: Algoma District

Income Percentile	Annual Income (\$)	Affordable House Price (\$)
20 th Percentile	19,600	66,000
30 th Percentile	27,400	92,500
40 th Percentile	36,300	122,500
50 th Percentile	45,800	154,500
60 th Percentile	56,600	191,000

Source: Ministry of Municipal Affairs and Housing, Market Housing Branch



Source: Sault Ste. Marie Real Estate Board

Based upon the affordable house price index and average house values, housing prices in Sault Ste. Marie are relatively affordable. There exists an ample stock

2.0.1 Affordable Housing: Conclusions

In a recent survey conducted by Money-Sense Magazine, Sault Ste. Marie ranked second in affordable housing out of 180 towns and cities across the Country with populations above 10,000 people.

It is recognized that apartment dwellings are those which are generally most affordable. Apartment dwellings can be developed in the form of stand-alone buildings or through residential intensification/conversion. Although there have been a number of new apartment buildings recently developed within the community, residential intensification or conversion represents the most viable method in creating new affordable units.

Residential intensification is the development or redevelopment of a property, site or area which results in a net increase in residential units. The addition of an 'in-law suite' or the conversion of a single detached dwelling into a number of self-contained dwelling units is 2 examples of intensification.

Over the past several years Planning Division has recommended for, and Council has approved numerous residential conversions resulting in a number of new dwelling units. The Zoning by-law has also applied the 'R3' zone to many older, central neighbourhoods, which permits among other things, duplexes. Consequently, there are a number of neighbourhoods throughout the community where current zoning permits additional dwelling units within existing

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buildings, without the need for a rezoning. This represents a viable opportunity to create additional affordable dwelling units within the community.

The revised Official Plan proposes an affordability target of 30% across the entire community. There are approximately 32,000 households in Sault Ste. Marie, resulting in a target of 9,600 affordable dwelling units throughout the city. The number of affordable dwelling units within this target should grow relative to the overall growth of the City. The primary way in which this target will be achieved and maintained is through residential intensification, the redevelopment or conversion of existing buildings, and rent subsidy programs.

To further augment the supply of affordable dwelling units, especially units geared to accommodate those with the lowest incomes, the Municipality will continue to explore additional funding opportunities, including the development of new units.

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PART 3 SIGNIFICANT CHANGES OR ADDITIONS

3.0 *Endangered Species Act*

In 2007 the Province passed a new Endangered Species Act (ESA). According to the Ministry of Natural Resources, compared with the original legislation (passed in 1971) the new ESA provides:

- Broader protection for species at risk and their habitats
- Greater support for volunteer stewardship efforts of private landowners, resource users, and conservation organizations.
- A stronger commitment to the recovery of species
- Greater flexibility
- Increased fines, more effective enforcement
- Greater accountability, including government reporting requirements

The Official Plan is the primary document responsible for identifying endangered, threatened and extirpated* species within the community, and ensuring that not only the species, but it's 'significant habitat' is protected. In consultation with the local MNR office, the table below outlines endangered and threatened species occurrences in Sault Ste. Marie, as well as their defined significant habitat.

*An extirpated species is a plant or animal that no longer exists within a specific area but can be found elsewhere.

Endangered and Threatened Species Occurrences in Sault Ste. Marie

Endangered and Threatened Species Occurrence	Defined Significant Habitat (Including Adjacent Lands)
Peregrine Falcon Nesting Site	120m radius around known occurrence
Chimney Swift	120m radius around known occurrence
American Chestnut Tree	120m radius around known occurrence

The exact location of these species must be kept confidential. New OP policies will note that any development or site alteration within 120m of a known occurrence will not be permitted unless it can be demonstrated to the satisfaction of the Ministry of Natural Resources Species At Risk Biologist that there will be no negative impacts upon the species, or the form and function of that species' significant habitat. Such habitat can be natural or built, as is the case with the local occurrence of the Chimney Swift and Peregrine Falcon nesting sites.

The American Chestnut tree is an example of a species that was once common throughout Ontario; however uncontrollable disease has all but decimated mature trees. In this instance, any healthy mature trees that have not been affected by the disease represent important research specimens in discovering resistant strains.

3.1 *Fish Habitat*

All watercourses shown on Natural Resources Schedule A of the Official Plan are identified as fish habitat. New MNR regulations have resulted in a substantial increase in 'adjacent lands' to fish habitat, from 50m to 120m on either side of the watercourse. New OP policies will implement this new regulation, however existing development, zoning and topography will also be considered. For example, development within existing built up areas or adjacent to

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engineered shorelines would not likely impact existing fish habitat. Although there is some flexibility in terms of site specific conditions, the increased buffer around a watercourse will impact future development within undeveloped areas such as the Rural Area.

3.2 Significant Deer Wintering Area - Airport Area

The Ministry of Natural Resources has identified a Deer Wintering Area which is a significant wildlife habitat that encompasses the airport and surrounding areas. Deer wintering areas are generally characterized as thick, usually coniferous cover that is dense enough to provide cover for deer during the worst winter months.

Development or site alteration within the core of the deer wintering area or adjacent lands (50m) will be generally discouraged. The core deer wintering area, including a 50m buffer is shown on the Natural Resources Schedule A.

Prior to development or site alteration within the core deer wintering area or adjacent lands (within 50m of the core), an Environmental Impact Assessment will be required. Development will only be permitted where it can be demonstrated that the form and function of the deer wintering area will not be significantly impacted.

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3.3 Archaeological Resources

In 2011 Archaeological Services Inc. completed an Archaeological Master Plan for the entire community. This study identified areas throughout the Municipality that have the potential to contain archaeological resources. Prior to completing this report, archaeological potential was determined by utilizing the Ministry of Cultures general criteria, which captured the majority of the community.

The Archaeological Master Plan further refined the areas of the community that have the potential to contain artifacts. In September of this year, Council approved Official Plan Amendment 188 which implements the master plan.

More specifically, where lands proposed for development may include archaeological resources, or where such lands are located within an area of archaeological potential, as shown on Schedule E, the following studies must be conducted by a licensed archaeologist, at the expense of the owner or applicant:

Development Approval	Archaeological Assessment Requirement
• Official Plan Amendment • Zoning By-law Amendment • Severance Application • Subdivision Approval	Archaeological assessment if any portion of the subject property is within 250m of a known archaeological site, excluding lands zoned Environmental Management, if such lands are not proposed to be disturbed in any way
• Official Plan Amendment • Zoning By-law Amendment • Severance resulting in more than 3 lots – Urban Area	Archaeological assessment if any portion of the affected lands is within an Archaeological Potential Area, excluding those lands zoned Environmental Management, if such lands are not proposed to be disturbed in any way
• Subdivision Approval	Archaeological assessment if any portion of the affected lands is within an Archaeological Potential Area. This is a requirement of Ontario Regulation 544/02, Schedule 1
• Severance resulting in more than 3 lots – Rural Area	Where more than 3 new lots are proposed, an archaeological assessment is required if any portion of the proposed development area is within an Archaeological Potential Area. The Committee of Adjustment may restrict development within certain areas as a condition of approval in lieu of an archaeological assessment where appropriate.
• Municipal Projects involving previously undisturbed land.	Archaeological assessment if any portion of the affected lands is within an Archaeological Potential Area.

3.4 Land Division Policies

The Planning Act outlines 3 processes for subdividing land:

3.4.1 Plan of Subdivision or Condominium

Approved by Council, this process is generally utilized for larger developments where new public infrastructure such as roads and sewers are proposed. The process by which Plans of Subdivision and Condominium occur are much the same, except Plans of Condominium include 'common elements', which are jointly owned by those who own individual units within a condominium development.

3.4.2 Consent to Sever

Approved by the Committee of Adjustment, the severance process is generally used to subdivide lands where the extension of public infrastructure such as roads and sewers is not required. Locally, the most common application of this process is the creation of new lots in the Rural Area, where the lot has existing frontage upon a publicly owned and maintained roadway.

3.4.3 Part-Lot Control

Approved by Council, a Part-Lot Control by-law allows adjustments to property lines within a registered plan of subdivision, without the need for severance or subdivision approvals. The most common application of Part-Lot Control occurs when semi-detached dwellings or townhouses are developed upon one lot. Once construction is complete, the common walls of such units are surveyed, and properties are severed down the middle of the common wall. In this instance, Part-Lot Control grants developers some leeway in siting and constructing buildings, without requiring that common walls be located exactly upon the lot line.

The proposed policies will clearly guide developers, Council, and Municipal Staff as to what process is required, based upon the nature of the development proposal.

3.5 Sustainable Community Policies

Sault Ste. Marie's long term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns to support strong, liveable and sustainable communities.

When read in its entirety, the Official Plan is intended to provide an integrated set of development policies aimed at creating a strong sustainable community.

The proposed Official Plan also supports further studies aimed at moving the community towards greater sustainability.

3.6 Residential Intensification (Density) Targets

Residential intensification is the development or redevelopment of a property, site or area which results in a net increase in residential units. Provincial Policy 1.1.3.6 notes that 'Planning authorities shall establish and implement targets for intensification... Higher densities and compact urban form encourages a mix of housing types and an efficient use of lands within the Urban Settlement Area. Higher densities also facilitate a more cost effective provision of municipal services. In keeping with Provincial Policy, new plans of subdivision and condominium are encouraged to achieve the following density targets:

Zone	Average Local Density (Units/Acre)	Density Target (Units/Acre)
Single Detached Residential Zone (R2)	5	5.5
Low Density Residential Zone (R3)	6	6.6
Medium Density Residential Zone (R4)	15	16.5
High Density Residential Zone (R5)	20	22

Existing average local densities are a weighted average of the customary densities associated with the various housing types permitted in the R2-R5 zones, coupled with projected demand for such housing types. The density target represents a 10% increase in the calculated average local density.

The Municipality will monitor the overall densities of new draft plans of subdivision and condominium. Density targets will be re-evaluated as part of the next 5 year comprehensive review of this Plan.

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PART 4 MAJOR REVIEWS

4.0 *Large Commercial Development: Market Impact Study Requirements*

At Council's request a review was undertaken to assess the appropriateness of current OP policies that require a market impact study prior to large commercial developments in excess of 4000m² (43,057sq.ft.). The Table below provides an overview of the various ways in which market impact study requirements are dealt with by other Municipalities in Ontario.

Market Impact Study: Municipal Review

Municipality	Area (m ²) That Triggers Study	Notes
Sault Ste. Marie	>4000	
Thunder Bay	>2800	For major developments outside the downtown
Timmins	N/A	Not required
North Bay	No floor area identified	Required for "Regional Commercial Centres"
Sudbury	No floor area identified	
Kingston	>5000	For major developments outside the downtown
Sarnia	No floor area identified	Required when re-designating new commercial areas

Based upon the above table, there are 4 common ways in which municipalities approach this issue:

1. No market impact study requirements
2. Market impact studies required for 'regional commercial centres' which are defined to include major big box developments and malls.
3. Market impact studies triggered at a specific gross floor area when a particular development is located outside the downtown.
4. Market impact studies triggered at a specific gross floor area regardless of where they are located.

A market impact study is intended to review a commercial development's impact upon existing commercial areas, rather than specific businesses. The study provides Council with a baseline from which to make a decision. It also provides objectors a baseline from which to argue from or refute. If a Council decision is appealed to the Ontario Municipal Board, a market impact study would be a critical piece of evidence. In essence, Council should have all relevant information when making a decision. It is therefore recommended that the current market impact study requirements remain for all new commercial development in excess of 4000m². It is important to note that this requirement is for new development only and does not apply to existing commercially zoned lands or the conversion of existing commercial buildings.

4.1 *Policies Requiring Major Office Space to Locate within the Downtown*

The Central Business District or Downtown is the most important representation of a community. A vibrant and healthy downtown is a symbol of a vibrant and healthy community. Conversely, a poorly maintained downtown with numerous vacant buildings and 'for rent' signs are symbols of a declining community. Locally, approximately one-half of all commercial assessment is generated from the downtown area and retaining the value of these properties is critical to maintaining both the appearance and tax base of the community.

Sault Ste. Marie's downtown is defined as those lands bounded by or with frontage on Church Street, Wellington Street East, Gore Street, Queen Street West, Huron Street and the waterfront and includes both commercial and residential designated properties.

With the passing of a new zoning by-law in 2005, major office space was further defined as greater than 300m² (3229sq.ft.) in all commercial zones, with the exception of the Shopping Centre Zone (C5), where major office space is defined as being more than 10% gross floor area of the shopping centre. These maximums have been applied to new developments, as well as existing buildings proposed to be converted to office space.

4.1.1 Proposed General Office Space Regulations

Over the past 4 years Council has approved several applications to permit 'major office space' outside the downtown. In all but one case, the applications requested an increase in the 300m² limit, to grant owners of existing buildings greater flexibility in attracting tenants. Of the buildings that were successfully rezoned, in most cases office space occupancy remains below 300m². Based upon this, one could argue that demand for office space is relatively flat.

Although major office space should be located in the downtown, the current policy is not in line with other policies aimed at supporting the reuse of existing commercial space. Furthermore, the current definition of major office space as being greater than 300m² was based roughly upon the size of the average bank branch. The Municipal Property Assessment Corporation (MPAC) defines 'major office space' as greater than 700m² (7535sq.ft.).

It is therefore proposed that the current office space policies be amended by allowing the construction of major office space outside the downtown (new buildings) to a maximum of 700m², which is consistent with MPAC's definition of 'major office space'.

In keeping with other commercial policies contained in the OP, existing buildings (those which existed on the day of the adoption of the revised OP) may be converted to office space, up to 100% occupancy, with no size limits.

4.1.2 Proposed Medical Office Space Regulations

With the relocation of the Sault Area Hospital to Third Line, it is anticipated that some doctors in the downtown will wish to relocate closer to the new facility, which should be supported.

To accommodate this demand, it is recommended that medical offices and medical centres be permitted in all commercial zones with the exception of the Highway Zone (HZ). Furthermore, it is recommended that medical offices not count towards the proposed 700m² GFA limit, as it relates to the construction of new buildings to support medical offices/centres.

4.2 Residential Development in the Rural Area

4.2.1 Background

The Official Plan identifies three distinct Rural Areas within the Community. The first is the Rural Precambrian Uplands Area, located north of the 'shield line', which are the first outcroppings of exposed bedrock. Development within the 'Shield' area is limited, primarily by physical constraints such as lack of topsoil, numerous watercourses, and very hilly topography. The second is the Prime Aggregate Area, which is characterized as sand and gravel deposits below the 'Shield Line'. Official Plan policies aim to facilitate the orderly extraction of this significant aggregate resource. While existing lots of record may be developed for residential purposes, the creation of new lots within the Prime Aggregate Area is prohibited. Demand for new residential lots within this area has been very limited. The final characterization is the

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'Rural Area', which is the area between the Urban Settlement Area and the southern edge of the Prime Aggregate Area. This is the area of the community which has seen the majority of recent development pressures, most notably rural residential development.

4.2.1.1 Limited Residential Development in the Rural Area

Current Provincial policies note that residential development within rural areas or outside urban settlement areas shall be limited. In December 2009, as PART II of this Comprehensive Official Plan Review, Council approved Official Plan Amendment (OPA) 167, which permitted the creation of one new lot, plus the remnant, counted from the day of the adoption of OPA 167. Prior to OPA 167, all rural residential severances required an Official Plan Amendment. Rural Estate Subdivisions supported by individual wells and septic systems continue to be prohibited.

Since OPA 167 was adopted in December 2009, Council has approved several multi-lot severance applications.

4.2.2 Rationale for the One-Lot Policy

When Council passed OPA 167, it was felt that the one-lot limit would be a fair approach to allowing limited rural residential development, while maintaining the current character of the area, and retaining large parcels for future development purposes. Over the past 10 years, anywhere from 10-20 new homes are constructed in the Rural Area each year, consisting of 10-20% of the annual number of new homes built in Sault Ste. Marie. There appears to be a strong local market for rural residences, as lot prices remain relatively affordable, as compared to other communities within the Province.

Site specific technical concerns aside, the following three reasons are generally cited in support of limited rural residential development:

4.2.2.1 Increased Municipal Costs

Rural residential development by way of severances or rural estate plans of subdivision occur at low densities, generally less than 1 dwelling unit per acre, whereas local urban serviced single detached residential subdivisions have been developed at much higher, more efficiently serviced densities of 5-6 dwelling units per acre. While many services already exist in the Rural Area, if rural development continues as is, at some point rural residents will demand an increase in services, and low development densities will fall far short of supporting the full cost of providing such services.

4.2.2.2 Future Development Potential in the Rural Area

Generally, the Rural Area contains large blocks of land. Large parcels contain a great deal of future development potential. As parcels are severed and homes are built, future development potential is impacted, not only by a reduction in lot size, but also with the placement of a residence, which is considered a sensitive use and thus, sterilizes the area around it for many types of development.

It is recognized that predicting future development potential can be difficult. Several blocks in close proximity to the Urban Settlement Area have been identified for future urban serviced development. It is important to maintain these blocks intact, so that services can be expanded in a logical efficient manner, without the need to 'leap-frog' past existing rural areas that have been severed to a point where future development is not possible.

Future urban residential development is not the only development potential in the Rural Area. One could not have anticipated a solar farm development 20 years ago, but without large intact parcels, this development might not have been possible.

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4.2.2.3 Agriculture

Greater awareness coupled with increasing fuel prices have resulted in a movement to grow and buy foods which have been grown locally. Assuming that fuel prices will continue to increase, one might anticipate that local, small scale agricultural operations may again become feasible.

Although there are not any areas within the community that have been designated as 'Prime Agricultural Lands' there are a number of areas within the Rural Area with high quality soils and drainage, consistent with Prime Agricultural Areas.

Agriculture is only permitted in the Rural Area, and large parcels are required to support agricultural uses. Not only do rural area severances 'chop up' the parcel fabric in a piecemeal fashion, but each new residence has the impact of sterilizing an area around it. The Ontario Ministry of Agriculture, Food and Rural Affairs' (OMAFRA) Minimum Distance Separation Guidelines are such that new or expanded livestock facilities must meet minimum dis

4.2.3 Rural Area Conclusions

The Rural Area Policies of the Official Plan were amended in December 2009 as PART II of this Comprehensive Review; however rural residential development and multi-lot severances continue to be approved.

As previously mentioned, much of the Rural Area has already been severed and developed to a point where future development potential other than rural residential development is no longer feasible or appropriate. Current OP policies do not specifically recognize large blocks of land with future development potential or existing agricultural operations that should be protected. It is therefore recommended that the Planning Advisory Committee conduct a more in depth review of the Rural Area, as a separate exercise from this Comprehensive Official Plan Review. Consequently, additional amendments to the Rural Area policies of the OP may be forthcoming as a result of this review.

4.3 Industrial Land Supply

Between 1981 and 2006 the City's manufacturing employment decreased from 12,895 to 4,565 jobs; a loss of nearly 65%. Through economic diversification, a rebounding steel market, the attraction of new employers and the expansion of existing industrial operations, manufacturing employment has stabilized.

Often referred to as 'Employment Lands', it is important to ensure an adequate supply of readily available and easily serviceable industrial lands to accommodate future industrial development. It is also important to ensure an appropriate mix of light, medium, and heavy industrial lands.

Although there is a wide range of Industrial development potential, from light 'smart-park' development to traditional heavy manufacturing, such development can produce negative off-site impacts to nearby sensitive land uses and the natural environment. For these reasons, it can be difficult in establishing new industrial sites. Over the long term, existing vacant industrial lands, especially heavy industrial, need to be protected from the encroachment of sensitive uses such as residential development. It is also important to ensure that sites are identified in areas that are adequately separated from existing or potential sensitive uses. Current Official Plan policies that address ways in which off-site impacts can be mitigated will also be maintained.

4.3.1 Industrial Land Strategy 2001

In 2001 the City produced an Industrial Land Strategy, which was undertaken to accomplish the following 3 goals:

1. To establish a database of existing industrially zoned land.
2. To identify any constraints to the development of existing industrially zoned lands, and recommend actions to overcome these constraints.
3. To review and identify potential lands for future industrial development.

The following 7 areas were identified as being suitable for future industrial development:

1. South side of Base Line east of Leigh's Bay Road
2. North side of Base Line, south of Nixon Road
3. Yates Avenue
4. The rear portions of those properties with frontage upon Great Northern Road, between Third and Fourth Lines
5. East side of Black Road, between McNabb Street and the Second Line East extension
6. South side of McNabb Street between the Shannon Road extension and Boundary Road
7. Southwest corner of Black Road and Second Line East

All of these areas have been zoned to permit industrial development.

4.3.2 The Solar Farm Effect

Over the past several years, a number of significant solar power projects have been planned and developed utilizing very large acreages on Base Line near Leigh's Bay Road, and the east side of Black Road, north of the 2nd Line Extension. Much of this land was designated Industrial within the OP. Although such lands were not zoned industrial, it was intended that these areas would serve as future industrial sites once the current stock of zoned properties are developed.

Given the recent uptake of Industrial lands, Planning staff conducted a site-by-site review of the existing industrial land inventory throughout the community.

Industrial Land Review 2012

	Total Parcels (Acreage)	Occupied Parcels (Acreage)	Partially Occupied Parcels (Acreage)	Vacant Parcels (Acreage)
Light Industrial (M1)	33 (151)	17 (123)	5 (11)	11 (17)
Medium Industrial (M2)	246 (1072)	171 (850)	25 (73)	50 (149)
Heavy Industrial (M3)	68 (3143)	42 (2744*)	11 (240)	15 (509**)
TOTAL	346 (4330)	229 (33681)	41 (324)	76 (834)

*Essar Steel and rail yard properties encompass 1,648 acres

**The 'Black Road Industrial Area' encompasses approx. 350 acres.

4.3.3 Industrial Land Review - Conclusions

Approximately 40% of the total 834 acres of vacant industrial land is owned by the Ontario Realty Corporation. The Economic Development Corporation is contacting other major land owners to determine the availability of their properties for new development. City staff and the EDC will continue to monitor the inventory of industrial land.

4.4 Growth Plan for Northern Ontario - Conformity Exercise

In 2011 The Ministry of Northern Development, Mines and Forestry (MNDMF) released 'The Growth Plan for Northern Ontario (GPNO)'. Passed under the 'Places to Grow Act 2005', it is

essentially a strategic plan for Northern Ontario. The plan is 'a strategic framework that will guide decision-making and investment planning in Northern Ontario over the next 25 years. Municipalities in Northern Ontario are required to undergo a 'conformity exercise' to ensure that Official Plans support the policies contained in the GPNO.

More specifically, Official Plans must adhere to and support the policies contained in the 'Communities' Section (4) of the GPNO. When read in its entirety, the Draft Official Plan conforms to and supports the policies contained in the GPNO.

4.4.1 Long-Range Planning

The Northern Growth Plan notes that all municipalities should prepare long-term community strategies. Locally, 'Destiny Sault Ste. Marie' is responsible for creating the Municipality's long term strategic plans. The Draft OP contains a number of policies aimed at implementing Destiny Sault Ste. Marie's Plan.

4.4.2 Economic and Service Hubs

Sault Ste. Marie has been identified as an Economic Service Hub. Due to our current critical mass of population, employment and assets, the Sault is a focal point for regional service delivery and infrastructure networks. The Draft OP contains a number of policies supporting the further development of Sault Ste. Marie as an Economic and Service hub for the surrounding region.

4.4.3 Strategic Core Areas

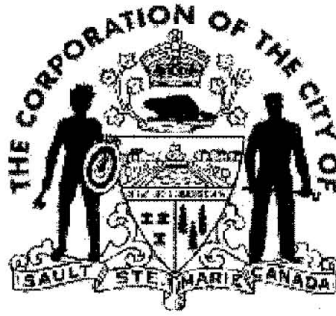
Sault Ste. Marie's defined Downtown is a '*Strategic Core Area*' as defined in the GPNO. Policies within the GPNO note that a '*Strategic Core Area*' should function as a vibrant, walkable, mixed-use district that can attract employment, amenities, institutional uses and higher development densities.

The Draft OP delineates the defined 'Downtown' and contains a number of policies directed towards revitalizing and intensifying this '*Strategic Core Area*'.

4.4.4 Growth Plan for Northern Ontario – Conclusion

The revised Draft Official Plan substantially conforms to the Municipal requirements of the Growth Plan for Northern Ontario.

Mr. Don Scott
Manager
Transit and Parking



5(K)
Public Works and
Transportation
Department
Transit Division

2013 03 04

Mayor Debbie Amaroso and
Members of City Council
Civic Centre

RE: PROPOSED WEST END COMMUNITY BUS SERVICE

PURPOSE

The Purpose of this report is to seek Council's approval to replace the existing Trans Cab service with a new West End Community Bus fixed route service. The new Community Bus will serve all but three bus stops on the existing Trans Cab route. This will greatly improve access to transit in currently underserved areas of the west end of our community.

BACKGROUND

Current Service:

a) Trans Cab

The Trans Cab program was initiated on June 11, 2007 as a ridership growth initiative. Its development was based on the Comprehensive Transit Operational Review of Existing Services with Ridership Growth Plan and Asset Management Plan. The review and plan were accepted as information by City Council on March 20, 2006.

The Trans Cab service carries transit passengers in a taxi to and from designated stops along a fixed route (Figure 1) to bus stops located at Peoples Rd./Fourth Line and Arden St./Second Line.

Originally, staff expected the Trans Cab to carry an average of ten people per day or 2,500 customers per year, with the intent of growing ridership.

—More—

b) Community Bus

The Community Bus program accommodates seniors and individuals with special needs. Essentially, the service benefits those individuals who are unable to walk to our main route bus stops; however, anyone can ride the Community Bus. Additionally, a passenger can transfer from the Community Bus to regular transit and from regular transit to the Community Bus.

Currently, the Community Bus operates eight trips per day from 8:15 a.m. to 4:45 p.m., Monday to Friday. It travels two set routes (Figures 2 and 3) and completes four trips per route.

ANALYSIS

Trans Cab ridership has not grown to a point that is significant enough to justify the \$77,235 annual costs. Recent ridership surveys for Trans Cab indicate that the service is not well used. This is evident by the fact that only six passengers used the service during the week of Feb. 19, 2013.

There is growing demand for better access to the Community Bus service. Recently, for example, residents from St. Gregory's Senior Citizen's Homes on Dovercourt Rd. and residents of Cooper St. have communicated their need for access.

IMPACT

Provincial Gas Tax for Public Transit has funded the Trans Cab program since its inception in 2007. In an effort to utilize the funding more efficiently, transit staff is recommending that the \$77,235 be directed to funding the West End Community Bus service (Figure 4). It will provide transit access to most of the current Trans Cab route. It will also reach areas in the west end of our community that are currently underserved. This will provide a link to institutions such as the hospital, grocery stores, and main bus routes.

STRATEGIC PLAN

The recommendation to replace the current Trans Cab route with a new West End Community Bus route is linked to the Strategic Direction 2: Delivering Excellent Services.

RECOMMENDATION

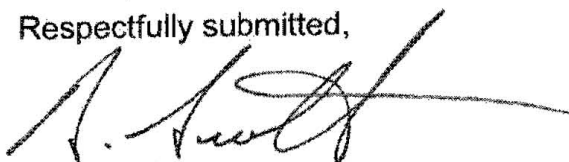
It is recommended that Council approve staff to redirect the \$77,235 in Provincial Gas Tax funding for Public Transit currently used for Trans Cab service and, effective June 10, 2013, allocate the aforementioned annual funding for the new West End Community Bus route.

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2013 03 04

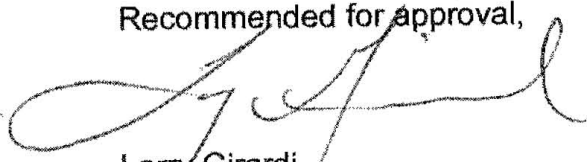
Page 3

Respectfully submitted,



Don Scott
Manager of Transit and Parking

Recommended for approval,



Larry Girardi
Commissioner - Public Works and
Transportation

DS/ep

RECOMMENDED FOR APPROVAL



Joseph M. Pratesi
Chief Administrative Officer

FIGURE 1

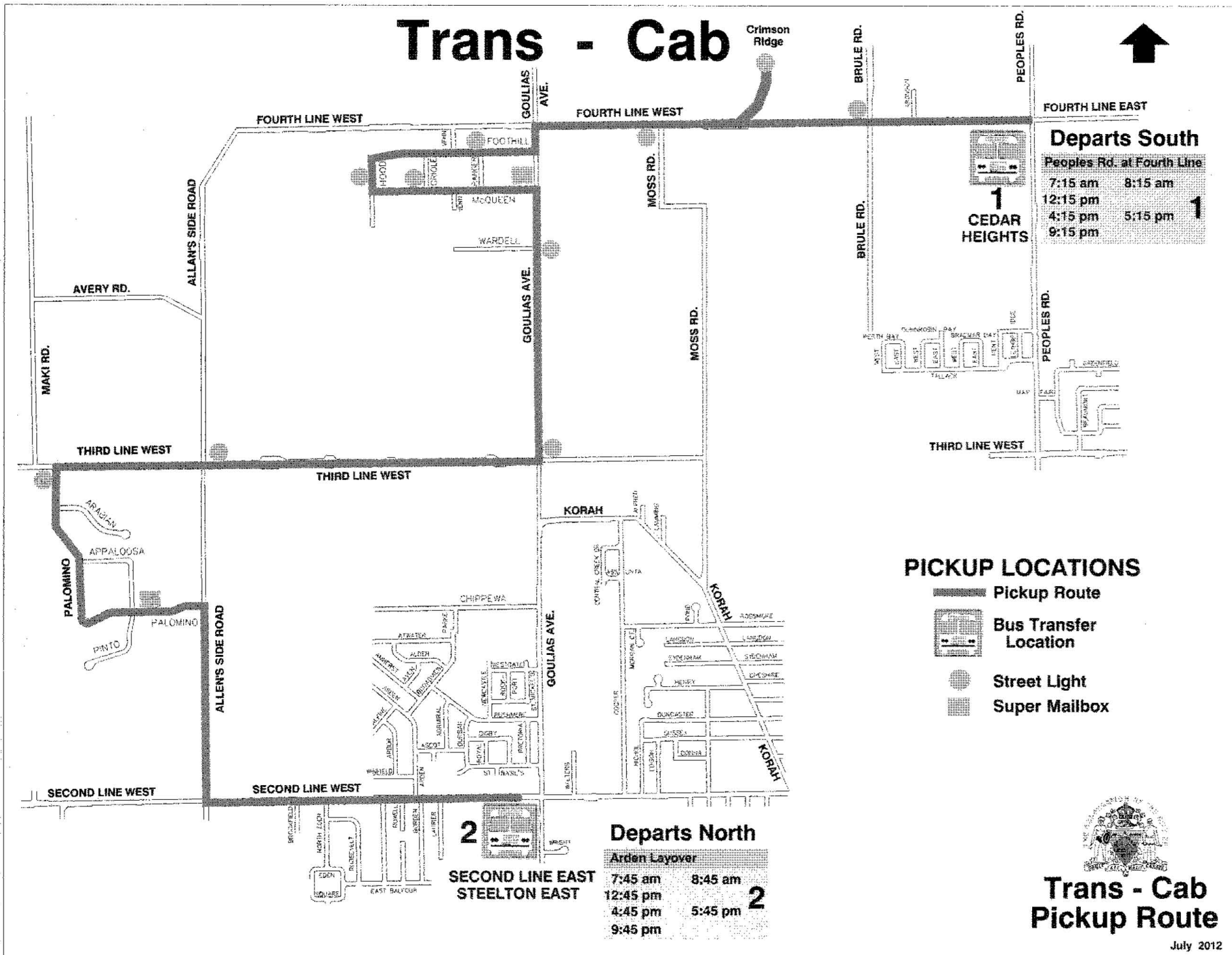
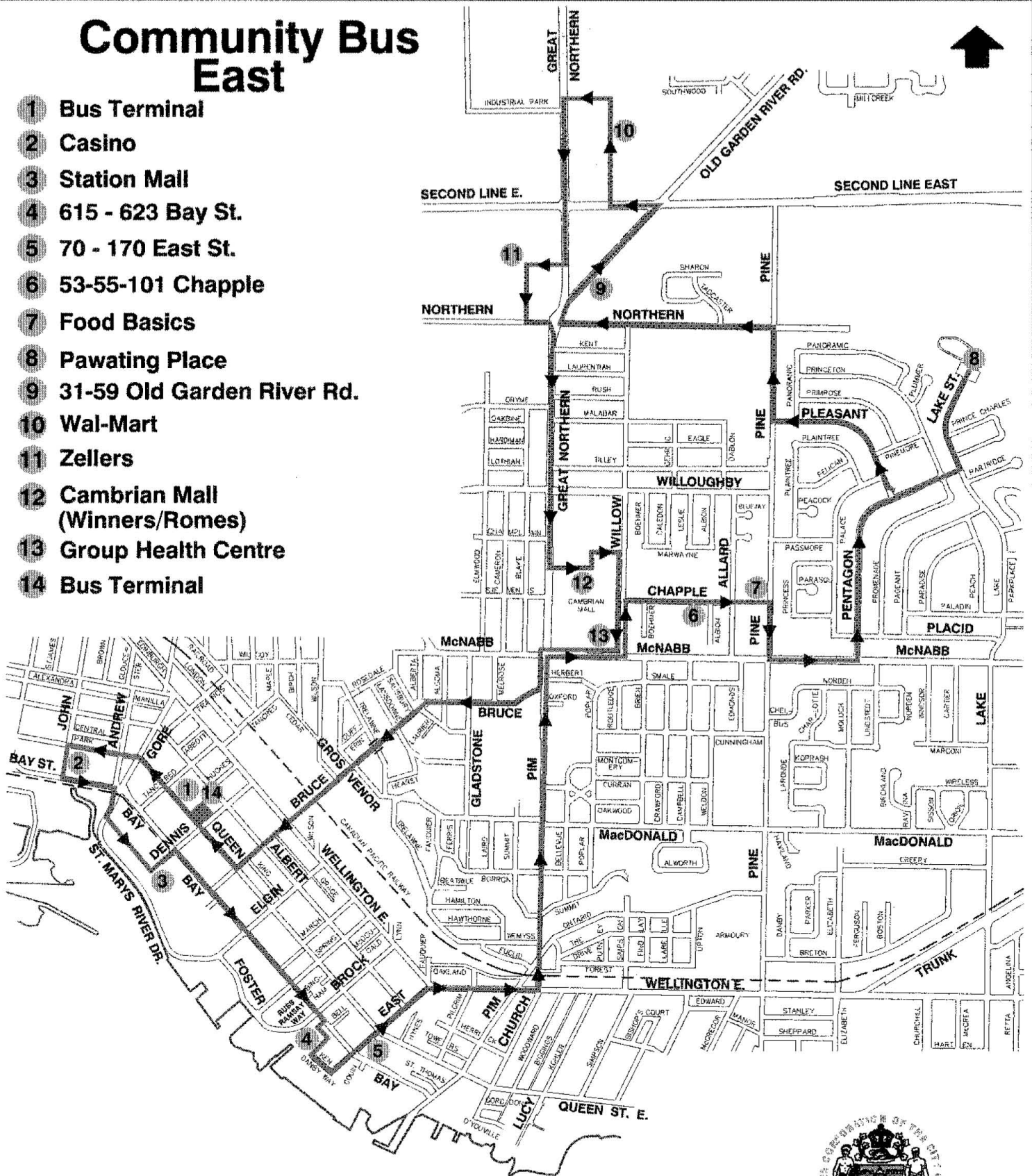


FIGURE 2

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Community Bus East

- 1 Bus Terminal
- 2 Casino
- 3 Station Mall
- 4 615 - 623 Bay St.
- 5 70 - 170 East St.
- 6 53-55-101 Chapple
- 7 Food Basics
- 8 Pawating Place
- 9 31-59 Old Garden River Rd.
- 10 Wal-Mart
- 11 Zellers
- 12 Cambrian Mall (Winners/Romes)
- 13 Group Health Centre
- 14 Bus Terminal



Community Bus East

Terminal Times

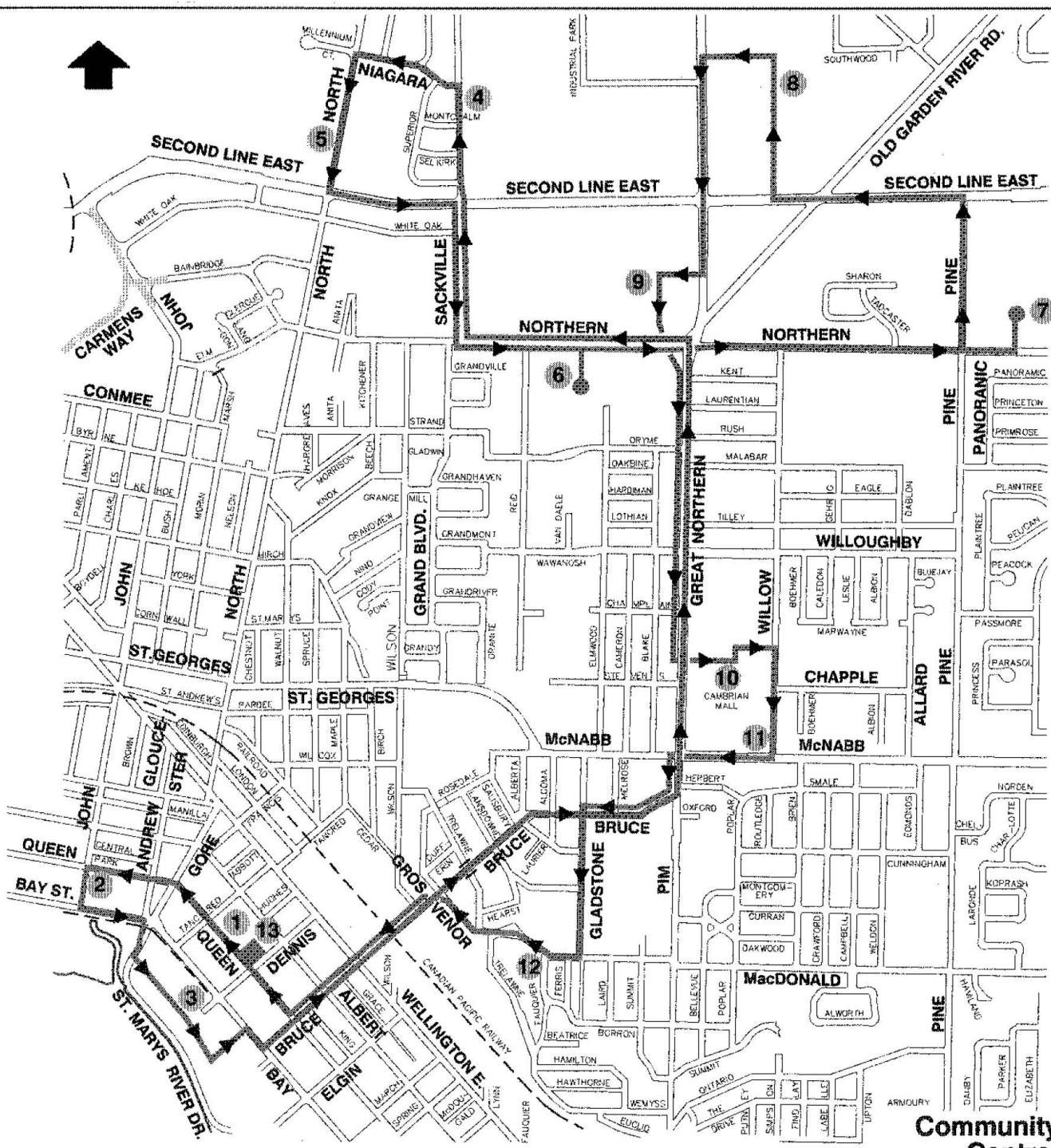
8:15 am 12:45 pm
10:15 am 2:45 pm



Community Bus East

FIGURE 3

5(K)



Community Bus Central

- 1 Bus Terminal
- 2 Casino
- 3 Station Mall
- 4 Croation Village
- 5 721-723-725 North St.
- 6 277 A Northern Ave.
- 7 Maple View Extendacare

- 8 Wal-Mart
- 9 Zellers
- 10 Cambrian Mall (Winners/Romes)
- 11 Group Health Centre
- 12 Collegiate Heights
- 13 Bus Terminal

Community Bus Central

Terminal Times

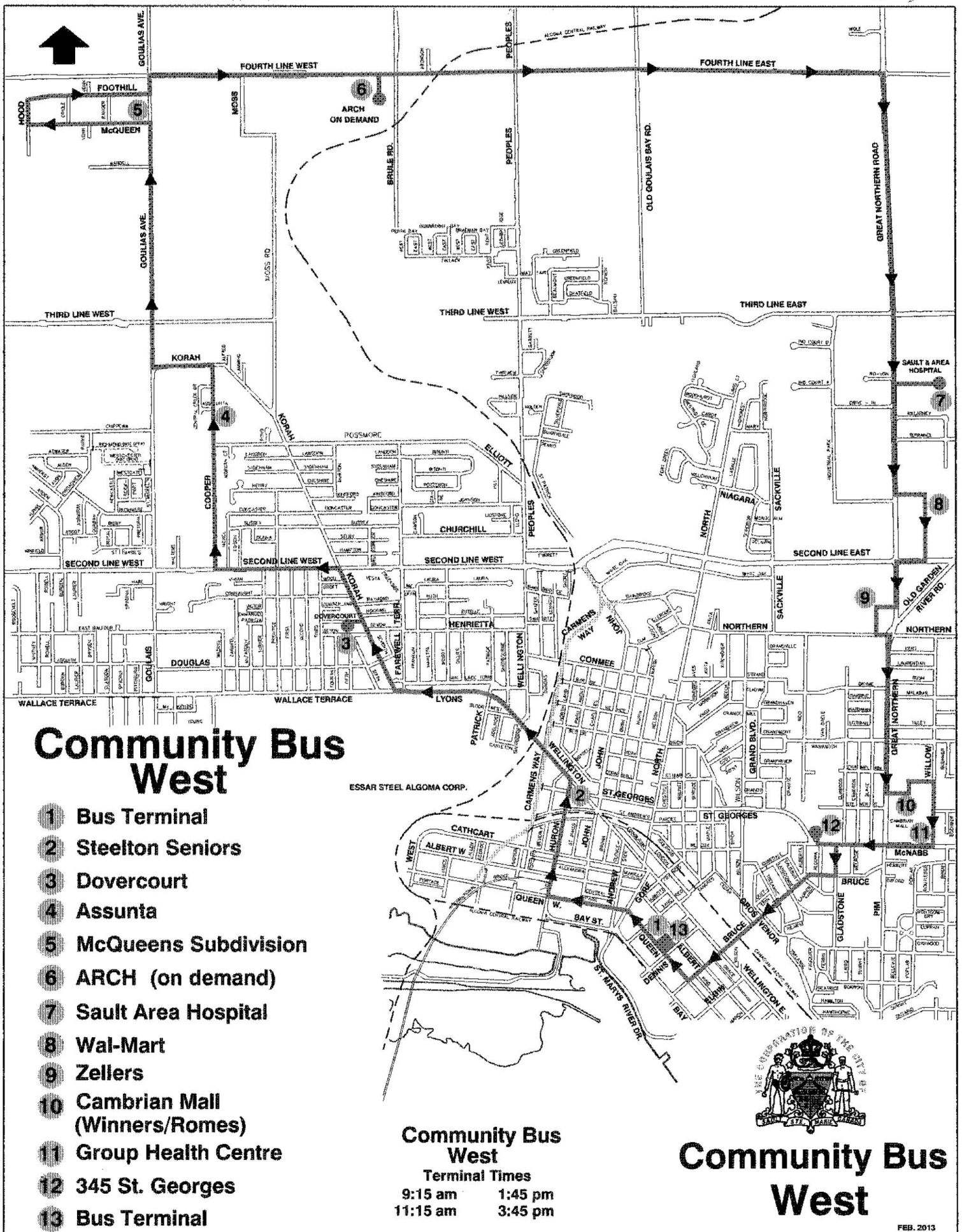
8:45 am	1:15 pm
9:45 am	2:15 pm
10:45 am	3:15 pm
11:45 am	4:15 pm



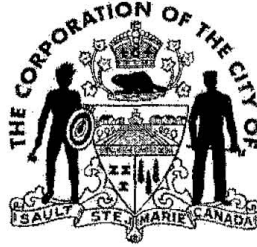
Community Bus Central

FIGURE 4

5(K)



Mike Blanchard
Manager
Equipment/Buildings



Public Works
and
Transportation

2013 03 04

Mayor Debbie Amaroso and
Members of City Council

RE: PUBLIC WORKS EQUIPMENT STORAGE FACILITY

PURPOSE

We request approval at this time to prepare specifications and to tender for the purchase of an equipment storage facility. The results of each tender will be brought back to Council for approval, as tenders are called.

BACKGROUND

In 1997, the Parks Department moved its operation located at Second Line to 128 Sackville Road, City Public Works Centre. In addition, between the years 2001 and 2005, satellite storage garages on Allen's Side Road and McNabb Street were sold and all equipment housed in these locations was also sent to Public Works Sackville site. The PWT site was never expanded to accommodate this equipment leaving most of the equipment outside in the elements. Some smaller pieces are put in the old Pipe Plant located at PWT. The condition of the pipe plant is extremely poor and beyond repair and it is our goal to demolish this building in 2013. It was originally designed as a concrete sewer pipe manufacturing plant in the 1970's and is not conducive to storing equipment. The result of these events has created a shortage of sufficient storage space to properly maintain corporate equipment assets; a storage solution to protect equipment from the elements is necessary.

ANALYSIS

The Manager of Equipment and Buildings has researched and compiled a budget figure for a storage facility solution to store municipal style equipment. The proposed erection of the building will be accomplished using existing Public Works Carpentry forces to maximize cost efficiencies. The 2013 budget figure for the supply of materials for a storage facility approximately 70' x 150' is **\$250,000.00**.

IMPACT

This Capital purchase will be coming from the Public Works Equipment Reserve. Bill Freiburger, Commissioner of Finance/Treasurer has been consulted and is in agreement with the use of this fund.

STRATEGIC PLAN

This initiative is in keeping with the Strategic Plan, Objective 1C – Property Management and Development for the Equipment Storage Garage.

RECOMMENDATION

That the report of the Manager of Equipment and Building Maintenance concerning Public Work's need for an Equipment Storage Facility be approved at this time to prepare specifications, and to solicit bids. The Equipment Storage Facility will be purchased in accordance with the City's Procurement Policies and Procedures.

Respectfully submitted,



Michael Blanchard
Manager of Equipment and Building
Maintenance

Recommended for approval,



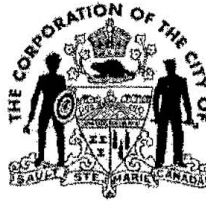
Larry Girardi
Commissioner

RECOMMENDED FOR APPROVAL



Joseph M. Freibert
Chief Administrative Officer

Susan Hamilton Beach, P. Eng
Deputy Commissioner



57(m)
Public Works and
Transportation Department

2013 03 04

Mayor Debbie Amaroso and
Members of City Council

RE: ONTARIO ONE CALL ('ON1Call') SERVICE REGISTRATION

PURPOSE

The purpose of this report is to seek Council's approval to register its infrastructure with Ontario One Call "Call Before You Dig" service as we are legislated to do so by June 2014.

BACKGROUND

Bill 8 – The Ontario Underground Infrastructure Notification System ('OUINS') Act received Royal Assent on June 19, 2012. This bill requires more than 1000 infrastructure owners to join the registry within the next 16 months. Municipalities are required to register by June, 2014 and non-municipal owners are required by June, 2013.

Ontario One Call ('ON1Call') operates a 24/7 contact centre for anyone digging in Ontario to request the location of utilities prior to the excavation work. Anyone can contact ON1Call free of charge to obtain locates. Contact options include fax, phone or via a web service provided by ON1Call.

The ON1Call contact centre uses a database to determine whether a requested locate may impact a given infrastructure owner. Locate requests pass through filters designed by the infrastructure owner that further analyze the request to see if the type of digging activity, digging depth, and other factors mean that a locate does not need to be provided.

The primary goal is to ensure that every essential locate happens without delay, but, to also limit the number of non-essential locates as much as possible.

The locate will consist of a physical locate and paperwork or an "all clear" notification. The locate must be provided within 5 business days. The excavator must then dig safely and within the project scope provided.

ANALYSIS

The municipality is required to register and has been encouraged to do so as soon as possible.

5(m)

On1Call has outlined the benefits of registration as:

- Reduces the chances of damage to Sault Ste. Marie's infrastructure;
- Reduces the frequency of work undertaken in the public right-of-way without applicable permits;
- Provides an additional opportunity to provide applicable by-law requirements to excavators; and
- Provides a safer working environment for the public and Municipal Operators.

It is understood that Ontario as a whole, experiences an estimated \$40 million annually in infrastructure damage and 82% of each of those incidents is caused by the failure of the excavator or taxpayer to obtain the proper utility locations prior to digging. While the damage is costly, it also puts municipal operators at risk.

Staff recommends that Sault Ste. Marie register its buried infrastructure with ON1Call. This will require general mapping and contact information to be passed to ON1Call. The City's GIS will be used to provide the basis for our infrastructure with staff from the PWT, Engineering and the Innovation Centre. The data - including our filtering options - will be validated by City staff prior to starting the service with ON1Call. It is our understanding that information may be changed at any time with ON1Call. A period of testing the service has been offered by ON1Call, at no charge. Additionally, a service agreement will need to be signed prior to service starting. This agreement will be submitted to Council at the appropriate time.

IMPACT

There is no charge for the initial set up of the service. It is staff's understanding that the costs of locate processing will be credited 100% until at least December 31, 2013. The special pricing for Municipalities was an ON1Call Board of Director's decision made in 2008. It will be for the Board of Directors to review and decide before December 2013, if any changes are to be made to the special pricing for Municipalities.

STRATEGIC PLAN

This report does not link to the Corporate Strategic Plan.

RECOMMENDATION

"That the report of the Deputy Commissioner concerning the registration of Sault Ste. Marie with ON1Call be received as information and furthermore that the registration process begin with the provision of mapping and other municipal data, and furthermore that the ON1Call Service Agreement be brought back to Council at a future meeting for approval."

Respectfully submitted,



Susan Hamilton Beach, P.Eng.
Deputy Commissioner, PWT

Recommended for approval,

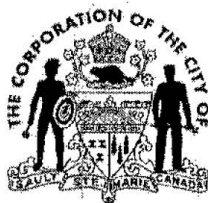


Larry Girardi
Commissioner, PWT

RECOMMENDED FOR APPROVAL

Joseph M. Probst
Chief Administrative Officer

Susan Hamilton Beach, P. Eng
Deputy Commissioner



57(n)
Public Works and
Transportation Department

2013 03 04

Mayor Debbie Amaroso and
Members of City Council

**RE: ALTERNATE LOCATE AGREEMENT WITH UNION GAS AND
DELEGATED SIGNING AUTHORITY FOR SIMILAR AGREEMENTS
WITH OTHER UTILITY COMPANIES**

PURPOSE

The purpose of this report is to seek Council's approval to enter into an Alternate Locate Agreement with Union Gas and to seek approval for the Commissioner of Public Works and Transportation ('PWT') to have delegated signing authority for similar Alternate Locate Agreement(s) with utility companies.

BACKGROUND

Attachment no. 1 to this report is a copy of the Alternate Locate Agreement ('ALA') with Union Gas Limited. An ALA advises the excavator that a traditional field locate from the utility owner is not required. This type of agreement is allowed for work that is deemed to be low-risk to the infrastructure of the utility company (ie. hand digging tree roots, vacuum excavation, stump grinding work, etc.). Schedule 'A' to the agreement indicates the work that qualifies and the criteria that must exist for the ALA to apply.

The term of the agreement is two (2) years. The call must still be made for locates, however, instead of the typical process applying, an alternate locate ID number will be provided. All other rules and conditions of the agreement must be applied. All projects shall be conducted in accordance with all laws, standards, codes and guidelines that are applicable.

ANALYSIS

Considering the volume of PWT work that meets the applicable criteria outlined in Schedule A of the agreement, from a time and efficiency standpoint this agreement is anticipated to be very beneficial to our operations. Obtaining and providing locates is becoming a very onerous responsibility and being able to comply with regulations, yet, applying what some may say is "just common sense" provides an advantage. Scheduling of crews and accomplishing some of the less risky tasks more efficiently is the goal after entering into this

agreement. This agreement is for Union Gas specifically, however, several other utilities are encouraging ALA's.

IMPACT

Staff within various divisions of PWT is encouraged that potentially more projects can be accomplished in a quicker timeframe. There is no anticipated, measurable budget impact as a result of this report, although, some savings may be realized.

STRATEGIC PLAN

This report does not link to the Corporate Strategic Plan.

RECOMMENDATION

"That the report of the Deputy Commissioner concerning the Alternate Locate Agreement with Union Gas be received; and furthermore that By-law No. 2013-42 authorizing the execution of the Alternate Locate Agreement between the City of Sault Ste. Marie and Union Gas be approved; and furthermore that By-law No. 2013-43 which authorizes the Commissioner of PWT to be the delegated signing authority for similar Alternate Locate Agreements with other utility companies in the future be approved."

Respectfully submitted,



Susan Hamilton Beach, P.Eng.
Deputy Commissioner, PWT

Recommended for approval,



for Larry Girardi
Commissioner, PWT

attachment(s)

RECOMMENDED FOR APPROVAL

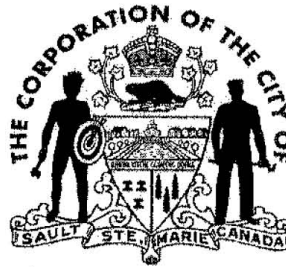


Joseph M. Fratesi
Chief Administrative Officer

6(6)(a)

Jerry Dolcetti, RPP
Commissioner

Donald B. McConnell, RPP
Planning Director



ENGINEERING & PLANNING
DEPARTMENT

Planning Division

2013 03 04

Mayor Debbie Amaroso and
Members of City Council

**RE: Application No. A-8-06-Z.OP & 57T-06-501 – filed by Jane Eva Hedlund,
Catherine Shunock, 206211 Ontario Limited & Frank Shunock**

PURPOSE

The applicants are requesting an amendment to the existing draft Plan of Subdivision conditions of approval.

PROPOSED CHANGE

The applicants are requesting that the requirement for deep wells be amended to permit wells that are a minimum of 15m (50') deep.

Subject Property:

- Location – Located on the south side of Trunk Road, between Fournier Road and the eastern city limits. Civic No. 1525, 1675, 1707, 1709, 1715, 1731 Trunk Road and 834 River Road.
- Size – The property is irregular in shape, approximately 268 m (879 feet) x 476 m (1562 feet); 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 Shunock.

BACKGROUND

In 2007, City Council approved an Official Plan amendment, rezoning and draft plan of subdivision to allow for the development of a 39 lot single detached residential subdivision. The conditions of approval included a requirement that the wells be installed by a licensed well driller and drilled to the deep "bedrock contact" aquifer. This would require that wells be drilled to a depth of approximately 122 m (400 feet). The applicants have requested that this condition be amended to permit wells with a minimum depth of 15 m (50 feet).

On Wednesday, January 23, 2013 the applicants hosted a meeting with the neighbours to discuss the proposed amendment. Approximately 15 residents attended.

ANALYSIS

Conformity with the Official Plan

As part of the 2007 approval, City Council approved Official Plan Amendment No. 135 to permit the rural estate subdivision. No further amendments are required to allow for modifications to the original conditions of approval. Therefore, this request conforms to the Official Plan.

Comments

The original 2007 application included an aquifer and well yield analysis report prepared by Waters Environmental Geosciences Limited. That report concluded that "both the unconfined overburden and the confined bedrock aquifers are interpreted to be capable of supplying well yields of 2.25 cubic meters per day (or substantially greater) without significant interference effects between adjacent wells within the proposed subdivision. During testing, the aquifers were pumped at approximately 36 times this rate with only minor drawdowns noted in the pumping wells, and aquifer recovery was both rapid and complete following pump shut down."

The 2007 Waters report was peer reviewed by R.J. Burnside and Associates, a well-known firm that has completed numerous studies for the PUC and is very familiar with the community. They commented that "Burnside agrees with Waters' assessment that the likelihood for interference with any neighbouring wells is minimal."

Despite the consultant's recommendation that wells drilled to the unconfined or upper aquifer would be sufficient, the applicants proposed that all of the new wells be constructed to the confined or deeper aquifer. This decision was made to allay any concerns that the neighbours may have and was included as a condition of City Council's approval.

The cost of constructing a well to the deeper aquifer is approximately \$29,000 as opposed to \$12,000 in the upper aquifer. Given this additional cost and their consultant's recommendations, the applicants are now asking that City Council's condition of approval be amended to permit wells with a minimum depth of 15 m (50 feet).

Last fall, Waters Environmental Geosciences was asked to review their work for any concerns with modifying the approval condition to allow wells in the upper aquifer. Waters reported that "the more productive zones in the upper aquifer lie above a maximum depth of approximately 25 m (80 feet). Below this depth, the overburden appears to become progressively more clay rich in composition." In summary Waters recommended that new wells should be drilled to a depth of between 15 and 25 m (50 to 80 feet).

These comments were also peer reviewed by R.J. Burnside and Associates. They report that "Burnside considers the deep sandstone aquifer as the most secure and best source of probable water for this subdivision. However if after being informed of the alternatives

(b)(6)(a)

individual home owners still desire to complete their wells in the shallow sand Burnside recommends that all wells be constructed to a minimum depth of 15 m in accordance with Ontario regulation 903. In addition, Burnside recommends that the annular seal on the wells be grouted from the top of the well screen to the surface. This should ensure that the integrity of any clay rich layers is maintained. Should post construction water testing indicate unacceptable levels of nitrate, chloride or bacteria, it will be necessary for lot owners to drill deeper wells and demonstrate that the source at depth is suitable as a potable water supply."

The Engineering Division and the PUC have reviewed this request and has no comments or objections.

IMPACT

There is no impact on municipal operations or finances associated with this request.

STRATEGIC PLAN

This request does not affect any component of the City's Corporate Strategic Plan.

SUMMARY

In 2007, City Council approved an Official Plan amendment, rezoning and draft plan of subdivision to allow for the development of a 39 lot single detached residential subdivision which included a requirement that all wells be drilled to the lower aquifer, approximately 122 m (400 feet). Based on their consultant's recommendation and peer review, the applicants have requested that this condition be amended to permit wells with a minimum depth of 15 m (50 feet).

Given the size of the unconfined or upper aquifer, the consultant believes that "a water well pumping continually at a rate of 2.25 cubic meters per day (without recharge) for 20 years would have a net drawdown of less than 0.006 m (0.2 inches). This value indicates that the potential for mutual interference between wells on adjacent lots, using the unconfined aquifer, is insignificant."

While no water quality issues are anticipated, requiring a minimum depth of 15 m (50 feet) will help to minimize any potential surface contamination.

After completing this report it was brought to staff's attention that Batchewana First Nation did not receive notice. It is the City's practice to provide notice to both First Nations when City Council is considering a planning approval within 1 kilometer of their reserves. Accordingly, it is recommended that this application be deferred to City Council's April 8th 2013 meeting.

RECOMMENDATION

That City Council defer this application to their April 8, 2013 meeting.

(b)(6)(a)

Recommended for approval,



Donald B. McConnell, MCIP, RPP
Planning Director

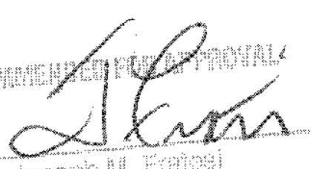
Recommended for approval,



Jerry Dolcetti, RPP
Commissioner Engineering & Planning

DM/ps

attachment(s)

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer

Don McConnell

From: Bob Paciocco <paciocco@lpslawyers.com>
Sent: February 26, 2013 10:17 AM
To: Don McConnell
Cc: Doug Leask; fshunock@shaw.ca
Subject: Shunock/Riversedge Subdivision

Good Morning Don,

I received your message. We consent to the deferral of this matter to the April 8, 2013 Council meeting. We have re-scheduled Peter Richard's attendance accordingly.

I look forward to receipt of a copy of your report.

Bob

Robert W. Paciocco
Laidlaw, Paciocco, Spadafora
Barristers and Solicitors
421 Bay Street, Suite 604
Sault Ste. Marie, Ontario
P6A 1X3

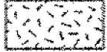
Telephone: (705) 949-7790
Facsimile: (705) 949-5816
www.lpslawyers.com

6(6)(a)

SUBJECT PROPERTY MAP

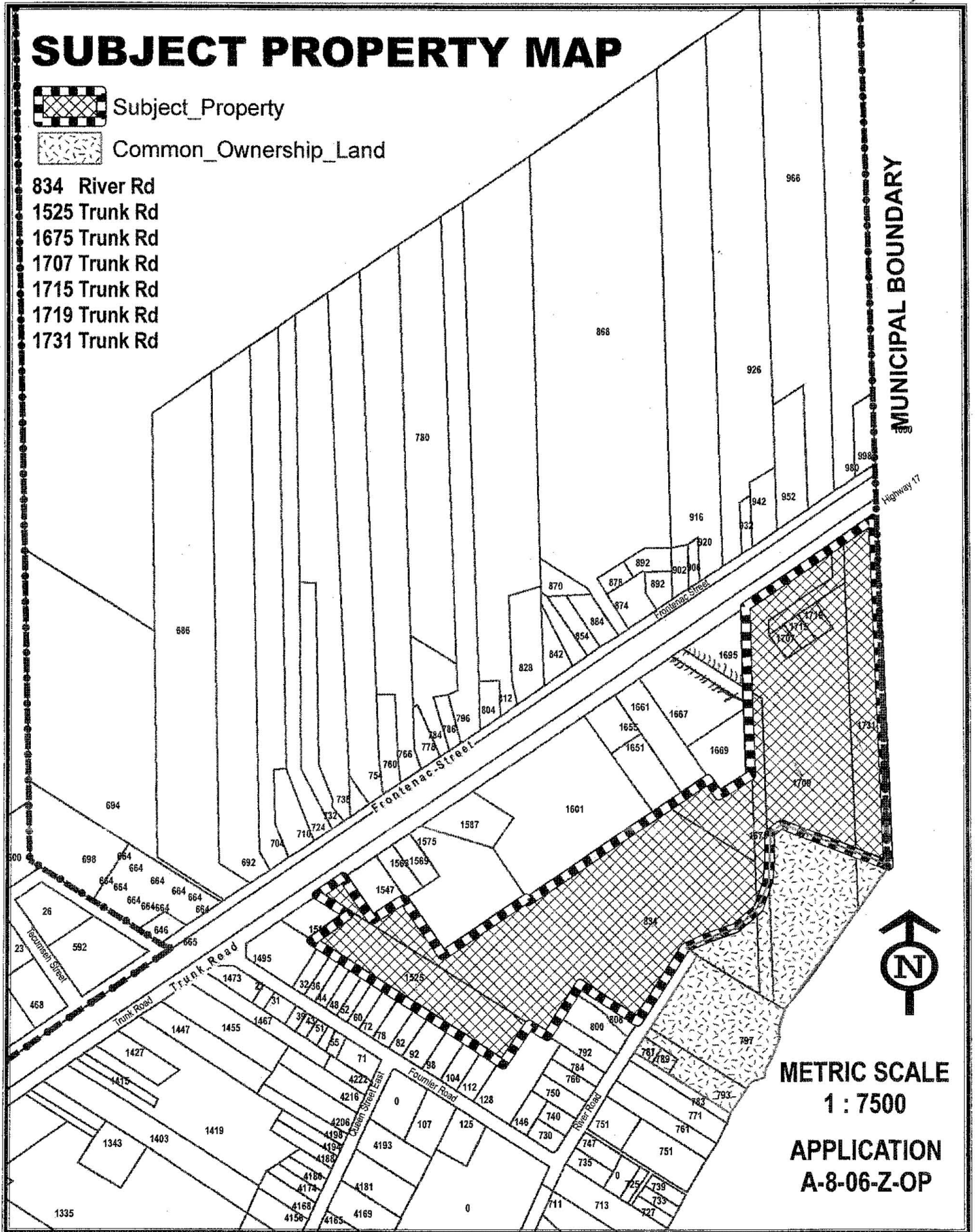


Subject_Property



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 BOUNDARY



METRIC SCALE

1 : 7500

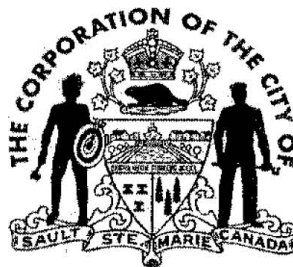
APPLICATION

A-8-06-Z-OP

(b)(6)(b)

Jerry Dolcetti, RPP
Commissioner

Donald B. McConnell, RPP
Planning Director



ENGINEERING & PLANNING
DEPARTMENT

Planning Division

2013 03 04

Mayor Debbie Amaroso and
Members of City Council

RE: Application No. A-4-13-Z – filed by 1743503 Ontario Inc.

PURPOSE

The applicant is requesting a rezoning to enable renovations and additions to the existing building to create a 12-unit 2-storey apartment building with reduced building setbacks from the north and south lot lines, as well as a variance to allow parking to be located within the required front and exterior side yard.

PROPOSED CHANGE

The applicant is requesting a rezoning from "R2" (Single Detached Residential) zone to "R4.S" (Medium Density Residential) zone with a Special Exception to reduce the north side yard from 7.5m to 3m, the south side yard from 7.5m to 7m, and to permit parking to be located within the required front and exterior side yards.

Subject Property:

- Location – The subject property is located on the north side of Second Line West, bounded by Nichol Avenue to the west and Edison Avenue to the east.
- Size – 64m (210') frontage along Second Line by 33m (100') depth, totalling 0.2ha (0.48acres). Civic No. 496 Second Line West: Zone Map 1-89.
- Present Use – Vacant, former Korah Branch Library.
- Owner – 1743503 Ontario Inc.

BACKGROUND

There are no previous applications.

On February 19, 2013, Council deferred this application for two (2) weeks, at the request of a neighbour, who wished to have more time to discuss the project with neighbours, and complete a neighbourhood petition.

It has been noted that this rezoning application represents a 'change of use'. This fact is not disputed, however 'change of use' can mean a number of different things and further clarification is required.

Although the current Official Plan Land Use Designation (Residential) permits among other things, the former library, a rezoning is required to facilitate the proposed development. Therefore, from a zoning standpoint, this application is a change of use.

As it relates to the Ontario Building Code, the term 'change of use' can have implications.

First, where a non-sensitive use is being changed to a sensitive use, a record of site condition is required. In this case, the Chief Building Official has confirmed that the former library was a sensitive use, and a record of site condition is not required where a sensitive use is being changed to another sensitive use.

Second, a 'change of use permit' will be necessary, among other building code permits required to retro-fit the building to accommodate residential dwellings. The applicants are well aware that prior to occupancy, all relevant facets of the building code must be adhered to.

ANALYSIS

Conformity with the Official Plan

The subject property is designated 'Residential' on Land Use Schedule 'C' of the Official Plan. The residential land use designation permits a full range of dwelling types, including the proposed apartment building.

Generally speaking, the residential policies contained within the Official Plan aim to support a 'Healthy Community' by encouraging a mixture of residential opportunities within neighbourhoods. Furthermore, the following Residential policy specifically applies to this application:

R.2 Low and high density development should be integrated and compatible in density, height and building setbacks. Generally, high density development shall be restricted to major arterial streets and areas abutting the downtown core.

The subject property is located on what is classified on Transportation Schedule D as an 'Arterial Street'. Locally, Second Line West is one of the main east/west arteries through the city. Recent traffic counts indicate that this portion of Second Line accommodates over 21,000 vehicles per day.

The proposed development will utilize the existing building, and add 'wings' to either side to accommodate a 12-unit apartment building. The existing building is 2-storeys, and the additions will be of the same height. The existing building's north yard setback is deficient (3m) and the additions will be offset to the south by an additional 1m. As noted throughout this report, the abutting neighbours to the north are those which are most impacted by this

development. Through a combination of site design, fencing, existing buildings and vegetation, adequate buffering can be achieved to ensure that off-site impacts to the north are mitigated. Excluding the single detached neighbourhood to the north, the character of the surrounding area is mixed residential, and the aforementioned busy Second Line, the proposed development can be appropriately integrated within the surrounding area.

Consequently, an Official Plan Amendment is not required to support this application.

Comments

Formerly occupied by the Korah Branch Library, the subject property is located on the north side of Second Line West, bounded by Edison Avenue to the east and Nichol Avenue to the west. According to City records, the lot has 64m (210') of frontage along Second Line and 30.5m (100') of depth, totalling approximately 1952m² (0.48acres).

The applicants are requesting a rezoning to enable renovations and additions to the existing building in order to create a 2-storey 12-unit apartment building. At this time the dwelling unit mix will consist of four 2-bedroom units and eight 1-bedroom units. The proposed density is twenty four (24) dwelling units per acre, which is consistent with many apartment buildings throughout the community.

The character of the surrounding area is mixed residential, with some commercial uses. There is an existing 4-plex on the northeast corner of Second Line and Edison Avenue. Across the street from the subject property, there is a block of six "R4" zoned properties, which have been converted to house 4-plexes, duplexes and a triplex. Single detached homes abut the subject property to the north.

Since this application was originally heard, the preliminary site plan has been altered, in an attempt to address a number of the neighbours' concerns. Referring to the revised site plan attached, the existing building will contain four 2-bedroom units. Each addition will be offset to the south, containing four 1-bedroom units each. The existing access points from Edison and Nichol Avenues will remain the same, and a total of 18 parking spaces will be provided along the Second Line frontage. Refuse bins will be located adjacent to each access points.

It is also worth noting that upon further review, Engineering Division has indicated that the required 5m road widening can be waived in this particular instance. Attaining the required widening from the properties immediately east and especially west of the subject property would be extremely difficult, if not impossible, given the close proximity to the roadway in which buildings are located. Therefore, the additional +/-5m road widening grants additional space to accommodate an improved site plan.

Although City records show the property as being 30.5 (100') deep, the applicant's preliminary site plan shows a lot depth of 32m (105'). In 1996 the north half (5') of a City owned laneway behind the subject property was sold to the abutting neighbours to the north. The southern half of the laneway remains under City ownership, but was not conveyed or transferred to the library property. Therefore, the property is only 30.5m (100') deep, and the additional 1.52m (5') is in fact the southern half of the city owned laneway behind the subject

property. Consequently, if Council chooses to approve this application, it is recommended that the as a condition, the applicants purchase and convey the remaining portion of the abutting city laneway.

In addition to rezoning the subject property from "R2" (Single Detached Residential) zone to "R4" (Medium Density Residential) zone, a Special Exception is also required to reduce the north side yard from 7.5m to 3m, the south side yard from 7.5m to 7m, and to permit parking to be located within the required front and exterior side yards.

The zoning by-law requires 7.5m setbacks from each lot line. The north side yard would function as a rear yard and the reduced setback from 7.5m to 3m legalizes the existing building. The additions will be slightly offset to the south, providing an approximate setback of at least 4m. These variances include the 1.52m (5') laneway behind the subject property, and therefore, it is recommended that as a condition of approval, the applicants be required to purchase the laneway from the City.

Permitting the required parking to be located in the required front yard and exterior side yard is appropriate, and legalizes the existing situation. Furthermore, permitting parking within the required front and exterior side yards is the only viable option for the redevelopment of this site.

On-site Meeting

On February 5, 2013, Planning staff met on-site with the applicants, both Ward 6 Councillors and the neighbours immediately north of the subject property. At that meeting, the neighbours raised the following concerns:

1. Privacy

The neighbours are concerned that there will be direct sightlines from second storey windows to their rear yards. The applicants indicated that there will be a total of eight (8) windows on the second floor of the proposed apartment building; four (4) bedroom windows and four (4) bathroom windows. The bathroom windows can be glazed. Although existing garages and a tool shed will provide some privacy, additional buffering could be adequately provided by a combination of fencing and the planting of suitable vegetation. It is recognized that upon planting, trees will not be large enough to provide an effective screen from second storey windows, however Planning staff will work with the applicants to ensure that the chosen species will eventually provide a suitable buffer. It is therefore recommended that the applicants hire a landscape architect to determine which species should be planted, and how they should be maintained to ensure optimal growth. The applicant has provided a series of elevation sketches (attached), depicting how front and rear facades will look, including potential buffering options.

2. Noise

The abutting neighbours to the north are also concerned with noise. More specifically, noise from open windows, residents utilizing the open space on the north side of the building, snow and garbage removal. There certainly exists the potential for increased noise beyond that produced by the former library, which operated on a 9am-5pm basis, however such noise would be consistent with a residential use.

Given the layout of the site, the applicants have indicated that snow will need to be removed on a regular basis. Generally, residential snow removal occurs during the daytime, when most residents (and their vehicles) are not home. Furthermore, the proposed building will provide a suitable buffer between snow removal activities and the abutting residents to the north.

The garbage bins will be located along the north side of each access to the property. This location is appropriately separated from abutting neighbours. Through site plan control, staff can ensure that the refuse areas are adequately screened with a combination of fencing and vegetation so that they are virtually hidden from site.

The neighbours to the north are also concerned with the use of the area between them and the proposed building. The applicants have agreed that fencing can be constructed along the north lot line in a manner that restricts access to the yard abutting the neighbours to the north.

3. Property values

The neighbours are also concerned that this development could impact the value of their properties. This is difficult to determine and in the end, there could be positive, negative or no impacts to surrounding property values. For this reason, Planning staff does not comment on property value impacts.

4. Insufficient parking

While the original site plan accommodated 16 parking spaces, the revised plan will accommodate eighteen (18) spaces including two (2) barrier-free spaces. The neighbours have indicated that they did not feel that 16 spaces would be sufficient to support the use.

The current 1.25 space per dwelling unit ratio, resulting in a total requirement of sixteen (16) spaces has been in effect for more than forty (40) years, and the majority of apartments built over that timeframe provide parking based upon this ratio. Consequently, Planning staff felt that sixteen (16) spaces was adequate, however, the two (2) extra spaces should alleviate some neighbour concerns.

5. Traffic

The neighbours are also concerned with increased traffic. The overall traffic generated from a 12-unit apartment building will be consistent with that of the former Korah Branch Library. Furthermore, given the road layout, the overwhelming majority of traffic will access the site via Second Line, rather than north through the residential subdivision. During peak hours, residents may utilize a route north through the subdivision in order to avoid the busy Second Line intersections. Having said this, the route north is indirect and it is anticipated that the alternative route would only be utilized by those wishing to turn left (eastbound) onto Second Line during peak travel times. Those wishing to go westbound would likely still utilize Second Line during rush hour. Again, the traffic demand generated by 12 residential units is quite minimal.

2013 03 04

Page 6

Follow-up Meeting with Neighbours to the North

On February 26, 2013, Planning staff met with Mr. and Mrs. Benson, and Mr. Burns, who own the abutting residences to the north of the subject property.

At that meeting, the neighbours re-iterated the five concerns addressed above and requested a number of clarifications which are addressed throughout this report. Specifically, the neighbours wished to note that they disagree with the Report as it relates to comments made about traffic and snow removal.

The neighbours feel that given the overall design, snow removal will inevitably result in vehicles parking on either Nichol Avenue or Edison Avenue. The neighbours feel the roadway is too narrow and during winter months on-street parking to facilitate snow removal will essentially block the road. Snow removal is an unfortunate fact of life that impacts everybody, including those in single detached neighbourhoods, where cars are often parked on the street to during snow removal. Given the practise of removing snow during the daytime when most residents are not home, and the size and scope (12-units) of the proposed development, it is not anticipated that numerous vehicles will block residential side streets.

The neighbours also disagree with the notion that the majority of traffic will access the site via Second Line, rather than north through the residential subdivision. The neighbours note that it is often difficult to turn left onto Second Line and therefore, it is anticipated that in order to avoid this difficult intersection, people will head north through the subdivision and then east to Korah Road.

Many residents of the 12-unit building may in fact drive north to avoid delays at the intersection, but this route is indirect and would only be utilized by some during peak travel times. As previously mentioned, it is staff's opinion that the traffic demand of the proposed 12-unit apartment building will be minimal and consistent with the former Korah Branch Library. Therefore, the overall traffic impacts to the subdivision to the north will be negligible.

Finally, the neighbours wondered if air-conditioning could be made mandatory as a condition of approval. Through this rezoning process matters such as air-conditioning cannot be addressed. The applicants have indicated that at this time they have not determined whether or not central air conditioning will be installed. It is however worth noting both window and roof mounted air conditioning systems also produce noise.

Consultation

The following departments/agencies commented on the application as part of the consultation process:

- See attached letters – PUC Services, Engineering Division
- No objections/comments – CSD, Municipal Heritage Committee, Fire Services, PWT, Conservation Authority, Building Division, EDC

The attached correspondence from PUC Services Inc. notes that given the repurposing of the facility, the owners should confirm available water service capacity and fire flow capacity,

6(6)(b)

which may impact design requirements for the proposed development. Such requirements will need to be addressed at the building permit stage.

Comments from the Engineering Division note that if it can be accommodated, there is a 5m road widening along the Second Line frontage. As previously discussed, given the difficulty of attaining road widenings from adjacent properties, Engineering has since decided that widening will not be required. A sediment control and storm-water management plan will also be required. Such details will be reviewed as part of the recommended site plan control process.

Mrs. Corcoran (correspondence attached) resides at 18 Nichol Street, which is the second lot to the north of the subject property. Mrs. Corcoran's correspondence outlines the same concerns as those discussed above. In addition to garbage bin location, increased traffic and depreciating property values, Mrs. Corcoran is also concerned that the proposed development would block her view. It is worth noting that the view from 18 Nichol Ave. will not be impacted in any way. Referring to the maps and site plan attached, the proposed west addition to the building will not extend beyond the front of the garage located at 14 Nichol Avenue. The view from the rear yard of 18 Nichol Street will also remain unchanged, as it is currently blocked by an existing garage.

SUMMARY

The applicant's proposal to renovate and expand the existing building to create a twelve (12) unit apartment building is supported by the Official Plan. Given the layout of the current site and the close proximity of the existing building to the north lot line, the biggest impacts will be to the abutting neighbours to the north. The site plan has been revised in an attempt to address neighbours concerns regarding parking and garbage bin location. Furthermore, appropriate buffering along the north lot line of the subject property can be achieved through a combination of fencing and vegetation, including fencing to ensure that access to the north side yard is limited, thus further reducing the potential noise and alleviating safety concerns of the abutting neighbours to the north.

It is recommended that Site Plan Control be utilized to ensure among other things, that an adequate buffer is constructed/planted and maintained along the north lot line. Site Plan Control will also ensure that refuse bins are appropriately located and adequately screened.

The overall layout of the site is such that the majority of impacts generated from the parking area (snow removal, vehicles idling, etc...) will be buffered from abutting neighbours to the north by the building itself, in addition to fencing and vegetation. Impacts to adjacent neighbours to the east, west and south will be negligible, given the heavy traffic volumes along this portion of Second Line West.

IMPACT

There are no significant impacts on municipal services as a result of approving this application.

STRATEGIC PLAN

Approval of this application will not impact the Corporate Strategic Plan.

RECOMMENDATION

That City Council approves this application and rezones the subject property from "R2" (Single Detached Residential) zone to "R4" (Medium Density Residential) zone, subject to the following conditions:

1. That the applicants acquire and convey the 1.52m city owned laneway behind the subject property.
2. That the required setback from the north lot line be reduced to 3m.
3. That the required setback from the south lot line be reduced to 7m.
4. That required parking is permitted in a required front yard and exterior side yard.
5. That the property be deemed subject to Site Plan Control.

Respectfully submitted,



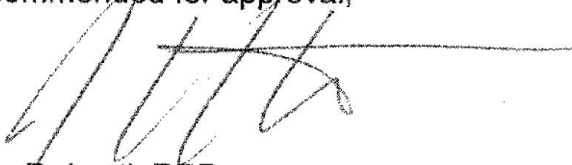
Peter Tonazzo, MCIP, RPP
Planner

Recommended for approval,



Donald B. McConnell, MCIP, RPP
Planning Director

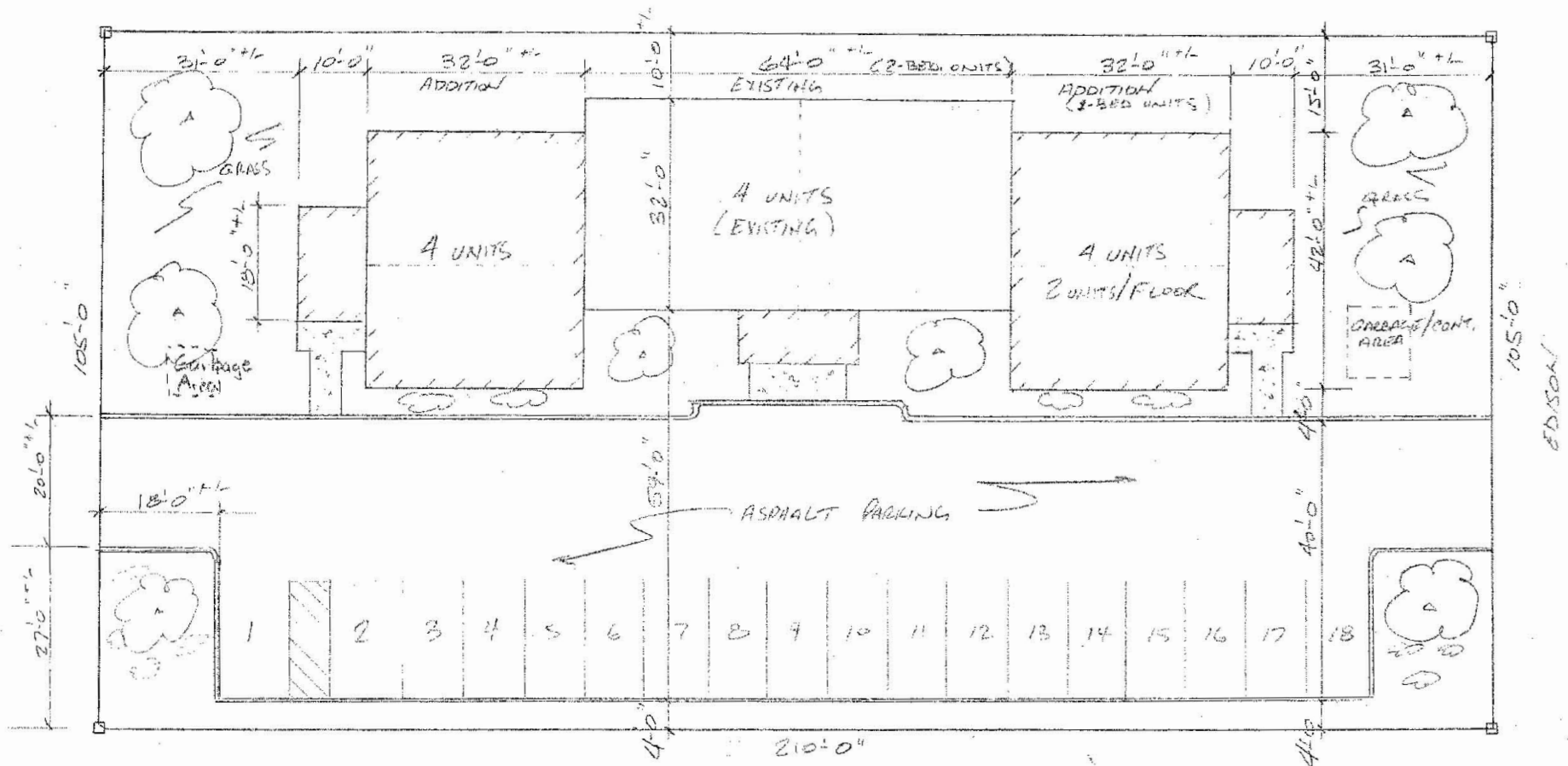
Recommended for approval,



Jerry Dolcetti, RPP
Commissioner Engineering & Planning

PT/ps

attachment(s)



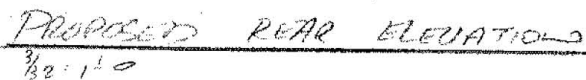
— 496 SECOND LINE WEST —

PROPOSED 12 UNIT APARTMENT COMPLEX

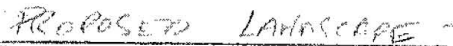
TOTAL LOT AREA - 22050 ft²
 BUILDING AREA - 5240 ft²
 GRASS AREA - 8950 ft²
 PARKING/WALKS - 7860 ft²

666X16

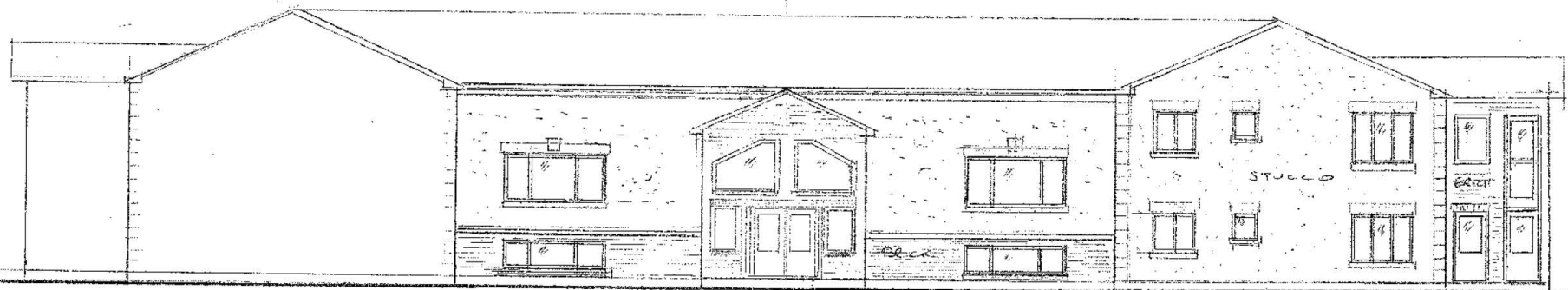
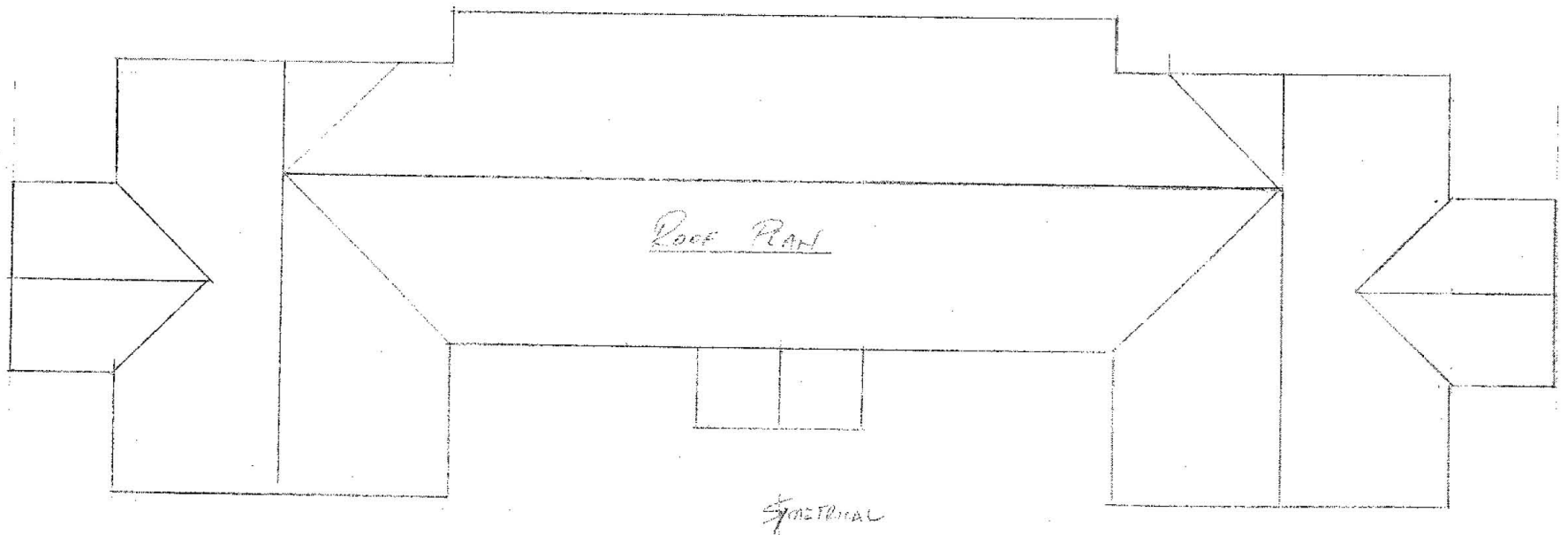
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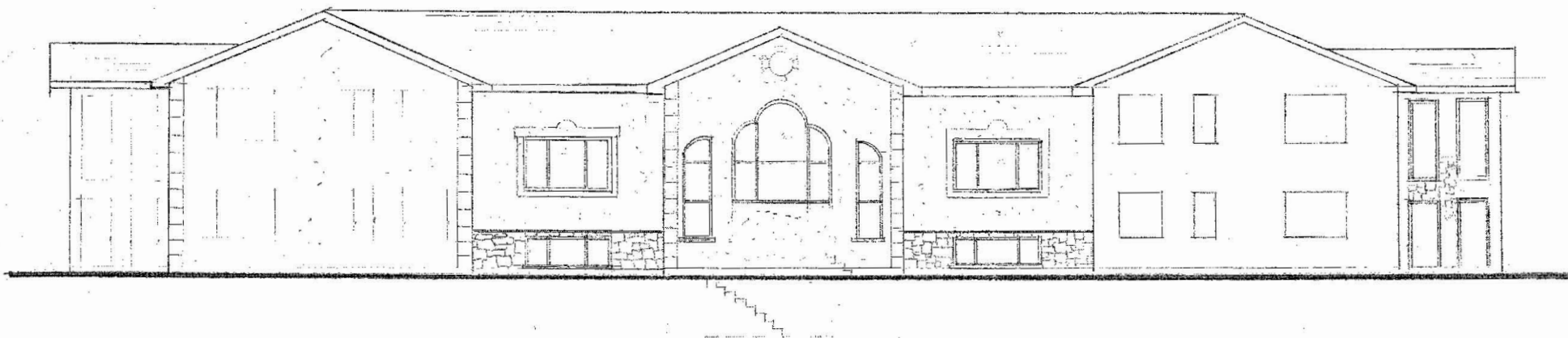
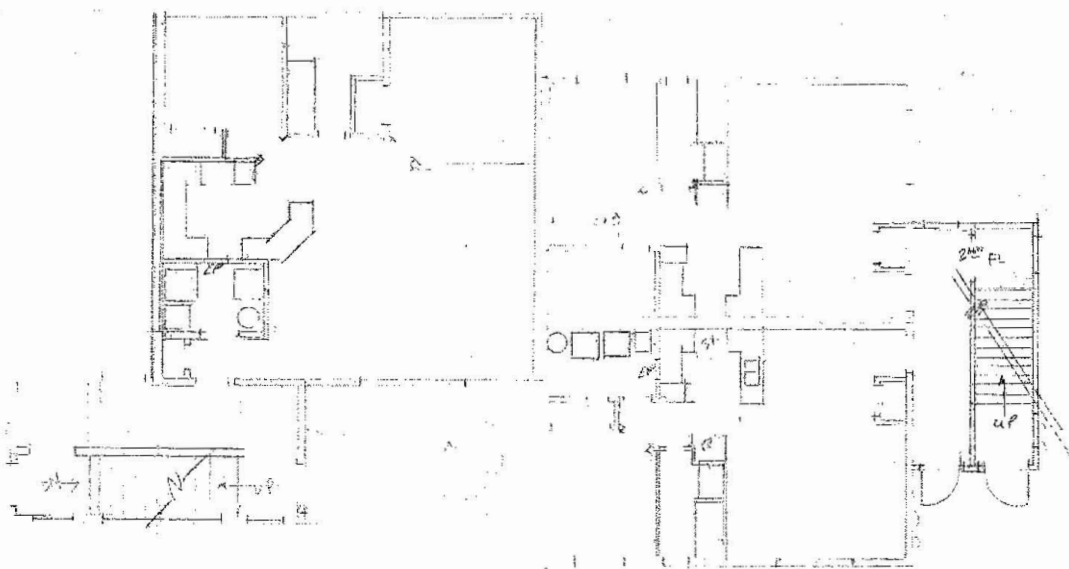
SMALL WINDOWS - BATH (A)
- LARGER " - BED. (B)



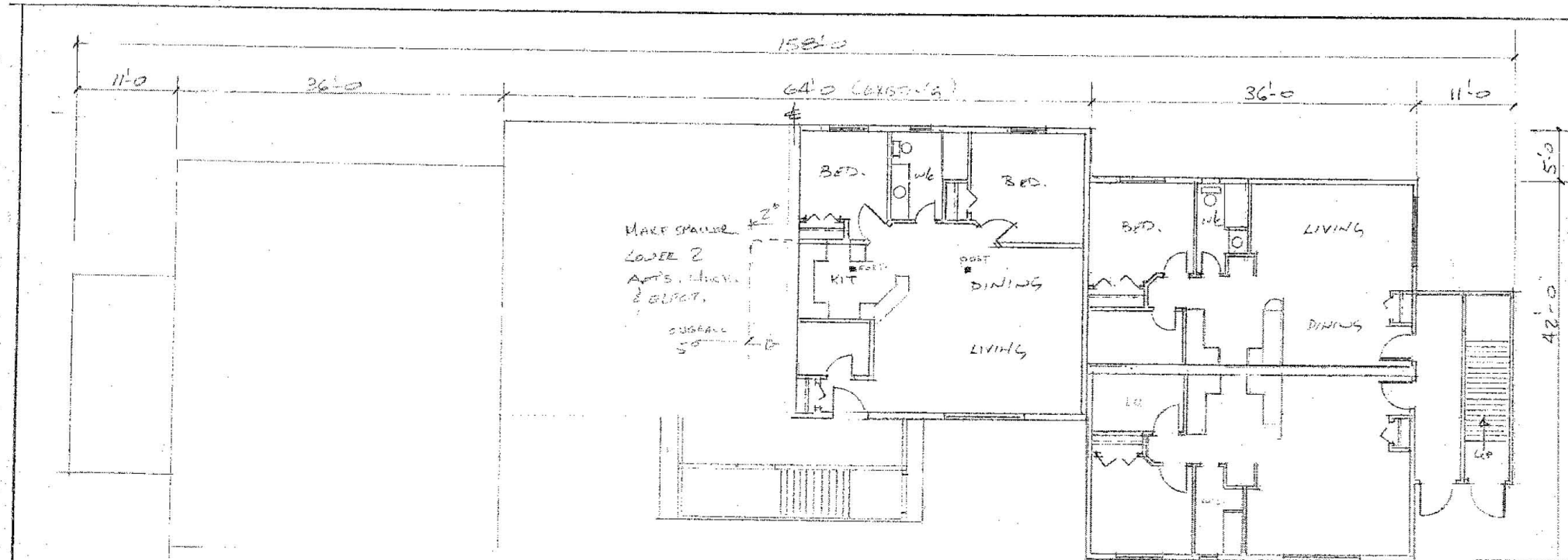
6666



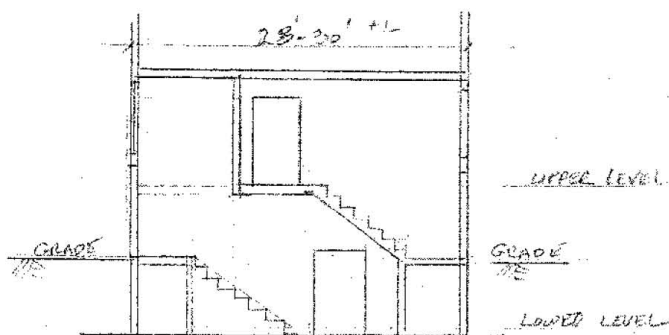
166X6



6/6X/6
(9X979)



PROPOSED FLOOR PLANS - 12 UNIT
32' x 10' COMPLEX.



FEB 7, 2015

Re Rezoning Application # A-4-13-Z
498 SECOND LINE WEST

ATT: Peter Tonazzo:

We would like a continuance for 2 weeks in order to have a petition ready against the application A-4-13-Z (498 Second Line W.)

Reason: we attended a meeting on Feb 5th (called by the Planning Board to be held at 496 Second Line W.)

Attending: Brian Burns, Ruth and Marie Benson

- Contractors: Gino Brusucci with (2-3 people)

- Both Aldermen from ward 6.

- Don McConnell, Peter Tonazzo and an engineer from the city.

During the discussion regarding the privacy and noise level issues that would affect Benson and Benson properties (directly behind 496 Second Line W.) Mr. Brusucci took exception to this and stated in an angry voice "if you do not like what we are building we can build a music or dance studio with lots of noise and kids or 5 or 6 houses with that much noise."

This came across as a threat (or intimidation) if we did not agree to his suggestions.

C. McConnell
P. Tonazzo
J. L. L. L. L. L.

signed: 

K. BEW



M. BENSON

REA 4.13.2.

I request a notice of
Decision on this Matter

Keith Benson
~~Keith Benson~~
14 Nichols
PGC 404.

6(6)(b)

Peter Tonazzo

From: CORCORAN Nicole TENARIS <ncorcoran@tenaris.com>
Sent: February 20, 2013 11:21 AM
To: Peter Tonazzo
Subject: A-4-13-Z

Hello Mr. Tonazzo,

It is my understanding that you are the person I contact in regards to some changes that are happening in my neighborhood. As I am sure you are aware, there is a motion to rezone the current Library at 496 Second Line West in order for the new buyers to build a 12 plex. I do not want this building to be constructed as I feel it will have a direct impact on my current living situation. Myself, husband, and two teenage children live behind the library. There is only one house separating us. I have seen the plans that have been drawn up for the future buildings, and am upset that this new development will not only block our view, but will have garbage cans close enough to our house that we will be in direct way of the smell. Not only will there not be enough parking, causing the visitors to park along our street, that does not have sidewalks. But my children have to walk to school and I am fearful with this increase of traffic.

I purchased my house based on the fact that this was an already developed neighborhood. My children and I were sad to see the library go, but are happy with the new location. Now we have to adjust our living to accommodate these apartments and those who will live there.

Please advise on what steps we can do/take to stop this rezoning. I have signed the petition, but want to do more as this is my home, where I have raised my kids, and planned on staying. Now my situation has taken a whirlwind, and I am starting to look at moving. This is not fair. The city should take this into consideration, and reconsider based solely on those affected. We are all tax paying people. Shouldn't that account for something?

I would also like to know if the Planning department will be paying for an appraiser to come and advise how much this development will decrease the value of my home, as this should be information made available to those affected. We have the right to know, and I do not feel it should be up to us to pay this fee as it is not our decision that will be affecting our house value.

Thank you,
Niki Corcoran
18 Nichol Ave.

Niki Corcoran

TenarisUniversity Human Resources Assistant - Tenaris | Direct: 705.941.6674 | ncorcoran@tenaris.com

 please consider the environment before printing this e-mail

Re: Application A - 4 - 13 - Z

To: Mayor Amaroso and City Council of Sault Ste. Marie:

This is a petition against the rezoning of 491 Second Line West - Application A-4-13-Z.

This petition has been signed by the people whose dwellings will be affected by this change. Please take this into consideration.

Thank you.



Re: Petition
62 against rezoning
I did not care
I was related to Builder.



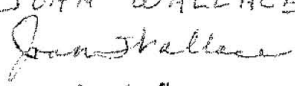
Petition
RE: A-4-13-Z

We, the undersigned, wish to protest the rezoning of the property located at 496 Second Line West from "R2" to "R4.S." With the proposed change we feel it will decrease value in our homes, which were built or bought with the implied intentions that this area was already developed. In approving the rezoning of this property, the said company 1743503 Ontario Inc. will be given the right to build two additional buildings and make changes to the building already existing. The intent is to make a 12 unit apartment dwelling. With that being said, the intended building will therefore affect the surrounding area in the following ways:

- Decrease values of our homes
- Increase traffic to our seemingly quiet streets.
- Project will only allow for 16 parking spaces, therefore only providing 4 visitor parking spots. This will mean that other visitors will be required to park on our streets, where there are not any sidewalks to begin with, but will now be congested with parked cars.
- Will house large garbage bins that will be in our direct sight, and will smell especially in the hotter months.
- New building will block direct view of Second Line.
- Apartment windows will have a straight view into private back yards of the houses directly behind. This also includes being able to see into their actual houses.

Principle Petitioner: Keith Benson
14 Nichol Ave.
705-946-4936

Here follows the Signatures: 

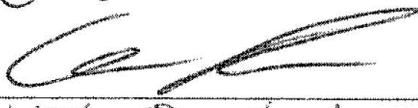
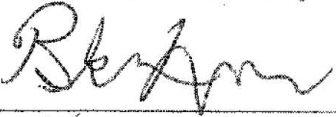
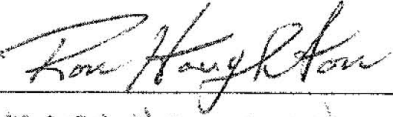
Signature	Address
JOAN WALLACE  512 2nd Line W.	512 Second Line W.
WILLIAM B WALLACE William B. Wallace	512 Second Line W.
Keith Benson 	14 Nichol

PRINT
2 Lines -

Petition
RE: A-4-13-Z

We, the undersigned, wish to protest the rezoning of the property located at 496 Second Line West from "R2" to "R4.S." With the proposed change we feel it will decrease value in our homes, which were built or bought with the implied intentions that this area was already developed.

PRINT
NAME
SIGN

Signature	Address
MARIE BENSON 	14 NICHOL
Chris Parr 	37 Nichol
NEIL RUSTON. 	26 NICHOL AVE.
BRIAN MORRAR. 	36 Nichol Ave.
Kim Morrar Kim Morrar	36 Nichol Ave.
RON HOUGHTON 	22 NICHOL AVE.
MARY HOUGHTON Mary Houghton	22 NICHOL AVE
BILL CRANSTON Bill Cranston	17 NICHOL AVE

Petition
RE: A-4-13-Z

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	Signature	Address
PRINT NAME	PAULINE CRAWSTON Pauline Cranston	17 Nichol Ave
SIGN	THERESA ZACCARIA Theresa Zaccaria	15 Edison
	MICHELE ZACCARIA Michele Zaccaria	15 Edison
PRINT NAME	LILLIAN MORRAR Lillian Morrar	514 Cooper St.
SIGN	Darline Seguin Darli Segi	524 Cooper St
	Shelley C. Marshall Shelley Marshall	515 Second Line W.
	Dan Marshall Dan Merule	515 Second Line West
	Fay Middaugh Fay Middaugh	23 Edison Ave.

Petition
RE: A-4-13-Z

We, the undersigned, wish to protest the rezoning of the property located at 496 Second Line West from "R2" to "R4.S." With the proposed change we feel it will decrease value in our homes, which were built or bought with the implied intentions that this area was already developed.

Signature	Address
Joe LLOYD WILSON Lloyd Wilson	30 EDISON AVE.
BILL PEARSON Bill Pearson	40 NICHOL AVE
Joe Pappalardo Joe Pappalardo	524 2nd Line W 705-206-4621
Leonard Kelly Leonard Kelly	29 Edison Ave 705 946 4200
WILLIAM DAWSON W. Dawson	572 Cannought
M. Noccarato	123 Vivian
M. Avati	576 Cannought Ave.

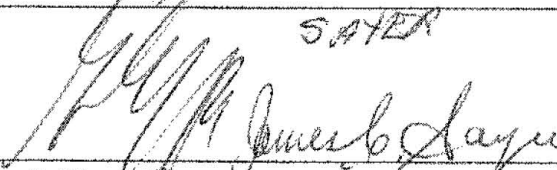
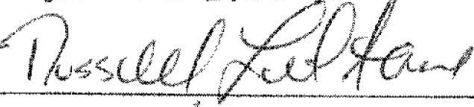
Petition
RE: A-4-13-Z

We, the undersigned, wish to protest the rezoning of the property located at 496 Second Line West from "R2" to "R4.S." With the proposed change we feel it will decrease value in our homes, which were built or bought with the implied intentions that this area was already developed.

Signature	Address
JAMES ALBERT PUNCH <i>James Albert Punch</i> 36 EDISON AVE	36 EDISON AVE
Joan Punch <i>Joan Punch</i>	36 Edison Ave
<i>Charlene McDonald</i>	31 Edison
BRIAN R. BURNS. <i>Brian R Burns</i>	11 EDISON
DAVE MORLEY <i>Dave Morley</i>	37 EDISON
Shirley Williams <i>Shirley Williams</i>	534 Cooper St.
James Nichols <i>James Nichols</i>	503 Second Line 507 Second Line
William Brown William Brown	38 EDISON 38 EDISON

Petition
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Signature	Address
LEONARD V. MCCANN 	23 REDISOM AVE
SATER 	107 VIVIAN
JOE SEMCZYSHYN 	116 VIVIAN
Justin Poulin Justin Poulin	570 Loganavest
RUSSELL LIDSTONE 	523 2nd LINE W
Linda Lidstone Linda Lidstone	523 2nd Line W.
TED EDGAR Ted Edgar	563 Cooper St.
Maart Kinnamen 	119 Vivian Ave.

Petition
RE: A-4-13-Z

We, the undersigned, wish to protest the rezoning of the property located at 496 Second Line West from "R2" to "R4.5." With the proposed change we feel it will decrease value in our homes, which were built or bought with the implied intentions that this area was already developed.

Signature	Address
Jill Russell <i>Jill Russell</i>	14 Edison Ave.
S Vanderleest <i>Bo Vanderleest</i>	53 Edison Ave
MATT PERRY <i>Matt Perry</i>	14 NICHOL
Nina Crack <i>Nina Crack</i>	319 Second Line W
Scott Greenman <i>Scott Greenman</i>	18 Nichol Ave
Nicole Colcoran <i>Nicole Colcoran</i>	18 Nichol Ave.
DAVE FORTZ <i>Dave Fortz</i>	26 EDISON AVE.
LUCY JACKSON <i>Lucy Jackson</i>	475 Second Line W

Petition
RE: A-4-13-Z

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Signature	Address
PETE RIVET <i>Pete Rivet</i>	540 COOPER ST.
N. Rivet <i>N. Rivet</i>	540 Cooper St 800 4th W2.
Brian Punt <i>Brian Punt</i>	540 Cooper St.
Dan Begetu <i>Dan Begetu</i>	336 - 344 Second Line W.
GEORGE WIESEL <i>George Wiesel</i>	483 Second Line W
Louise Wiesel <i>Louise Wiesel</i>	483 Second Line W.
Darlene Roberts <i>Darlene Roberts</i>	531 Second Line W.
RON Aube <i>Ron Aube</i>	106 Vivian Ave

Petition
RE: A-4-13-Z

We, the undersigned, wish to protest the rezoning of the property located at 496 Second Line West from "R2" to "R4.S." With the proposed change we feel it will decrease value in our homes, which were built or bought with the implied intentions that this area was already developed.

Signature	Address
Kristie Ross Kristie Ross	102 Vivian Ave.
MARIA MORO-FRANZESI M. Franzesi	127 VIVIAN AVE.
SAN FRANZESI Schoenberger	127 VIVIAN AVE.
AL THIBERT AK Thibert	578 Connaught ave



6(6)(b)

**PUC SERVICES INC.
ENGINEERING DEPARTMENT
500 Second Line East, P.O. Box 9000
SAULT STE. MARIE, ONTARIO, P6A 6P2**

February 4, 2013

Donald B. McConnell, MCIP, RPP
Planning Director
The Corporation of The
City of Sault Ste. Marie
P.O. Box 580
Sault Ste. Marie, ON P6A 5N1

emailed: d.mcconnell@cityssm.on.ca

Dear Sir:

**Re: Application A-4-13-Z
 496 Second Line West**

PUC wishes to advise that we have no objection to the proposed rezoning application.

Given the proposed repurposing of the facility, the owner should confirm the available water service capacity and fire flow capacity which may impact design requirements for the proposed development.

Yours truly,

PUC SERVICES INC.

A handwritten signature in black ink, appearing to be 'RH' followed by a stylized flourish.

Rob Harten, P. Eng.
Manager of Engineering

RH*jf

66Xb)

Jerry D. Dolcetti, RPP
Commissioner

Daniel Perri, EIT
Engineering Intern



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2013 02 06
Our File: A-4-13-Z

Donald B. McConnell, MCIP, RPP
Planning Director
Engineering and Planning Department
City of Sault Ste. Marie

Dear Mr. McConnell:

**RE: A-4-13-Z – 496 SECOND LINE WEST
REQUEST FOR AN AMENDMENT TO THE ZONING BY-LAW**

The Engineering and Construction Division has reviewed the above noted application and provides the following:

- A 5m road widening is required in addition to the original 20 m right-of-way, if it can be accommodated.
- A sediment control plan and storm water management plan must be submitted to the satisfaction of the Commissioner of Engineering and Planning or his designate, and the Sault Ste. Marie Conservation Authority.
- Post development flows shall not exceed pre-development flows up to and including the 100-year storm.

If you have any questions, please contact the undersigned.

Yours truly,

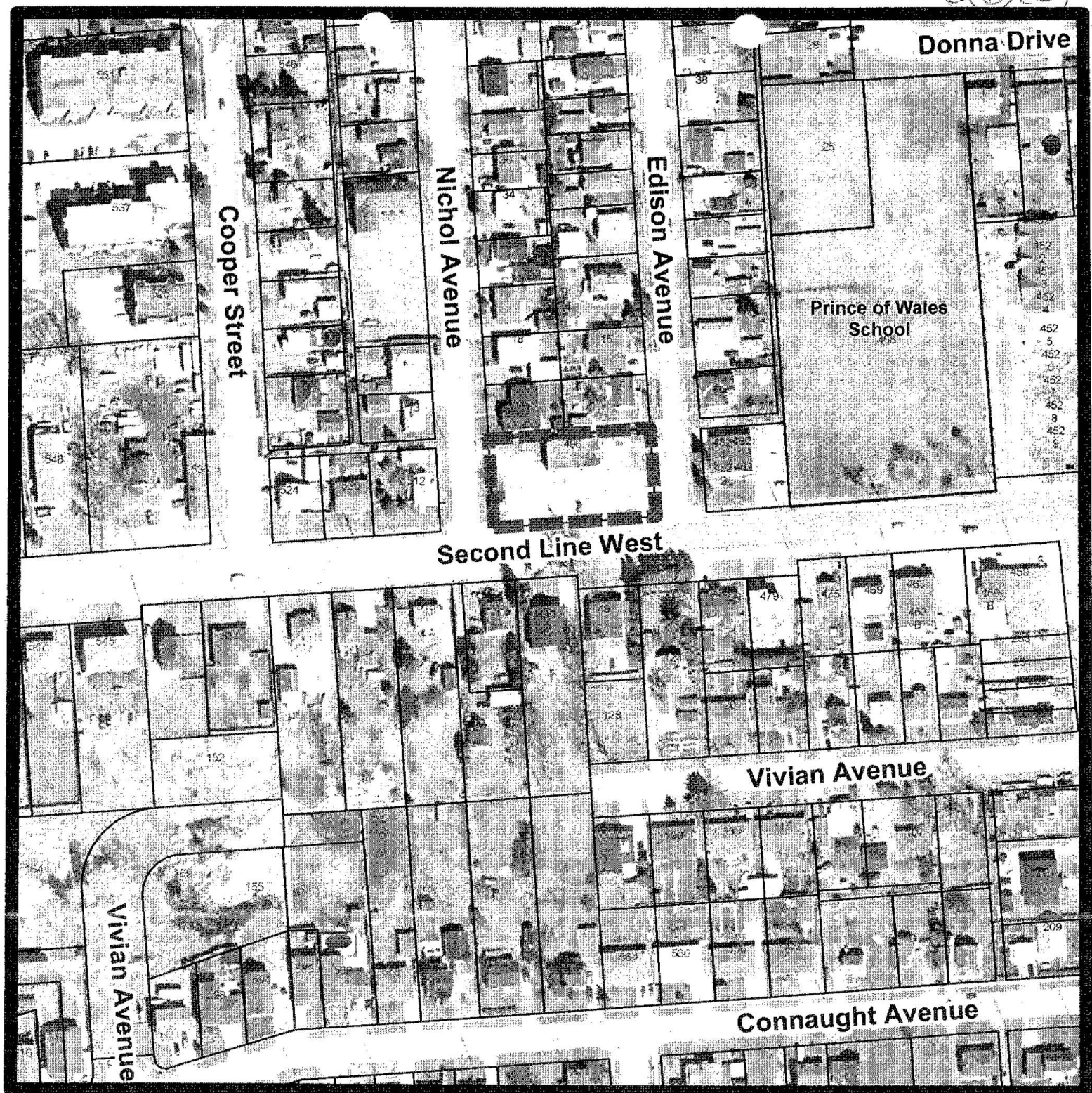
Daniel Perri, EIT
Engineering Intern

c: Jerry Dolcetti, Commissioner, Engineering & Planning
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT
Pat Schinners, Administrative Clerk, Planning Division

F:\ENGINEERING DATA\ZONING\Second Line West - Civic 496 - A-4-13-Z 2013 02 06.docx

The Corporation of the City of Sault Ste. Marie
P.O. Box 580~ 99 Foster Drive ~ Sault Ste. Marie, ON P6A 5N1
Telephone: (705) 759-5385~ Fax: (705) 541-7165
www.cityssm.on.ca ~ d.perri@cityssm.on.ca

(d6)(b)



2012 ORTH PHOTO

496 SECOND LINE WEST

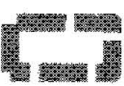
Planning Application: A-4-13-Z



METRIC SCALE
1 : 2000

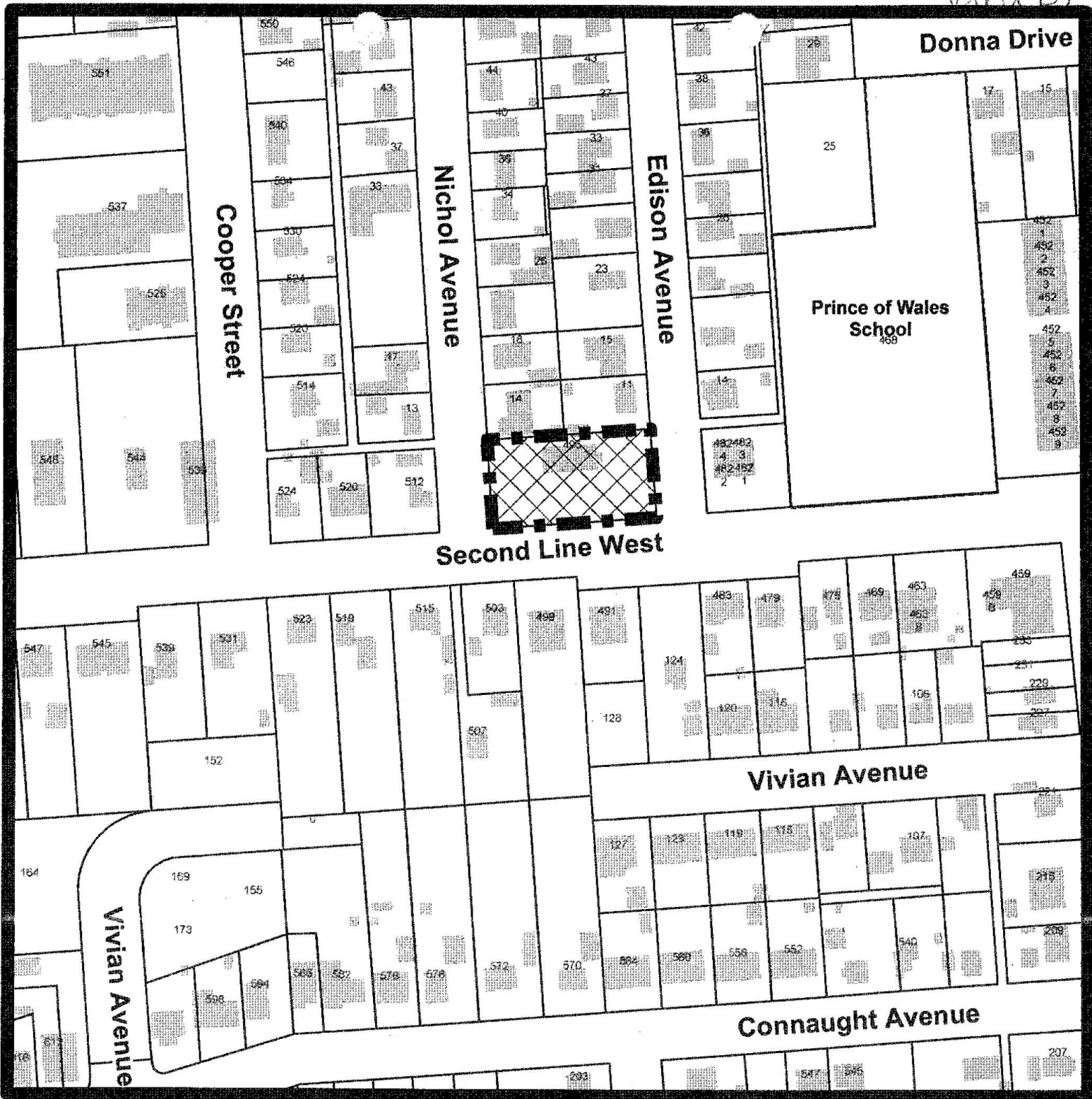
MAP REFERENCE
79 & 1-89

Legend

 Subjec Property = 496 Second Line West

MAIL LABEL ID
A-4-13-Z

1261101



SUBJECT PROPERTY MAP

496 SECOND LINE WEST

Planning Application: A-4-13-Z



METRIC SCALE
1 : 2000

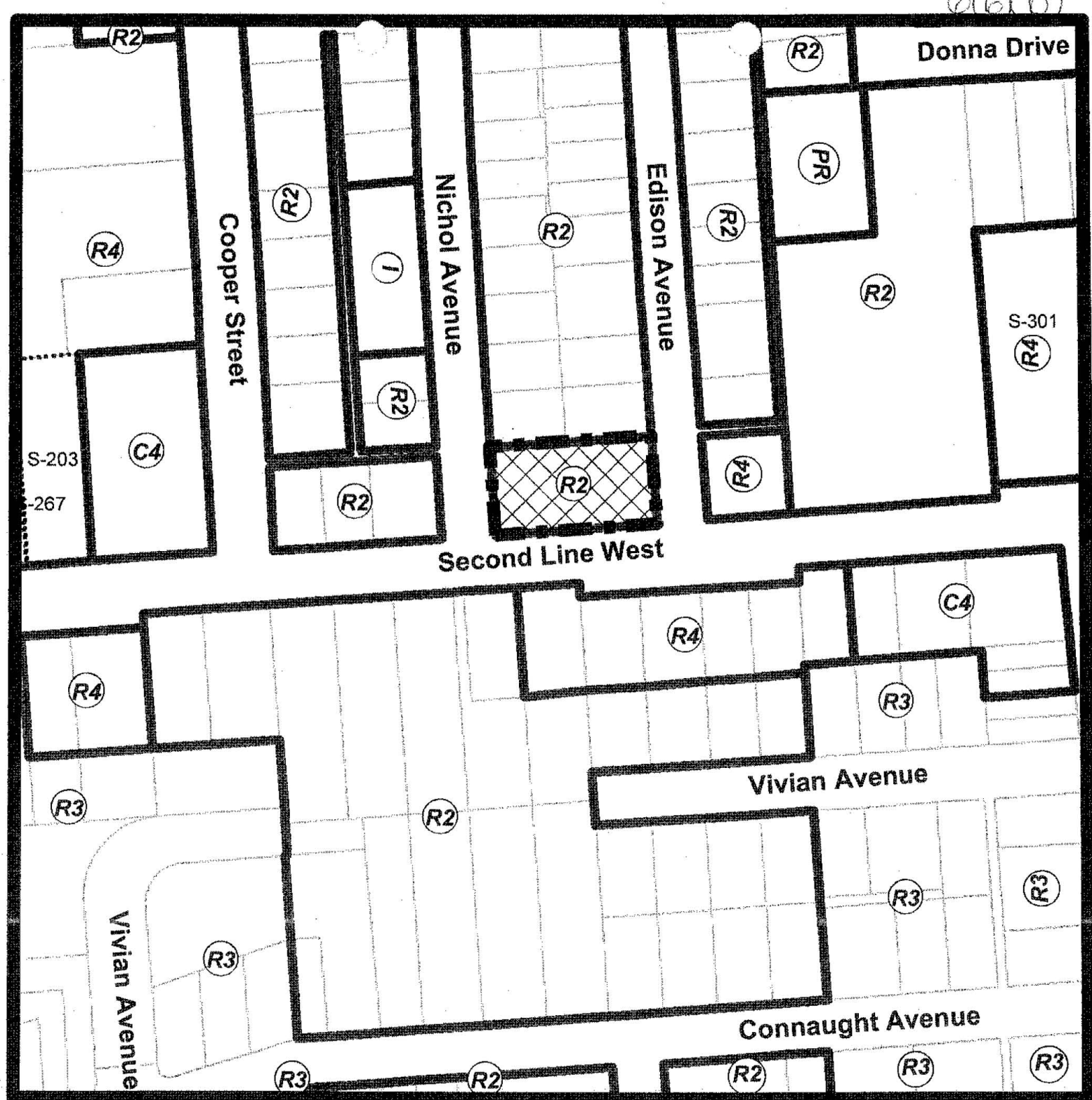
MAP REFERENCE
79 & 1-89

Legend

 Subject Propert = 496 Second Line West

MAIL LABEL ID
A-4-13-Z

616151



EXISTING ZONING MAP

496 SECOND LINE WEST
Planning Application: A-4-13-Z

Legend

 Subject Propert = 496 Second Line West

ZONING BYLAW 2005-150

-  R2 Residential
-  R4 Residential
-  C4 Commercial
-  Institutional
-  PR Parks & Recreation

S-# = Special Zoning



METRIC SCALE
1 : 2000

MAP REFERENCE
79 & 1-89

MAIL LABEL ID
A-4-13-Z



MEMORANDUM

DATE: February 26, 2013

TO: Mayor Debbie Amaroso and Members of City Council, City of Sault Ste. Marie
c.c. Joesph M. Fratesi, C.A.O., City of Sault Ste. Marie

FROM: Dominic Parrella, President & C.E.O., PUC Inc.

SUBJECT: Report of the Ontario Distribution Sector Review Panel

As previously reported to Council, on April 13, 2012 the Provincial Government announced the creation of the Ontario Distribution Sector Review Panel to research, analyze, provide advice and make recommendations to the Minister of Energy regarding issues related to Ontario's electricity distribution sector and distribution models. The Panel was directed to consult with municipalities, Local Distribution Companies (LDCs), the Electricity Distributors Association (the EDA) and other energy experts.

PUC Inc. prepared a submission on behalf of the Shareholder which was presented to the Panel in July 2012. Furthermore, the Association of Municipalities of Ontario (the AMO) which represents most of the municipalities across Ontario, and the EDA, which represents most of the LDCs across the Province, both made submissions to the Panel in July.

All three submissions included, as a key recommendation, that the Province should remove barriers to amalgamation of LDCs but that such amalgamations should be on a purely voluntary basis, driven by the merits of the business case surrounding any proposals that may be considered. Throughout the consultation process, it appeared that the Panel was in agreement with voluntary amalgamations and that the report they would eventually issue would adhere to this principle.

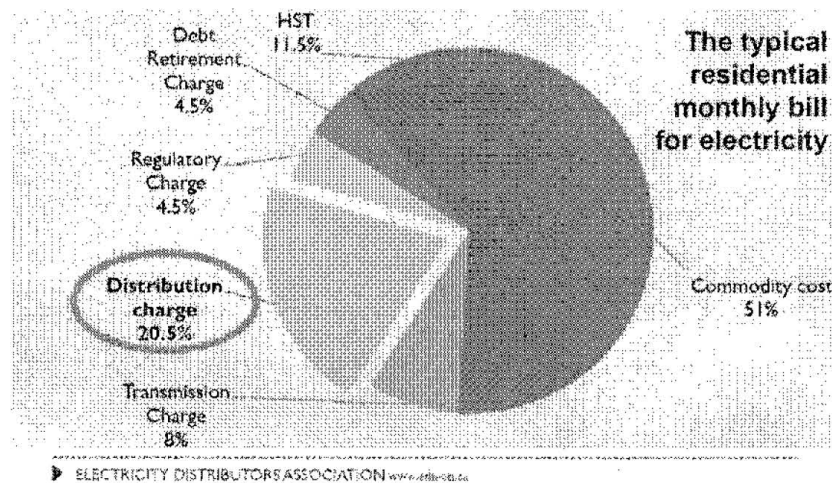
The Panel issued their report on December 13, 2013. But to everyone's surprise, the report found only one solution – that of forced consolidation under the oversight of a proposed new government appointed Transition Advisor.

The Panel recommended that all municipally owned LDCs in Ontario should be amalgamated with Hydro One to form between 8 and 12 regional distributors with at least 400,000 customers each for the southern Ontario utilities. The assets of all the municipal distributors would be merged with the assets of Hydro One and the former LDC shareholders would receive shares in the newly created mega-distributors proportional to the value of the assets they contribute.

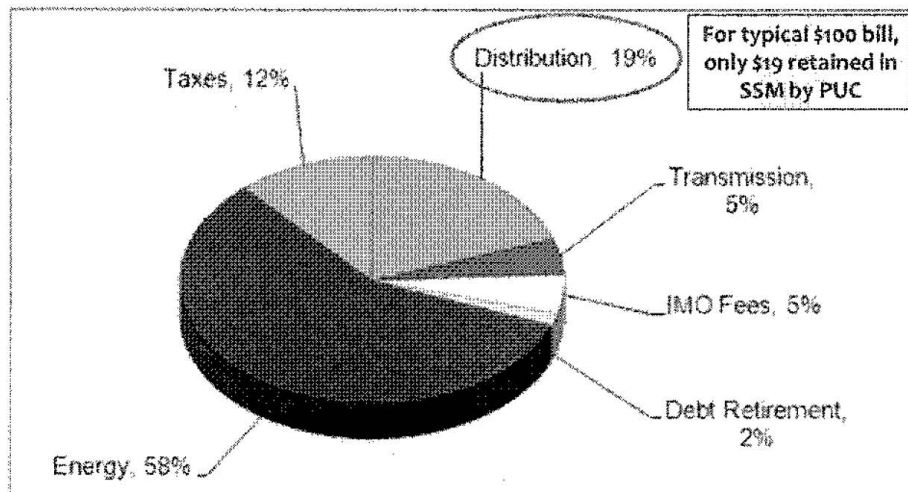
Furthermore the Panel recommended that if voluntary mergers are not achieved within 6 to 9 months, the Province should then pass legislation to force mergers to occur. Forced mergers should be concluded within 2 years.

Despite the fact that LDC costs typically account for approximately only 20% of the typical residential customer's bill, the Panel chose to focus their attention on this one component of the bill rather than the 80% of the bill that continues to rise out of control. There is far greater opportunity to achieve meaningful savings by addressing the cost drivers that impact this 80% of the bill, which are mostly within the Province's control.

The chart below identifies the typical bill composition for the average residential customer across Ontario. Note that typically the costs attributable to the LDC's operations are in the range of 20 % of the total bill.

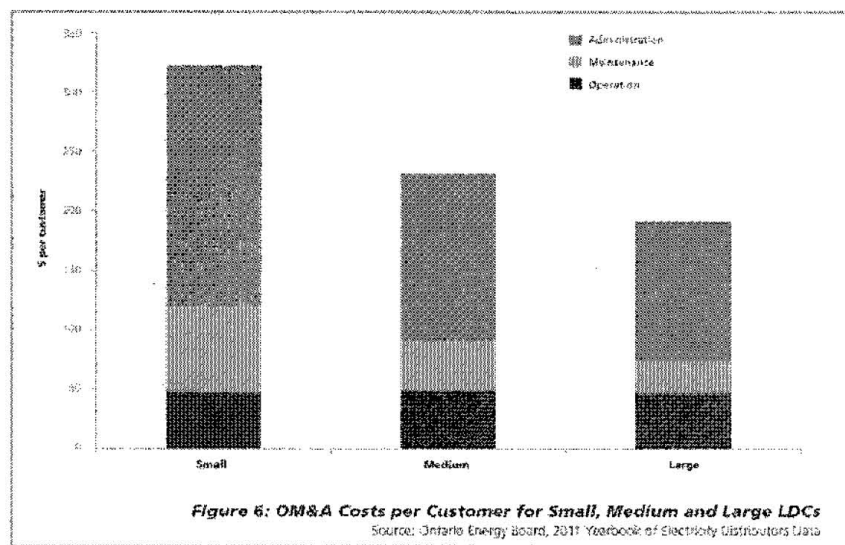


The chart below identifies the typical bill composition for the average residential customer in Sault Ste. Marie. Note that PUC retains only 19% of the total bill to carry out all its operations.

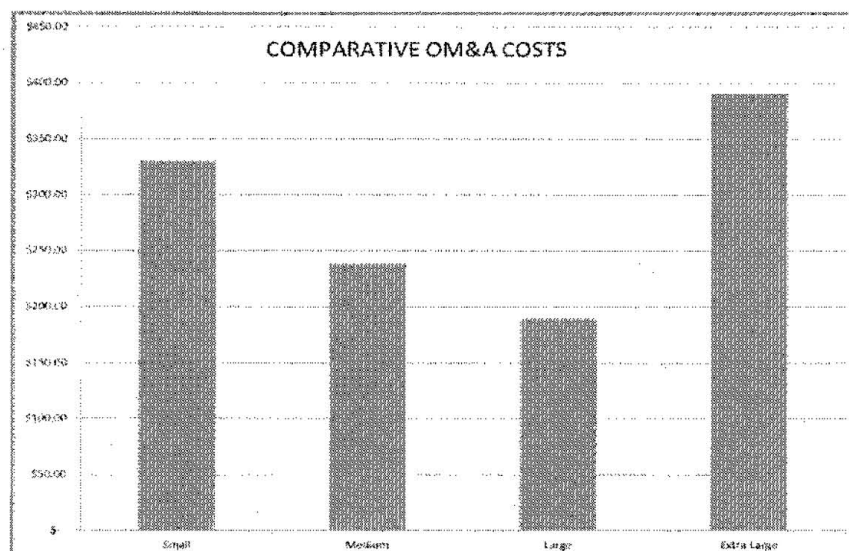


The Panel's report appears to lack credibility, based on a number of issues. The timeline for voluntary consolidation (i.e. 6 to 9 months) is unrealistic, considering the complicated business issues that would have to be resolved. Furthermore, claims of savings that are projected lack any real supporting evidence, and where evidence is given, it appears to be biased and possibly even misleading.

For example, the fundamental basis of the Panel's recommendations is their assertion that the bigger the utility, the lower its OM&A costs on a per customer basis. On page 11 of the report, the graph below is included to support this assertion. The graph includes costs for Small, Medium, and Large classifications of LDCs which appear to confirm this claim.

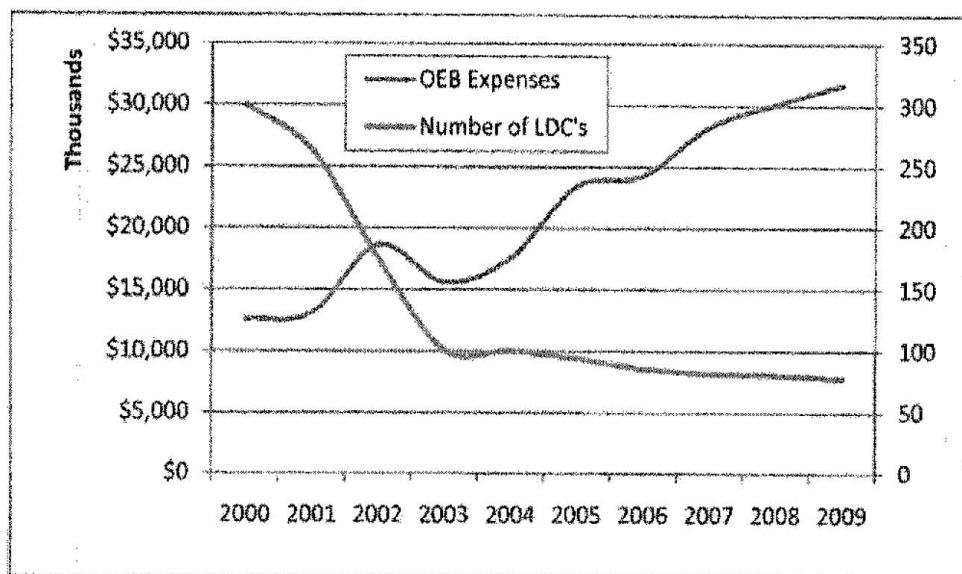


However, when the costs for Extra Large LDCs (i.e. Toronto Hydro and Hydro One) are included, the picture is quite different. The graph below includes the Extra Large LDCs in addition to those listed above.



We now see that the Extra Large LDCs have significantly higher costs than the other three classifications. Sault Ste. Marie's PUC falls in the category of Medium size LDC.

Furthermore, the report concludes that fewer LDCs will mean lower operating costs for the regulator, the Ontario Energy Board (OEB). However, here again the facts do not support the Panel's conclusions. The chart below identifies that as the number of LDCs have declined significantly since deregulation in 2000, the OEB's operating budget has ballooned during that time, going from \$13 million in 2000 to over \$33 million today.



The Panel estimated economies of scale benefit of \$217 million per year (\$1.7 billion in costs at net present value over 10 years) based mostly on a 20% reduction in administration costs due to the forced mergers. With administration costs approximately half of OM&A total costs, which in turn are approximately 10% of the LDC-related part of the bill, this projected savings amounts to about 1% of the total bill.

So, in Sault Ste. Marie, where the average residential customer uses 969 kWh per month and the total bill is \$117.00, the projected savings would mean a reduction in the bill of \$1.17.

The EDA, in its submission to the Panel in 2012, proposed a Six Point Plan that would save Ontario's electricity customers approximately \$540 million annually or \$4.2 billion in present value savings over a decade. The EDA's Six-Point Plan included the following:

1. Expand the scope of LDC operations to manage water and wastewater services – \$180 million
2. Permit LDCs to carry out street lighting work – \$15 million
3. Expand LDC role in the development of CDM programs – \$20 million

4. Improve the regulatory framework within which LDCs operate –\$15 million
5. Curtail electricity retailer operations in the residential sector –\$260 million
6. Enable voluntary consolidation of LDCs –\$50 million

The EDA's recommendations on scope of services were ignored in the report and the Panel did not address how their vision may impact on the EDA's vision for achieving efficiencies through increased scope. The Panel predicts a savings of \$217 million average per year from scale and continuity benefits but leaves about \$180 million per year from increased scope benefits unrealized. In fact the Panel ignores the impact caused on current affiliates from the creation of regional distributors – many affiliates share staff and other resources which could be lost.

The Panel estimates that consolidation would result in savings of approximately \$70 per year for every customer by the end of 10th year. But if the EDA's recommendations are adopted it would result in about \$165 per year for every customer by the end of 10th year.

The EDA responded to the release of the Panel's report, expressing its disappointment at the Panel's limited and ill-advised recommendations. A copy of that press release is also attached for information.

The AMO also responded to the Panel's report as follows (please see attached copy of the full text for reference):

"AMO is profoundly disappointed with the limited scope of the report and the misdirection it suggests in terms of both the scale and ownership structure of reconstituted LDCs. Consolidation is only one option for achieving efficiency. Since distribution only represents a maximum of 20% of the bill, the panel should have recommended other meaningful measures. Bigger is not necessarily better and one size does not fit all when it comes to amalgamations or mergers in either the municipal or electricity sector."

"Consideration of consolidation should be a local not a provincial decision and should be based on detailed business plans that point to specific cost savings for owners and consumers."

"The Panel did not recommend the Province sell Hydro One distribution assets. Clearly the Province needs the revenues and Hydro One's credit rating would dramatically suffer. Forcing municipally-owned LDCs into mergers with Hydro One would result in more efficiently run organizations owning a smaller share of a new larger organization whose majority share is held by the inefficient Hydro One."

What can we anticipate would be the impacts to Sault Ste. Marie if the government were to go ahead and implement the Panel's recommendations?

First, let us note that the typical PUC residential customer's electricity bill is the second lowest in the province. The chart below is compiled from data published by the OEB on its website for 2011. For comparison purposes, a number of northern utilities are identified. PUC's relative ranking is expected to continue into 2013 as indicated below.

800 kWh residential monthly bill for 2011

The graph displays the monthly bill for 800 kWh of electricity across various Canadian utilities. The y-axis represents the bill amount in dollars, ranging from \$90 to \$185. The x-axis lists various utilities. The graph shows a general upward trend in bill amounts from left to right, with a significant jump for Sault Ste. Marie and a gradual increase for others, ending with a sharp spike for Yukon One-Markham-Denby Estimate.

Utility	Approximate Monthly Bill (\$)
Hydro TransCanada Inc.	105
PUC Distribution	100
Fuel Energy Inc. Corp.	98
Central Power Inc. Ltd.	100
Colborne PUC Inc.	100
Kitchener-Waterloo Hydro Inc.	100
Hydro 24/7 Inc.	100
Veridian Commerce Inc.	102
Hydro One Inc.	102
Enbridge Hydro Services Inc.	102
Essex Hydro	102
Plainsborough Dist. Inc.	102
Hydro One Distribution Inc.	102
Central Power Inc. Ltd.	102
Midland Hydro Inc.	102
Roscoe 33, Lawrence	102
Quebec Hydro	102
Nature on the Lake Hydro Inc.	102
Windsor Dist. Inc.	102
Windsor Power Inc.	102
Barraclough Hydro Inc.	102
Green Power Inc.	102
Lakehead Power Dist. Ltd.	102
COLLIS Power Corp.	102
TransCanada Hydro Inc.	102
Central Power Inc. Ltd.	102
Wellington North	102
Huron Hill Hydro Inc.	102
Quint Power Dist. Corp.	102
London Hydro Inc.	102
Kingston Electricity Dist. Ltd.	102
Hydro One Inc.	102
Chatham Kent Hydro Inc.	102
Black Creek	102
Northern Ontario Wireless	102
Whitby North Hydro Inc.	102
Greater Sudbury Hydro Inc.	102
West Coast Hydro Energy Inc.	102
Coquitlam Hydro Energy Inc.	102
Coquitlam	102
Burnaby Power Inc.	102
North Star Hydro Dist. Ltd.	102
Kootenay Hydro Inc. Ltd.	102
Green Power Corp.	102
Fern Valley Hydro Inc.	102
Okanagan Hydro Inc.	102
Comox Valley Hydro Inc.	102
Burlington Hydro Inc.	102
Windsor Hydro Electric System Corp.	102
Canadian Hydro - Eastern Ont.	102
ELN Energy Inc.	102
Saskatchewan Power Corp.	102
Whitby Hydro Electric Corp.	102
St. Thomas	102
Pelee	102
Enbridge	102
Midland Power Distribution	102
Woodstock Hydro Inc.	102
West York Power Inc.	102
Veridian Commerce - Greenburg	102
Nagara Falls Hydro Inc.	102
Blaine Hydro Distribution Inc.	102
Grand Valley Energy Inc.	102
Parkland Power Corp.	102
Canadian Hydro - Port Colborne	102
Dalton Hydro	102
Trent Hydro Dist. Systems Ltd.	102
Halton Hydro	102
Halton Region Hydro Inc.	102
Algonquin Power	102
Algonquin Hydro Inc.	102
Yukon One-Markham-Denby Estimate	180

- Higher costs for SSM electric customers - with the second lowest total bill in the province, any merger will only serve to increase costs to our customers.
- Higher costs for SSM water customers - with the loss of the current synergies of shared resources between the water and electric operations, costs for water customers will increase.
- Loss of jobs in SSM - any merger that is not headquartered in SSM would mean significant loss of jobs in SSM. While it is difficult to predict the actual impact on operational staffing, we can clearly conclude that most, if not all, administration or support staff would no longer be located in SSM. Potentially the loss could be up to 58 support staff plus some additional operating staff, and can be quantified as follows:

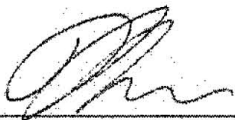
– Customer Service & Billing	19
– Accounting, Collections, & Purchasing	14
– IT, HR, H&S, Engineering, & General	25
- Loss of local control over the electric utility - the new regional utility would have 2/3 independent directors on the board and SSM would hold shares proportional to the value of the assets contributed. Clearly SSM would have little if any control over the new entity

- Potential loss of dividend to the Shareholder (i.e. the City of SSM). As noted above, SSM would have little to no control over the new entity.
- Potential loss of value of electric assets owned by SSM. If consolidation is mandated under legislation, the City's assets would be valued at book value rather than a reasonable, higher market value.
- Loss of past achievements to control costs. We have the second lowest customer total bill in the province today thanks to the decisions and efforts of the past. It would be a shame to lose the benefits our customers enjoy today which exist as a result of our collective past efforts.

The negative impacts to the residents of Sault Ste. Marie and surrounding area, should the Province decide to implement the Panel's recommendations, will be significant.

It is critical that Council, as the sole shareholder of the PUC group of companies, send a clear message to the Government to express its objection to any forced merger of its electric assets with any other entity.

Furthermore, it is recommended that Council petition the Government not to do anything that would result in the loss of the benefits of multi-utility scope of services that the PUC group of companies currently enjoy, to the benefit of the water, wastewater and electric customers of Sault Ste. Marie and surrounding communities.



Dominic Parrella, P.Eng.
President & C.E.O.
PUC Inc.

Attachments:

1. EDA Press Release: Distribution Sector Panel Report Won't Maximize Savings for Electricity Customers
2. AMO Response: Ontario Distribution Sector Review Panel Releases Report



December 13, 2012

FOR IMMEDIATE RELEASE

Distribution Sector Panel Report Won't Maximize Savings for Electricity Customers

Panel's report aligns with industry position on voluntary consolidations but falls billions short by ignoring savings in key areas

The Electricity Distributors Association (EDA) identified nearly \$4.3 billion of present value savings over the next decade that the Panel chose to ignore in its report, missing the opportunity to reduce electricity costs for customers across Ontario.

"We are extremely disappointed to see so much value left on the table that could have otherwise helped reduce electricity customers' bills going forward," says Charlie Macaluso, President and Chief Executive Officer of the EDA. "The EDA is confident that the government will seize the opportunity to take meaningful steps toward lowering the cost of electricity and we look forward to working with them to deliver the savings that the EDA has identified to customers across Ontario."

At a high level, the Panel's report is consistent with the position long held by the EDA that voluntary mergers deliver the greatest benefit to customers and communities. In its submission to the Panel, the EDA noted that Ontario's distributors have a strong track record of successful consolidations – merging into 75 utilities from more than 300 since 1998 – and recommended removing barriers that exist today that discourage further consolidation.

However the Panel's report falls short because it lacks a workable plan and the tools to reach the target number of utilities, calling into question whether the Panel's recommendations can even be implemented.

"The EDA's submission set out a structured framework and the tools to bring about voluntary mergers and amalgamations," adds Max Cananzi, Chair of the EDA, noting that the Association's submission included four consolidation models which would deliver more than \$450 million in present value savings over the next 10 years. "The Panel has offered no mechanisms to remove many of the barriers standing in the way of these deals getting done and that's a glaring omission, especially considering the Panel's aggressive timeline for these transactions to happen."

Also problematic is the Panel's suggestion that the government make consolidations mandatory through legislation if they don't happen within the specified timeframe.

"A forced merger isn't based on a solid business case and could result in negative consequences in terms of cost and reliability for customers," adds Cananzi.

In the EDA's submission to the Panel, the Association identified an opportunity for distributors to add more value to the communities they serve by delivering other utility services such as water and wastewater, conservation and streetlighting.

"The EDA examined the issue closely and found the potential for more than \$1.5 billion in present value savings over the next decade by expanding a utility's scope as well as its size," says Macaluso. "The Panel not only chose to ignore this efficiency opportunity, they've recommended against allowing multi-utility models even where they're delivering value today."

About the EDA

The Electricity Distributors Association (EDA) is the voice of Ontario's local electricity distributors, the publicly and privately owned companies that safely and reliably deliver electricity to more than 4.8 million Ontario homes, businesses and public institutions.

For more information:

Kathryn Quail

Director, Corporate Affairs and Communications

W. (905) 265-5337

C. (647) 627-1826

kquail@eda-on.ca

-30-

Ontario Distribution Sector Review Panel Releases Report



The Ontario Distribution Sector Review Panel released its report, "Renewing Ontario's Electricity Distribution Sector: Putting the Consumer First."

14/12/2012

The report, which is narrowly focused on pushing consolidation of local distribution companies (LDCs), recommends a new model that the Commission believes will result in "robust, efficient, and well-resourced utilities". Minister Bentley has received the report and will be reviewing it and AMO will be contributing its own commentary, some of which will build on the following.

Contact

Scott Wiley
Manager of Energy Services
swiley@utoronto.ca
T 416.971.3066 ext. 257
TF 1.877.436.8527
F 416.971.6701

Link

[Renewing Ontario's Electricity Distribution Sector: Putting the Consumer First](#)

The Panel has recommended that the current 73 LDCs be consolidated into 8 to 12 larger regional distributors (one for the northwest, one for the northeast, leaving 6 to 10 regional distributors in southern Ontario) with a minimum of 400,000 customers. This consolidation, overseen by a provincially-appointed Transition Advisor, is to take place within 2 years and should be compelled by legislation if no action occurs in the first 6-9 months (see process chart below).

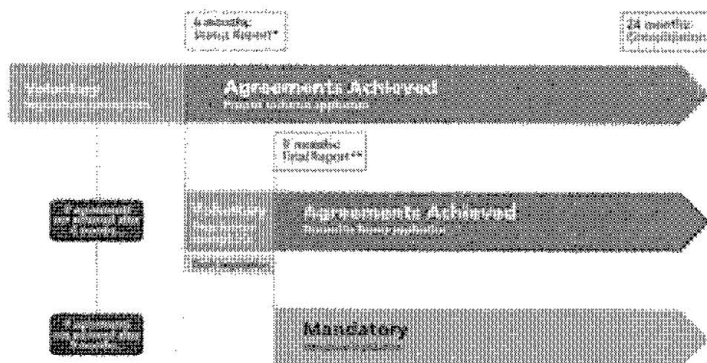


Figure 15: Timeline for Consolidation Illustration

These new utilities are to be created by a merger of municipally owned LDCs with Hydro One Networks' assets within the same regions. Municipal shareholders would receive shares in the new regional

distributors in proportion to the valuation of the assets they contributed and be eligible for future dividends. The Boards of these new utilities should have at least two-thirds independent directors.

Any funds from the disposal of excess utility assets would be re-invested in the regional distributors in order to strengthen the system, and not used for dividends or other non-electricity purposes. Furthermore, municipalities that hold promissory notes from their distributors should retire the outstanding notes that are above market value, or renegotiate them so that they reflect current interest rates.

AMO's submission to the Commission acknowledged that the current plethora of LDCs combined with the challenges of distributed generation, infrastructure renewal, and "smart grid" demands required some new thinking. All of these pressures require increased capacity and greater access to private equity capital. The report contains some helpful ideas such as removing the transfer tax on the sale of LDC assets, reducing regulatory costs, and allowing municipalities to make loans to its utilities. The inclusion of Hydro One's rural territories with more urban areas held by other LDCs may well result in lower costs and efficiencies through better economics of scale and by eliminating redundant assets, equipment, and personnel.

AMO is profoundly disappointed with the limited scope of the report and the misdirection it suggests in terms of both the scale and ownership structure of re-consolidated LDCs. Consolidation is only one option for achieving efficiency. Since distribution only represents a maximum of 20% of the bill, the panel should have recommended other meaningful measures. Bigger is not necessarily better and one size does not fit all when it comes to amalgamations or mergers in either the municipal or electricity sector. Many of the promised efficiencies from the last wave of amalgamations failed to materialize. AMO had recommended that consolidation should be voluntary and commercially driven in our initial submission to the panel and we continue to stick by that principle. Consideration of consolidation should be a local not a provincial decision and should be based on detailed business plans that point to specific cost savings for owners and consumers.

Most concerning is the fact that the Panel's recommendations are not focused on incenting innovation and efficiency. The Panel did not recommend the Province sell Hydro One distribution assets. Clearly the Province needs the revenues and Hydro One's credit rating would dramatically suffer. Forcing municipally-owned LDCs into mergers with Hydro One would result in more efficiently run organizations owning a smaller share of a new larger organization whose majority share is held by the inefficient Hydro One. Worse, former municipal LDC customers

would likely have higher rates as part of the rationalization process the new utility would have to undergo. Also glossed over is that while 64% of savings are supposed to come from administrative savings, such as reduced workforces, no rationale is provided as to how this will be accomplished considering the leading player will remain Hydro One which as pointed out in the Commission's research is an outlier in terms of high OM&A Costs. It has the highest salaries in Ontario public sector.

The Panel also did not recommend any meaningful regulatory reform. LDCs could be more efficient if the Province's regulatory agencies allowed them to expand the scope of their business. The Panel skirted over possible efficiencies with the regulator, the Ontario Energy Board, despite the fact that OEB costs ballooned from \$13 million to \$33 million between 2003 and 2009 while the number of LDCs decreased.

At this point, what the government may or may not do with the recommendations is unknown. AMO looks forward to working with the provincial government in their engagement of municipal governments, as well as other stakeholders, in a thoughtful review process.

AMO Board Meeting Report June 2012



To keep members informed, AMO provides updates on important issues considered at regular AMO Board of Directors meetings. Highlights of the June 22, 2012 Board meeting follow:

22/06/2012

Drummond Recommendations



Many recommendations relate to municipal governments, some reflect the work of AMO and its members. The Commission recommends altering the upload agreement and the OMPF, February 15, 2012.

15/02/2012

Speakers

02/01/2010

Advocacy

Economic Development
Energy
Finance
Housing
Infrastructure
Labour
Planning
Risk Management
Social Services
Waste Management

Events & Training

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Municipal 101
Products & Services

Related Sites

FONOM
Gas Tax at Work
LAS
MEPCO
NOMA
OMKN
OSUM
ROMA

Programs

Gas Tax
MIDAS

BLACK SOX ALUMNI

THE FOLLOWING ARE BLACK SOX GRADUATES THAT HAVE GONE ON TO CONTINUE TO PLAY THE GAME OF BASEBALL AT THE COLLEGE LEVEL.

Agliani, John Olivet University
Arbor, Greg Brock University
Drafted by the Toronto Blue Jays
Beacon, Clark Hope College
Belanger, Tyler Graceland University
Bergamin, JJ Kankakee College
Binkley, Tyler Seward College
Drafted by the New York Mets
Boe, Ryan Graceland University
Carter, DJ Okanogan College
Caruso, Mike Brock University
Celleti, DJ Olivet University
Coccimiglio, Remo New Mexico
Connelly, Rob Saginaw Valley State
Curry, Wyatt Hope College
Fera, Aaron Georgia College
Drafted by the Toronto Blue Jays
Grimard, Bryce Finlandia University
Hoogsteen, DJ Olivet University
Hurley, Matt Olivet University
Johns, Ryan Brock University
Koski, Pat Finlandia University
Lebel, Greg Central Michigan
Leonard, Jeff Brock University
Luck, Keith Grand Rapids
Malloy, Ryan McMaster University
Matejka, Justin Waterloo University

Myers, Ben Concordia University
O'Connor, Dan Guelph University
Piercy, Jaysson Grand Rapids
Pino, Dan Brock University
Reid, Andrew Grand Rapids
Reid, Brad Central Michigan
Drafted by the Toronto Blue Jays
Robidoux, Andre Carleton University
Rooley, Jason Olivet University
Rudolph, Creston Brock University
Sayers, Kyle Kellogg College
Soltys, Justin Durham College
Suurna, Brooke Western University
Thibodeau, Dalton Oklahoma
Southern Nazarene University
Tuomi, Kai Evansville University
Drafted by the Washington Nationals
Walls, Chris Missouri Valley
Wood, Darrel Wayne State
Yukich, Jake Kankakee College



7(a)

7th INNING STRETCH 2012

S.S. MARIE PROVINCIAL CHAMPIONS

2010 Midget "A" Champions

2008 Midget 'A' Finalists

2006 Bantam Finalists

2005 Midget 'A' Champions

2004 Midget 'A' Champions

2004 Bantam 'A' Champions

2003 Bantam 'A' Champions

2003 Mosquito Finalists

2002 Mosquito Champions

2001 Junior Finalists

2000 Junior Champions

2000 Bantam Champions

2000 Mosquito Finalists

1999 Juvenile Champions

1998 Juvenile Champions

1998 Bantam Finalists

1997 Juvenile Finalists

1995 Midget Finalists

1994 Midget Finalists

1994 Bantam Champions

1993 Midget Finalists

1988 Juvenile Finalists

1987 Mosquito Champions

1984 Bantam Champions

1982 Pee Wee Finalists

1981 Midget Champions

1981 Pee Wee Finalists

1979 Bantam Finalists

1979 Pee Wee Champions

1977 Pee Wee Finalists

1976 Mosquito Champions

1976 Midget Champions

1976 Bantam Finalists



**KEEP THE
TRADITION
ALIVE!**

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2013-42

AGREEMENT: (P3) A by-law to authorize the execution of an Alternate Locate Agreement between the City and Union Gas Limited for a term of two (2) years.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to Section 9 of the *Municipal Act, 2001*, S.O. 2001, c.25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENTS**

The Mayor and the City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to an Alternate Locate Agreement in the form of Schedule "A" attached hereto and dated the 4th day of March, 2013 and made between the City and Union Gas Limited for a term of two (2) years to improve efficiency in obtaining and providing locates.

2. **SCHEDULE "A"**

Schedule "A" attached forms part of this by-law.

3. **EFFECTIVE DATE**

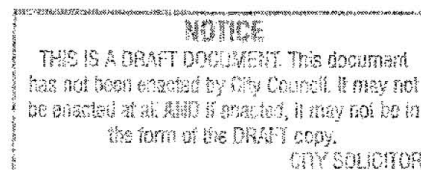
This by-law takes effect on the day of its final passing.

PASSED in open Council this 4th day of March, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

\\LEGAL\STAFF\BYLAWS\2013\2013-42 agreement Alternate Locates



ALTERNATE LOCATE AGREEMENT (ALA)

Between: **Union Gas Limited**
 50 Keil Drive, Chatham, ON N7M 5M1
 Attention: Plant Damage Prevention Manager
 Phone: 519-436-5366

(hereinafter called "UGL")

Contact telephone number in the event UGL underground plant is
 discovered or encountered: **1-877-969-0999** 24-hour Emergency
 Response

And:

(hereinafter called the
"Contractor")

CORPORATION OF THE CITY OF SAULT STE MARIE
 (Full Corporate Name)
PUBLIC WORKS AND TRANSPORTATION DEPARTMENT
128 SACKVILLE ROAD
 (Address of Contractor)
SAULT STE MARIE, ON
P6B 4T6

WHEREAS:

1. The Contractor plans to undertake excavation work from time to time as further described in Schedule "A" attached hereto.
2. The Contractor has requested UGL to provide an alternate locate for such work.
3. UGL has agreed to grant an alternate locate, solely for such work, on the terms and conditions as further described in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained in this Agreement and other consideration (the receipt and sufficiency of which are acknowledged), UGL and the Contractor agree as follows:

1. The Contractor shall perform the excavation work described in Schedule "A" attached hereto (the "Allowable Work") and use the Ontario One Call Contractor Alternate Locate ID number in accordance with the terms and conditions set forth in this Agreement, including without limitation the additional terms and conditions pertaining to the Allowable Work set out in Schedule "A".
2. The terms and conditions and Schedule "A" attached hereto form part of this Agreement and are binding upon the parties hereto and shall supersede and be unaffected by all other terms and conditions made or issued by the Contractor in relation to the Allowable Work.

Ontario One Call Contractor Alternate Locate ID: _____

In witness whereof the parties hereto have executed this Agreement.

Dated this 4 day of March, 2013

Contractor (Full Corporate Name) The Corporation of the City of Sault Ste. Marie

Union Gas Limited

By:

By:

Signature Mayor - Debbie Amaroso
 and Name (to be printed)
 Title

Signature _____
 Title Name (to be printed) and

We have authority to bind the Corporation.

Expected Number of Alternate Locate Requests to be made during the term of the Agreement:

By :

City Clerk - Malcolm White

TERMS AND CONDITIONS

1. The term of this Agreement is for two (2) years, commencing on the date set out in this Agreement, subject to earlier termination in accordance with the terms of this Agreement. At UGL's sole option, the term of this Agreement may be renewed by UGL for an additional one (1) year term by UGL by providing Contractor with written notification of such renewal.
2. This Agreement may be terminated at any time by either party upon one day written notice to the other party with no liability for any incurred costs to either party as a result of the termination. Upon termination or expiration of this Agreement, the Contractor shall immediately cease any excavation related to the Allowable Work and shall immediately cease, and cause all of its personnel to cease, any use of the Contractor Alternate Locate ID.
3. The Contractor represents and warrants that the Allowable Work will not have a negative impact on the underground plant or equipment owned by UGL (the "UGL Underground Plant"). This Agreement pertains only to the UGL Underground Plant, and Contractor will be required to obtain locates of all other underground plant.
4. The following terms and conditions apply to the use of the Contractor Alternate Locate ID:
 - a. Locate requests shall be made to Ontario One Call for all excavations by the Contractor.
 - b. The Contractor will be issued a contractor alternate locate ID number (the "Contractor Alternate Locate ID") by Ontario One Call which shall be referenced by the Contractor for locate requests for Allowable Work made through Ontario One Call.
 - c. Contractor will only use a Contractor Alternate Locate ID when making locate requests to Ontario One Call for Allowable Work.
 - d. Contractor shall keep and maintain at the job site a copy of this Agreement and a copy of all Ontario One Call confirmations and communications pertaining to Allowable Work at the job site for which Contractor has used the Contractor Alternate Locate ID.
 - e. Contractor shall ensure that all of its on-site employees are aware of the terms and requirements of this Agreement.
 - f. An Ontario One Call alternate locate confirmation is valid for the lesser of thirty (30) days from the date the request was made to Ontario One Call or as noted on the alternate locate confirmation form. If excavation work is not completed within such timeframe, the Contractor must contact Ontario One Call to register a new alternate locate request.
 - g. UGL retains the right to refuse to honour the alternate locate at any time for any reason, and may also cancel the UGL Contractor Alternate Locate ID at any time upon notice.
5. The Contractor shall request individual regular locates through Ontario One Call for all excavation work done outside the scope of the Allowable Work, or whenever requested by UGL (either directly or through Ontario One Call).
6. The Contractor Alternate Locate ID applies to the Contractor only and not to any of its subcontractors. The Contractor shall not disclose the Contractor Alternate Locate ID to any individual except for its authorized employees who require the Contractor Alternate Locate ID for the purposes of executing the Allowable Work in accordance with the terms of this Agreement.
7. All Allowable Work shall be conducted in accordance with all laws, standards, codes and guidelines applicable to the Contractor and the Allowable Work, including, without limitation, the most recent versions of each of the following:
 - a. Electrical Safety Authority (ESA) and Technical Standards & Safety Authority (TSSA) Guidelines for Excavation in the Vicinity of Utility Lines;
 - b. The Occupational Health and Safety Act (Ontario) and all regulations made thereunder including, without limitation, O. Regulation 213/91 (Construction Projects) (as each of the foregoing is amended from time to time, the "OHSA"); and
 - c. The Technical Standards and Safety Authority Act 2000 and reg.21 0/01.

In the event of any conflict among any of the foregoing, or any other applicable laws, standards, codes or guidelines, the most stringent standard shall apply. The Contractor shall obtain any necessary consent of such governmental authorities or of any applicable third parties, in respect of their respective obligations and conduct pursuant to or in respect of this Agreement
8. In the event any UGL Underground Plant is discovered or encountered, but where there has been no damage to UGL Underground Plant or to property of any third party and no personal injury as described in Section 9, the Contractor will contact UGL immediately at the telephone number set out on the first page of this Agreement and ensure that, if required by UGL, the excavation is left open in a safe and secure manner until it has been inspected by UGL.

9. If any excavation by the Contractor results in any damage (including but not limited to pipe coating damage or damage to tracer wire) to UGL Underground Plant or property of any third party or any personal injury, the Contractor shall immediately:
 - a. Cease all work within the excavation;
 - b. Exclude all people and barricade the area; and
 - c. Contact UGL immediately.

The Contractor shall comply with the Ontario Regional Common Ground Alliance Best Practices, 4-23: Facility Damage Notification and 4-24: Notification of Emergency Personnel, as same may be changed or amended from time to time. In the event of any conflict between the Ontario Regional Common Ground Alliance Best Practices and the terms of this Agreement, the terms of this Agreement shall be paramount.

10. This Agreement shall not release the Contractor of any liability for damage to UGL Underground Plant or property of any third party or any related personal injury arising from any excavation by the Contractor. The Contractor shall be liable for and shall indemnify and hold harmless UGL, and its Affiliates (as defined under the Business Corporations Act (Ontario) and their respective directors, officers, employees, contractors, agents and other representatives (collectively, "Representatives") from all actions, claims, penalties, damages, losses, judgments, settlements, cost and expenses (including legal costs) arising out of or resulting from any breach of this Agreement or any act or omission or willful misconduct of the Contractor or any of its Representatives. For certainty, in the event of any damage to UGL Underground Plant, UGL reserves the right to complete a damage investigation into the nature and cause of the damage. The conclusions arising out of UGL's investigation are final and not contestable. Without limiting the generality of the foregoing, the Contractor shall be liable to pay for any costs and expenses to repair damages to any UGL Underground Plant caused directly or indirectly by excavation by the Contractor and shall pay any invoices for such costs or expenses within thirty (30) days from receipt thereof. Late payment charges shall accrue at 1.5% per month.
11. Any notice or other communication to be given under or pursuant to the provisions hereof or in any way concerning this Agreement shall be sufficiently given if reduced in writing and delivered to the person to whom such communication is to be given, or sent by facsimile transmission, or mailed to such person by prepaid mail addressed to such person at the address set out on the first page of this Agreement, or at such other address as may be specified therefor by proper notice hereunder. Any communication mailed as aforesaid shall be deemed to have been given and received on the fifth (5th) business day following the date on which it was so mailed, where such communication is sent by facsimile transmission it shall be deemed to have been given and received on the next business day following transmittal provided the facsimile is received as confirmed by the issuance of a confirmation receipt, and where such communication is personally delivered it shall be deemed to have been given and received when so delivered.
12. Unless UGL specifies otherwise in writing, the Contractor shall at its expense maintain and keep in full force and effect until this Agreement is fully performed Commercial General Liability insurance having a minimum inclusive coverage limit, including personal injury and property damage, of at least Two Million Dollars (\$2,000,000.00). UGL must be added as an additional insured in the insurance policy, which should be extended to cover Contractual liability, products/completed operations liability, owners'/Contractors' protective liability and should also contain a cross liability clause.

The Contractor shall forthwith after entering into this Agreement, and from time to time at the request of UGL, furnish to UGL a memorandum of insurance or an insurance certificate setting out the terms and conditions of each policy of insurance (all such policies of insurance being hereinafter called "Insurance Policies") maintained by the Contractor in order to satisfy the requirements of this Section. At any time and from time to time at the request of UGL, the Contractor shall furnish UGL with one or more duly completed insurance certificates in the form requested by UGL to evidence the details of all Insurance Policies. The Contractor shall not cancel, terminate or materially alter the terms of any of the Insurance Policies without giving prior written notice to UGL. The Contractor shall cause or arrange for any of its insurers under any one or more of the Insurance Policies to contractually obligate itself in writing to UGL to provide fifteen (15) days prior written notice to UGL before canceling, terminating or materially altering the Insurance Policies under which it is an insurer.
13. The Contractor shall not, without the prior written consent of UGL, assign this Agreement or any rights of the Contractor under this Agreement.
14. All indemnities provided for in this Agreement shall survive the termination of this Agreement irrespective of the time of or party responsible for such termination and all such indemnities shall remain in full force and effect and be binding on the Contractor notwithstanding such termination.

SCHEDULE "A"

"Allowable Work" means excavation meeting the following criteria within the Company's operating area:

Method of Excavation

- Hand excavation to a depth not to exceed 0.25m on private property and not to exceed 0.3m on municipal property - no picks or bars are allowed.
- Hand excavation either side of a sidewalk to a depth not to exceed 0.3m to facilitate the use of a tunneling bar to bore from one side of the walk to the other immediately below the bottom of the sidewalk. The tunneling bar must be operated to ensure it moves from private property to public property.
- Use of mechanical equipment is approved only to remove concrete and asphalt pavement to a depth not to exceed 0.25m on private property and not to exceed 0.3m on municipal property.
- Hand spading to a depth not greater than 0.25m on private property and not greater than 0.3m on municipal property.
- Staking (wood) to a depth not to exceed 0.25m on private property and not to exceed 0.3m on municipal property.
- Staking for sidewalks will be with wooden stakes to a depth no greater than 0.3m.
- Blading or leveling of soil only to create a flat surface for pouring of cement, no digging allowed without full locates (ALA is not valid).
- Hand excavating to a depth not greater than 1.2m and diameter not greater than 0.6m around a survey monument.
- Installation of service cables on private property, by plowing or spading to a depth of not greater than 0.25m and not greater than 0.3m on municipal property.
- Pedestal Replacement, hand dug to a depth of not greater than 0.3m, use of a jackhammer is approved for concrete removal but not to exceed the allowable depth. Replacement with new pedestal in the same location.
- Raising or repairs made around manholes and sewer grates are not to exceed 0.6m beyond edge of manhole or sewer grate and 0.6m in depth. Use of a jackhammer is approved for asphalt and concrete removal only. Work below asphalt and/or concrete to be done with hand tools only, no picks or bars allowed.

Vacuum Hydro-Excavation

- All hydro-excavation work is to be completed with the conditions outlined in the latest version of the "Guideline for Excavation in the Vicinity of Utility Lines" (jointly published by the Electrical Safety Authority and the Technical Standards & Safety Authority).
- The excavator is responsible for maintaining the minimum clearance requirements for each facility for all installations/replacements using hydro-excavation.
 1. Only competent, qualified workers shall operate hydro-excavation equipment.
 2. The maximum water pressure to be used at any time with a straight tip nozzle during excavation in public roads or easements shall be 17250 kPa (2500 psi). Below a depth of 0.45m (18") the water pressure to be used at any time with a straight tip nozzle shall be reduced to a maximum of 10350 kPa (1500 psi). All pressure measurements are to be taken at the hydro-excavation machine (truck, pump).
 3. The maximum water pressure to be used at any time with a spinning tip nozzle during excavation shall be 20684 kPa (3000 psi). When a spinning tip nozzle is used, pressure measurements are to be permanently monitored using a calibrated device mounted on either the hydro-excavation machine (truck, pump) or the wand.
 4. The wand shall never remain motionless during excavation. Aiming directly at the plant shall be avoided at all times.
 5. A distance of 0.2m (8") shall be maintained between the end of the pressure wand nozzle and the plant and/or the subsoil. The nozzle shall never be inserted into the subsoil while excavating above the plant.
 6. Only use hydro-excavation equipment and nozzles that have been specifically designed for use above buried gas lines or other reasonably expected underground gas plant.
 7. A device capable of stopping the excavation on demand, such as a dead man trigger or valve, shall be installed on the wand.

8. If heated water is used during excavation, the temperature and pressure of the water shall never exceed 115 °F (45 °C) and 17250 kPa (2500 psi) respectively.
9. If damage to gas plant occurs while using hydro-excavation technology or any other method of excavation, the excavator shall contact the gas utility.

NOTES:

- 1) Straight Tip Nozzle- A straight tip nozzle is a single orifice fitting that can be inserted into the end of the wand used with a hydro-excavation machine such that there is a single concentrated jet of water exiting from the tip of the nozzle.
- 2) Spinning Tip Nozzle- A spinning tip nozzle consists of a conically shaped housing unit that contains a single exit port (to facilitate the flow).

Types of Work Allowed

The work must be conducted using one of the excavation methods above.

Landscaping/Forestry

- Installation and service of lawn sprinkler systems
- Installation of fence posts
- Tree planting
- Wire basket tree installations
- Stump grinding
- Installation of park benches and picnic tables
- Installation of new soil and nursery sod; lawn restoration
- Removal of existing root ball trees

Road Work

- Final permanent repair to surface material
- Final permanent repair to utility cuts
- Removal of temporary surface material, asphalt
- Installation of bus shelters and garbage cans
- Installation of wooden stakes for sidewalk replacement
- Culvert Replacement
- Sign Post Replacement

Cable Work

- Cable drop lines
- Installation of service cables by ploughing or spading

Brushing and Clearing

- Clearing of ROW's

Pedestal replacement and flush grade enclosure

- Installation of replacement pedestals and flush grade enclosures

Manhole and Sewer Grates Repairs Only:

- Raising or repairs made around manholes and sewer grates are not to exceed 0.6m beyond edge of manhole or sewer grate and 0.6m in depth. Work below asphalt and or concrete to be done with hand tools only, no picks or bars allowed.

Surveyors

- Hand excavating to a depth not greater than 1.2m and diameter not greater than 0.6m around a survey monument

Type of allowable work using Hydro Vacuum Excavation

- Replacement of existing utility poles
- Removal and replacement of existing fence posts
- Water valve and valve case maintenance, repair and replacement
- Installation of new fence posts, deck posts
- Construction, maintenance, repair, removal of existing roadside features
- Excavation of service pits for repair or maintenance of buried facilities
- Slot trenching for daylighting or installation of underground services

Company Name

SCHEDULE "A"

"Allowable Work" means excavation meeting the criteria that are checked off in the following:

Description of Work	Method of Excavation	Depth/Other Restrictions	Included ✓
Installation of Service Cables (Cable TV drop lines)	Plowing or Hand Spading	Maximum depth of 0.2 m (8")	
	Tunnelling/Punch Bar	Maximum depth of 0.3 m (12") Hand excavation either side of a sidewalk to facilitate the use of a tunneling bar to bore from one side of the walk to the other immediately below the bottom of the sidewalk. The tunneling bar must be operated to ensure it moves from private property to public property.	
Installation of replacement pedestals and flush grade enclosures	Hand digging	Maximum depth of 0.3 m (12") The placement of the new pedestal must be in the same location.	✓
	Jackhammer	Maximum depth of 0.3 m (12") Use of a jackhammer is approved for concrete removal but not to exceed the allowable depth.	✓
Removal of existing root ball trees	Hand digging	Maximum depth of 0.3 m (12") Existing only and within a radius of 0.4 m (16")	✓

10(a)

Stump grinding	Stump Grinder	Maximum depth of 0.3 m (12") Only directly over the stump to the maximum depth. If ground anchors are used, the depth will not exceed the maximum depth.	✓
The installation of wooden stakes (sidewalk, pre-engineering, identifying locations of appurtenances)	Hand Digging	Installed to a depth not to exceed 0.3 m below the existing grade in order to facilitate the removal and repair of existing sidewalks.	✓
Final permanent repair to surface material (ie. Final asphalt and/or concrete road surface) to utility cuts and sidewalk replacement		Removal of temporary surface material to a depth no deeper than the existing concrete road base in order to facilitate the final restoration of road/sidewalk. Previous locates required. Removal of sidewalk but not curb. All excavations are not to exceed 0.3 m (12") in depth. Work below asphalt to be done with hand tools only, no picks or bars allowed.	✓
Survey monuments	Hand Digging	For surveyors, hand dig to a depth not greater than 1.2 m (48") and diameter not greater than 0.6 m (24") around existing survey monuments.	
Installation of locating ground probes	Hand Digging	To a depth no greater than 0.3m (12")	
Culvert replacement	Hand Digging	Provided excavation does not exceed the underside of the existing culvert.	✓
Sign post replacement	Boring	If the existing post is replaced in the existing hole. No tolerance for a change of location or depth is permitted.	✓
The Removal of concrete and asphalt	Jackhammer	Raising or repairs made around manholes and sewer grates and not to exceed 0.6 m (24") beyond edge of manhole or sewer grate and 0.3 m (12") in depth. Use of jackhammer is approved for asphalt and concrete removal only. Work below asphalt and/or concrete to be done with hand tools only, no picks or bars allowed.	✓

Hydro Vacuum Excavation ** Must follow Appendix 5 of the "Guidelines for Excavation in the Vicinity of Utility Lines" for Hydro Vacuum Excavation.	Replacement of existing utility poles	In the existing location only. If moved, full locates are required.	✓
	Removal and replacement of existing fence posts.	In the same location as the existing fence post.	✓
	Water Valve and valve case, maintenance, repair and replacement	Within 1.5 m radius of existing water box	
	For the installation of new fence posts/deck posts	If a natural gas line is exposed during the process of hydro-excavation, it is the excavator's responsibility to ensure a minimum distance of 0.3 m clearance between any construction (concrete) materials and the natural gas line. The fence/deck post holes must be installed to a depth that will avoid frost heave. Caution must be taken during backfilling to prevent any rocks or foreign material (concrete) from contacting the pipe or pipe coating. Backfilling must be conducted in a manner as to prevent stress on the pipeline. If Union Gas' utility line is exposed during the excavation and the native material is not acceptable for backfilling, the contractor will ensure the pipeline is sand padded. At no time will it be acceptable to encase the pipeline in concrete. A minimum clearance of 0.3 m (12") must be maintained between the pipeline and any structure.	✓
	For the construction, maintenance, repair and removal of existing roadside features. Roadside features are defined as: • Guide rail and guide rail end treatments • Ground mounted signs (wood and metal posts) • Steel and breakaway sign supports • Chain link fences • Highway fences	Any replacement installations of aforementioned roadside features must be in the same location or immediately adjacent to the existing roadside feature but not closer to the curb/edge of roadway.	✓

	Excavation of service pits for the repair or maintenance of buried facilities	Any exposed gas plant must be supported adequately, prior to widening the excavation	
	Slot trenching for the daylighting, or installation of underground services (for example, cable, gas, water, streetlightings, electrical)	All hydro-excavation is to be completed with the conditions outlined in the latest version of the "Guideline for Excavation in the Vicinity of Utility Lines," jointly published by the ESA and TSSA	✓
	Pre-engineering design	For the purpose of infrastructure depth surveys in order to determine the location of existing underground utilities.	✓
Brushing, Clearing and Mulching	Mechanical brushing, clearing (forestry equipment)	To a depth no greater than 0.2m (8")	
Ploughing in Cable	Ploughing in of cable lines	To a depth no greater than 0.2m (8")	
Maintenance of existing Utility appurtenances (valve boxes, water curb boxes, fire hydrants, electrical hand boxes etc.)	Hand Digging	To a depth no greater than 0.3m (12"), no picks or bars allowed.	✓

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2013-43

ALTERNATE LOCATE AGREEMENTS: (P3) A by-law to delegate to the Commissioner of Public Works and Transportation certain powers under section 23.1 of the *Municipal Act, 2001*.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie, pursuant to section 23.1 of the *Municipal Act 2001*, S.O. 2001, c.25, **ENACTS** as follows:

1. **ALTERNATE LOCATE AGREEMENT POWERS DELEGATED**

The Council hereby delegates to the Commissioner of Public Works and Transportation Council's powers to execute alternate locate agreements on behalf of City Council for underground utilities located in the City of Sault Ste. Marie.

2. **NO AMENDMENTS**

The Commissioner of Public Works and Transportation has the power to enter into alternate locate agreements in the form shown as Schedule "A" hereto only. No significant amendments may be made to the said agreement without the consent of Council.

3. **SCHEDULE "A"**

Schedule "A" hereto forms part of this by-law.

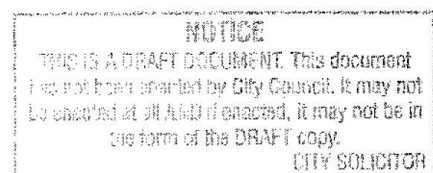
4. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in open Council this 4th day of March, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOM WHITE



ALTERNATE LOCATE AGREEMENT (ALA)Between: Underground Locate Company

(hereinafter called "UGL")

And:

(hereinafter called the
"Contractor")CORPORATION OF THE CITY OF SAULT STE MARIE

(Full Corporate Name)

PUBLIC WORKS AND TRANSPORTATION DEPARTMENT

(Address of Contractor)

128 SACKVILLE ROADSAULT STE MARIE, ONP6B 4T6

WHEREAS:

1. The Contractor plans to undertake excavation work from time to time as further described in Schedule "A" attached hereto.
2. The Contractor has requested UGL to provide an alternate locate for such work.
3. UGL has agreed to grant an alternate locate, solely for such work, on the terms and conditions as further described in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained in this Agreement and other consideration (the receipt and sufficiency of which are acknowledged), UGL and the Contractor agree as follows:

1. The Contractor shall perform the excavation work described in Schedule "A" attached hereto (the "Allowable Work") and use the Ontario One Call Contractor Alternate Locate ID number in accordance with the terms and conditions set forth in this Agreement, including without limitation the additional terms and conditions pertaining to the Allowable Work set out in Schedule "A".
2. The terms and conditions and Schedule "A" attached hereto form part of this Agreement and are binding upon the parties hereto and shall supersede and be unaffected by all other terms and conditions made or issued by the Contractor in relation to the Allowable Work.

Ontario One Call Contractor Alternate Locate ID:

In witness whereof the parties hereto have executed this Agreement.

Dated this day of , 20

Contractor (Full Corporate
Name)

By:

By:

Signature
and

Name (to be printed)

Title

Signature
Title

Name (to be printed) and

I have authority to bind the Corporation.

Expected Number of Alternate Locate Requests to be made during the term of the Agreement:

TERMS AND CONDITIONS

1. The term of this Agreement is for two (2) years, commencing on the date set out in this Agreement, subject to earlier termination in accordance with the terms of this Agreement. At UGL's sole option, the term of this Agreement may be renewed by UGL for an additional one (1) year term by UGL by providing Contractor with written notification of such renewal.
2. This Agreement may be terminated at any time by either party upon one day written notice to the other party with no liability for any incurred costs to either party as a result of the termination. Upon termination or expiration of this Agreement, the Contractor shall immediately cease any excavation related to the Allowable Work and shall immediately cease, and cause all of its personnel to cease, any use of the Contractor Alternate Locate ID.
3. The Contractor represents and warrants that the Allowable Work will not have a negative impact on the underground plant or equipment owned by UGL (the "UGL Underground Plant"). This Agreement pertains only to the UGL Underground Plant, and Contractor will be required to obtain locates of all other underground plant.
4. The following terms and conditions apply to the use of the Contractor Alternate Locate ID:
 - a. Locate requests shall be made to Ontario One Call for all excavations by the Contractor.
 - b. The Contractor will be issued a contractor alternate locate ID number (the "Contractor Alternate Locate ID") by Ontario One Call which shall be referenced by the Contractor for locate requests for Allowable Work made through Ontario One Call.
 - c. Contractor will only use a Contractor Alternate Locate ID when making locate requests to Ontario One Call for Allowable Work.
 - d. Contractor shall keep and maintain at the job site a copy of this Agreement and a copy of all Ontario One Call confirmations and communications pertaining to Allowable Work at the job site for which Contractor has used the Contractor Alternate Locate ID.
 - e. Contractor shall ensure that all of its on-site employees are aware of the terms and requirements of this Agreement.
 - f. An Ontario One Call alternate locate confirmation is valid for the lesser of thirty (30) days from the date the request was made to Ontario One Call or as noted on the alternate locate confirmation form. If excavation work is not completed within such timeframe, the Contractor must contact Ontario One Call to register a new alternate locate request.
 - g. UGL retains the right to refuse to honour the alternate locate at any time for any reason, and may also cancel the UGL Contractor Alternate Locate ID at any time upon notice.
5. The Contractor shall request individual regular locates through Ontario One Call for all excavation work done outside the scope of the Allowable Work, or whenever requested by UGL (either directly or through Ontario One Call).
6. The Contractor Alternate Locate ID applies to the Contractor only and not to any of its subcontractors. The Contractor shall not disclose the Contractor Alternate Locate ID to any individual except for its authorized employees who require the Contractor Alternate Locate ID for the purposes of executing the Allowable Work in accordance with the terms of this Agreement.
7. All Allowable Work shall be conducted in accordance with all laws, standards, codes and guidelines applicable to the Contractor and the Allowable Work, including, without limitation, the most recent versions of each of the following:
 - a. Electrical Safety Authority (ESA) and Technical Standards & Safety Authority (TSSA) Guidelines for Excavation in the Vicinity of Utility Lines;
 - b. The Occupational Health and Safety Act (Ontario) and all regulations made thereunder including, without limitation, O. Regulation 213/91 (Construction Projects) (as each of the foregoing is amended from time to time, the "OHSA"); and
 - c. The Technical Standards and Safety Authority Act 2000 and reg. 21 0/01.

In the event of any conflict among any of the foregoing, or any other applicable laws, standards, codes or guidelines, the most stringent standard shall apply. The Contractor shall obtain any necessary consent of such governmental authorities or of any applicable third parties, in respect of their respective obligations and conduct pursuant to or in respect of this Agreement
8. In the event any UGL Underground Plant is discovered or encountered, but where there has been no damage to UGL Underground Plant or to property of any third party and no personal injury as described in Section 9, the Contractor will contact UGL immediately at the telephone number set out on the first page of this Agreement and ensure that, if required by UGL, the excavation is left open in a safe and secure manner until it has been inspected by UGL.

10(b)

9. If any excavation by the Contractor results in any damage (including but not limited to pipe coating damage or damage to tracer wire) to UGL Underground Plant or property of any third party or any personal injury, the Contractor shall immediately:
 - a. Cease all work within the excavation;
 - b. Exclude all people and barricade the area; and
 - c. Contact UGL immediately.

The Contractor shall comply with the Ontario Regional Common Ground Alliance Best Practices, 4-23: Facility Damage Notification and 4-24: Notification of Emergency Personnel, as same may be changed or amended from time to time. In the event of any conflict between the Ontario Regional Common Ground Alliance Best Practices and the terms of this Agreement, the terms of this Agreement shall be paramount.

10. This Agreement shall not release the Contractor of any liability for damage to UGL Underground Plant or property of any third party or any related personal injury arising from any excavation by the Contractor. The Contractor shall be liable for and shall indemnify and hold harmless UGL, and its Affiliates (as defined under the Business Corporations Act (Ontario) and their respective directors, officers, employees, contractors, agents and other representatives (collectively, "Representatives") from all actions, claims, penalties, damages, losses, judgments, settlements, cost and expenses (including legal costs) arising out of or resulting from any breach of this Agreement or any act or omission or willful misconduct of the Contractor or any of its Representatives. For certainty, in the event of any damage to UGL Underground Plant, UGL reserves the right to complete a damage investigation into the nature and cause of the damage. The conclusions arising out of UGL's investigation are final and not contestable. Without limiting the generality of the foregoing, the Contractor shall be liable to pay for any costs and expenses to repair damages to any UGL Underground Plant caused directly or indirectly by excavation by the Contractor and shall pay any invoices for such costs or expenses within thirty (30) days from receipt thereof. Late payment charges shall accrue at 1.5% per month.
11. Any notice or other communication to be given under or pursuant to the provisions hereof or in any way concerning this Agreement shall be sufficiently given if reduced in writing and delivered to the person to whom such communication is to be given, or sent by facsimile transmission, or mailed to such person by prepaid mail addressed to such person at the address set out on the first page of this Agreement, or at such other address as may be specified therefor by proper notice hereunder. Any communication mailed as aforesaid shall be deemed to have been given and received on the fifth (5th) business day following the date on which it was so mailed, where such communication is sent by facsimile transmission it shall be deemed to have been given and received on the next business day following transmittal provided the facsimile is received as confirmed by the issuance of a confirmation receipt, and where such communication is personally delivered it shall be deemed to have been given and received when so delivered.
12. Unless UGL specifies otherwise in writing, the Contractor shall at its expense maintain and keep in full force and effect until this Agreement is fully performed Commercial General Liability insurance having a minimum inclusive coverage limit, including personal injury and property damage, of at least Two Million Dollars (\$2,000,000.00). UGL must be added as an additional insured in the insurance policy, which should be extended to cover Contractual liability, products/completed operations liability, owners'/Contractors' protective liability and should also contain a cross liability clause.

The Contractor shall forthwith after entering into this Agreement, and from time to time at the request of UGL, furnish to UGL a memorandum of insurance or an insurance certificate setting out the terms and conditions of each policy of insurance (all such policies of insurance being hereinafter called "Insurance Policies") maintained by the Contractor in order to satisfy the requirements of this Section. At any time and from time to time at the request of UGL, the Contractor shall furnish UGL with one or more duly completed insurance certificates in the form requested by UGL to evidence the details of all Insurance Policies. The Contractor shall not cancel, terminate or materially alter the terms of any of the Insurance Policies without giving prior written notice to UGL. The Contractor shall cause or arrange for any of its insurers under any one or more of the Insurance Policies to contractually obligate itself in writing to UGL to provide fifteen (15) days prior written notice to UGL before canceling, terminating or materially altering the Insurance Policies under which it is an insurer.
13. The Contractor shall not, without the prior written consent of UGL, assign this Agreement or any rights of the Contractor under this Agreement.
14. All indemnities provided for in this Agreement shall survive the termination of this Agreement irrespective of the time of or party responsible for such termination and all such indemnities shall remain in full force and effect and be binding on the Contractor notwithstanding such termination.

SCHEDULE "A"

"Allowable Work" means excavation meeting the following criteria within the Company's operating area:

Method of Excavation

- Hand excavation to a depth not to exceed 0.25m on private property and not to exceed 0.3m on municipal property - no picks or bars are allowed.
- Hand excavation either side of a sidewalk to a depth not to exceed 0.3m to facilitate the use of a tunneling bar to bore from one side of the walk to the other immediately below the bottom of the sidewalk. The tunneling bar must be operated to ensure it moves from private property to public property.
- Use of mechanical equipment is approved only to remove concrete and asphalt pavement to a depth not to exceed 0.25m on private property and not to exceed 0.3m on municipal property.
- Hand spading to a depth not greater than 0.25m on private property and not greater than 0.3m on municipal property.
- Staking (wood) to a depth not to exceed 0.25m on private property and not to exceed 0.3m on municipal property.
- Staking for sidewalks will be with wooden stakes to a depth no greater than 0.3m.
- Blading or leveling of soil only to create a flat surface for pouring of cement, no digging allowed without full locates (ALA is not valid).
- Hand excavating to a depth not greater than 1.2m and diameter not greater than 0.6m around a survey monument.
- Installation of service cables on private property, by plowing or spading to a depth of not greater than 0.25m and not greater than 0.3m on municipal property.
- Pedestal Replacement, hand dug to a depth of not greater than 0.3m, use of a jackhammer is approved for concrete removal but not to exceed the allowable depth. Replacement with new pedestal in the same location.
- Raising or repairs made around manholes and sewer grates are not to exceed 0.6m beyond edge of manhole or sewer grate and 0.6m in depth. Use of a jackhammer is approved for asphalt and concrete removal only. Work below asphalt and/or concrete to be done with hand tools only, no picks or bars allowed.

Vacuum Hydro-Excavation

- All hydro-excavation work is to be completed with the conditions outlined in the latest version of the "Guideline for Excavation in the Vicinity of Utility Lines" (jointly published by the Electrical Safety Authority and the Technical Standards & Safety Authority).
- The excavator is responsible for maintaining the minimum clearance requirements for each facility for all installations/replacements using hydro-excavation.
 1. Only competent, qualified workers shall operate hydro-excavation equipment.
 2. The maximum water pressure to be used at any time with a straight tip nozzle during excavation in public roads or easements shall be 17250 kPa (2500 psi). Below a depth of 0.45m (18") the water pressure to be used at any time with a straight tip nozzle shall be reduced to a maximum of 10350 kPa (1500 psi). All pressure measurements are to be taken at the hydro-excavation machine (truck, pump).
 3. The maximum water pressure to be used at any time with a spinning tip nozzle during excavation shall be 20684 kPa (3000 psi). When a spinning tip nozzle is used, pressure measurements are to be permanently monitored using a calibrated device mounted on either the hydro-excavation machine (truck, pump) or the wand.
 4. The wand shall never remain motionless during excavation. Aiming directly at the plant shall be avoided at all times.
 5. A distance of 0.2m (8") shall be maintained between the end of the pressure wand nozzle and the plant and/or the subsoil. The nozzle shall never be inserted into the subsoil while excavating above the plant.
 6. Only use hydro-excavation equipment and nozzles that have been specifically designed for use above buried gas lines or other reasonably expected underground gas plant.
 7. A device capable of stopping the excavation on demand, such as a dead man trigger or valve, shall be installed on the wand.

10(6)

8. If heated water is used during excavation, the temperature and pressure of the water shall never exceed 115 °F (45 °C) and 17250 kPa (2500 psi) respectively.
9. If damage to gas plant occurs while using hydro-excavation technology or any other method of excavation, the excavator shall contact the gas utility.

NOTES:

- 1) Straight Tip Nozzle- A straight tip nozzle is a single orifice fitting that can be inserted into the end of the wand used with a hydro-excavation machine such that there is a single concentrated jet of water exiting from the tip of the nozzle.
- 2) Spinning Tip Nozzle- A spinning tip nozzle consists of a conically shaped housing unit that contains a single exit port (to facilitate the flow).

Types of Work Allowed

The work must be conducted using one of the excavation methods above.

Landscaping/Forestry

- Installation and service of lawn sprinkler systems
- Installation of fence posts
- Tree planting
- Wire basket tree installations
- Stump grinding
- Installation of park benches and picnic tables
- Installation of new soil and nursery sod; lawn restoration
- Removal of existing root ball trees

Road Work

- Final permanent repair to surface material
- Final permanent repair to utility cuts
- Removal of temporary surface material, asphalt
- Installation of bus shelters and garbage cans
- Installation of wooden stakes for sidewalk replacement
- Culvert Replacement
- Sign Post Replacement

Cable Work

- Cable drop lines
- Installation of service cables by ploughing or spading

Brushing and Clearing

- Clearing of ROW's

Pedestal replacement and flush grade enclosure

- Installation of replacement pedestals and flush grade enclosures

Manhole and Sewer Grates Repairs Only:

- Raising or repairs made around manholes and sewer grates are not to exceed 0.6m beyond edge of manhole or sewer grate and 0.6m in depth. Work below asphalt and or concrete to be done with hand tools only, no picks or bars allowed.

Surveyors

- Hand excavating to a depth not greater than 1.2m and diameter not greater than 0.6m around a survey monument

Type of allowable work using Hydro Vacuum Excavation

- Replacement of existing utility poles
- Removal and replacement of existing fence posts
- Water valve and valve case maintenance, repair and replacement
- Installation of new fence posts, deck posts
- Construction, maintenance, repair, removal of existing roadside features
- Excavation of service pits for repair or maintenance of buried facilities
- Slot trenching for daylighting or installation of underground services

Company Name

SCHEDULE "A"

"Allowable Work" means excavation meeting the criteria that are checked off in the following:

Description of Work	Method of Excavation	Depth/Other Restrictions	Included ✓
Installation of Service Cables (Cable TV drop lines)	Plowing or Hand Spading	Maximum depth of 0.2 m (8")	
	Tunnelling/Punch Bar	Maximum depth of 0.3 m (12") Hand excavation either side of a sidewalk to facilitate the use of a tunneling bar to bore from one side of the walk to the other immediately below the bottom of the sidewalk. The tunneling bar must be operated to ensure it moves from private property to public property.	
Installation of replacement pedestals and flush grade enclosures	Hand digging	Maximum depth of 0.3 m (12") The placement of the new pedestal must be in the same location.	✓
	Jackhammer	Maximum depth of 0.3 m (12") Use of a jackhammer is approved for concrete removal but not to exceed the allowable depth.	✓
Removal of existing root ball trees	Hand digging	Maximum depth of 0.3 m (12") Existing only and within a radius of 0.4 m (16")	✓

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Stump grinding	Stump Grinder	Maximum depth of 0.3 m (12") Only directly over the stump to the maximum depth. If ground anchors are used, the depth will not exceed the maximum depth.	✓
The installation of wooden stakes (sidewalk, pre-engineering, identifying locations of appurtenances)	Hand Digging	Installed to a depth not to exceed 0.3 m below the existing grade in order to facilitate the removal and repair of existing sidewalks.	✓
Final permanent repair to surface material (ie. Final asphalt and/or concrete road surface) to utility cuts and sidewalk replacement		Removal of temporary surface material to a depth no deeper than the existing concrete road base in order to facilitate the final restoration of road/sidewalk. Previous locates required. Removal of sidewalk but not curb. All excavations are not to exceed 0.3 m (12") in depth. Work below asphalt to be done with hand tools only, no picks or bars allowed.	✓
Survey monuments	Hand Digging	For surveyors, hand dig to a depth not greater than 1.2 m (48") and diameter not greater than 0.6 m (24") around existing survey monuments.	
Installation of locating ground probes	Hand Digging	To a depth no greater than 0.3m (12")	
Culvert replacement	Hand Digging	Provided excavation does not exceed the underside of the existing culvert.	✓
Sign post replacement	Boring	If the existing post is replaced in the existing hole. No tolerance for a change of location or depth is permitted.	✓
The Removal of concrete and asphalt	Jackhammer	Raising or repairs made around manholes and sewer grates and not to exceed 0.6 m (24") beyond edge of manhole or sewer grate and 0.3 m (12") in depth. Use of jackhammer is approved for asphalt and concrete removal only. Work below asphalt and/or concrete to be done with hand tools only, no picks or bars allowed.	✓

Hydro Vacuum Excavation ** Must follow Appendix 5 of the "Guidelines for Excavation in the Vicinity of Utility Lines" for Hydro Vacuum Excavation.	Replacement of existing utility poles	In the existing location only. If moved, full locates are required.	✓
	Removal and replacement of existing fence posts.	In the same location as the existing fence post.	✓
	Water Valve and valve case, maintenance, repair and replacement	Within 1.5 m radius of existing water box	
	For the installation of new fence posts/deck posts	If a natural gas line is exposed during the process of hydro-excavation, it is the excavator's responsibility to ensure a minimum distance of 0.3 m clearance between any construction (concrete) materials and the natural gas line. The fence/deck post holes must be installed to a depth that will avoid frost heave. Caution must be taken during backfilling to prevent any rocks or foreign material (concrete) from contacting the pipe or pipe coating. Backfilling must be conducted in a manner as to prevent stress on the pipeline. If Union Gas' utility line is exposed during the excavation and the native material is not acceptable for backfilling, the contractor will ensure the pipeline is sand padded. At no time will it be acceptable to encase the pipeline in concrete. A minimum clearance of 0.3 m (12") must be maintained between the pipeline and any structure.	✓
	For the construction, maintenance, repair and removal of existing roadside features. Roadside features are defined as: • Guide rail and guide rail end treatments • Ground mounted signs (wood and metal posts) • Steel and breakaway sign supports • Chain link fences • Highway fences	Any replacement installations of aforementioned roadside features must be in the same location or immediately adjacent to the existing roadside feature but not closer to the curb/edge of roadway.	✓

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	Excavation of service pits for the repair or maintenance of buried facilities	Any exposed gas plant must be supported adequately, prior to widening the excavation	
	Slot trenching for the daylighting, or installation of underground services (for example, cable, gas, water, streetlightings, electrical)	All hydro-excavation is to be completed with the conditions outlined in the latest version of the "Guideline for Excavation in the Vicinity of Utility Lines," jointly published by the ESA and TSSA	✓
	Pre-engineering design	For the purpose of infrastructure depth surveys in order to determine the location of existing underground utilities.	✓
Brushing, Clearing and Mulching	Mechanical brushing, clearing (forestry equipment)	To a depth no greater than 0.2m (8")	
Ploughing in Cable	Ploughing in of cable lines	To a depth no greater than 0.2m (8")	
Maintenance of existing Utility appurtenances (valve boxes, water curb boxes, fire hydrants, electrical hand boxes etc.)	Hand Digging	To a depth no greater than 0.3m (12"), no picks or bars allowed.	✓

10(c)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2013-44

AGREEMENT: (P4) A by-law to authorize the execution of an amending agreement to the Shareholder Agreement between the City and PUC Inc.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to Section 9 of the *Municipal Act, 2001*, S.O. 2001, c.25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENTS**

The Mayor and the City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to an amending agreement in the form of Schedule "A" attached hereto and dated the 4th day of March, 2013 and made between the City and PUC Inc. to provide for amendments to the existing shareholder agreement dated July 25th, 2000.

2. **SCHEDULE "A"**

Schedule "A" attached forms part of this by-law.

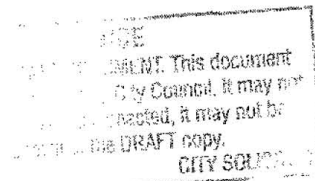
3. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in open Council this 4th day of March, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE



10(c)

AMENDING AGREEMENT

Schedule "A"

THIS AGREEMENT is made as of the 4th day of March, 2013.

BETWEEN:

THE CORPORATION OF THE CITY
OF SAULT STE. MARIE, a corporation incorporated
under the laws of the Province of Ontario

OF THE FIRST PART

- and -

PUC INC., a corporation incorporated under the
laws of the Province of Ontario

OF THE SECOND PART

WHEREAS the parties hereto are parties to a Shareholder Agreement dated July 25th, 2000 (the "Agreement");

AND WHEREAS the parties have agreed to amend the Agreement as more particularly set forth herein.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the covenants and agreements herein contained the parties hereto agree as follows:

1. The Agreement is amended by adding to Schedule "A" the following:

"(q) The making of any single donation exceeding the sum of \$10,000.00 or donations exceeding \$50,000.00 in the aggregate during any one calendar year."

2. The Agreement is further amended by adding to the end of paragraph 2 the following:

"PUC Inc. further confirms that effective as of the date hereof:

(a) Meetings of the Directors of PUC Inc. shall be open to the public save and except meetings that may be held in camera consistent with the rules for in camera meetings set out in Section 239 of the Municipal Act, S.O. 2001, c.25 and amendments thereto;

- (b) Notice of the Directors' meetings of PUC Inc. shall be posted on the website for PUC Inc. and in the local press in advance of all meetings;
 - (c) Promptly following Directors meetings minutes of such meetings shall be delivered to the Clerk for the Corporation of the City of Sault Ste. Marie; and
 - (d) The Agreement shall be reviewed annually at the annual meeting of the Shareholder or at such other times as may be requested in writing by either of the parties."
3. The Agreement is hereby further amended by deleting paragraph 6.
4. Save and except as amended herein the Agreement shall remain in full force and effect.
5. This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.
6. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

THE CORPORATION OF THE
CITY OF SAULT STE. MARIE

Per: _____
Name: Debbie Amaroso
Title: Mayor

Per: _____
Name: Malcolm White
Title: City Clerk

(We have authority to bind the Corporation)

PUC INC.

Per: _____
Name:
Title:

Per: _____
Name:
Title:

(We have authority to bind the Corporation)

10(d)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2013-45

AGREEMENT: (P4) A by-law to authorize the execution of an amending agreement to the Shareholder's Agreement between the City and PUC Services Inc.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to Section 9 of the *Municipal Act, 2001*, S.O. 2001, c.25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENTS**

The Mayor and the City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to an amending agreement in the form of Schedule "A" attached hereto and dated the 4th day of March, 2013 and made between the City and PUC Services Inc. to provide for amendments to the existing shareholder agreement dated December 31st, 2010.

2. **SCHEDULE "A"**

Schedule "A" attached forms part of this by-law.

3. **EFFECTIVE DATE**

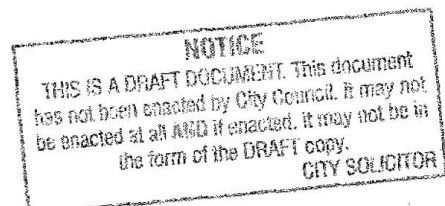
This by-law takes effect on the day of its final passing.

PASSED in open Council this 4th day of March, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

nm\LEGAL\STAFF\BYLAWS\2013\2013-44 agreement PUC Services Inc. amendment.DOC



AMENDING AGREEMENT

THIS AGREEMENT is made as of the 4th day of March, 2013.

BETWEEN:

THE CORPORATION OF THE CITY
OF SAULT STE. MARIE, a corporation incorporated
under the laws of the Province of Ontario

OF THE FIRST PART

- and -

PUC INC., a corporation incorporated under the
laws of the Province of Ontario

OF THE SECOND PART

WHEREAS the parties hereto are parties to a Shareholder Agreement dated July 25th, 2000 (the "Agreement");

AND WHEREAS the parties have agreed to amend the Agreement as more particularly set forth herein.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the covenants and agreements herein contained the parties hereto agree as follows:

1. The Agreement is amended by adding to Schedule "A" the following:

 "(q) The making of any single donation exceeding the sum of \$10,000.00 or donations exceeding \$50,000.00 in the aggregate during any one calendar year."
2. The Agreement is further amended by adding to the end of paragraph 2 the following:

"PUC Inc. further confirms that effective as of the date hereof:

- (a) Meetings of the Directors of PUC Inc. shall be open to the public save and except meetings that may be held in camera consistent with the rules for in camera meetings set out in Section 239 of the Municipal Act, S.O. 2001, c.25 and amendments thereto;

10(d)

- (b) Notice of the Directors' meetings of PUC Inc. shall be posted on the website for PUC Inc. and in the local press in advance of all meetings;
- (c) Promptly following Directors meetings minutes of such meetings shall be delivered to the Clerk for the Corporation of the City of Sault Ste. Marie; and
- (d) The Agreement shall be reviewed annually at the annual meeting of the Shareholder or at such other times as may be requested in writing by either of the parties."

3. The Agreement is hereby further amended by deleting paragraph 6.

4. Save and except as amended herein the Agreement shall remain in full force and effect.

5. This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.

6. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

THE CORPORATION OF THE
CITY OF SAULT STE. MARIE

Per: _____
Name: Debbie Amaroso
Title: Mayor

Per: _____
Name: Malcolm White
Title: City Clerk

(We have authority to bind the Corporation)

PUC INC.

Per: _____
Name:
Title:

Per: _____
Name:
Title:

(We have authority to bind the Corporation)

10(e)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2013-46

PARKING: (P3.9(3)) A by-law to appoint Municipal Law Enforcement Officers to enforce the by-laws on various private properties and to amend Schedule "A" to By-law 90-305.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to Section 15 of the *Police Services Act, R.S.O. 1990*, chapter P.15 and amendments thereto, **ENACTS AS FOLLOWS:**

1. **SCHEDULE "A" TO BY-LAW 90-305 AMENDED**

Schedule "A" to By-law 90-305 is hereby repealed and replaced with Schedule "A" attached to this by-law.

2. **EFFECTIVE DATE**

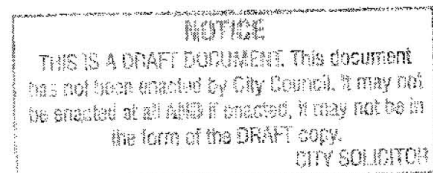
This by-law takes effect on the day of its final passing.

PASSED in open Council this 4th day of March, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

cf Bylaws\2013\2013-46 Parking Officers – Private lots



SCHEDULE "A"

10(c)

<u>ADGE</u>	<u>SPECIAL CONSTABLE</u>	<u>EMPLOYER</u>	<u>PROPERTY LOCATION</u>
12	ROUSE, BRIAN	ALGOMA UNIVERSITY	1520 QUEEN ST E
26	MCLEOD, ROD	FLEMING & SMITH	378 QUEEN ST E & APARTMENTS & 27 KING ST.
30	RENDELL, VERN	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
35	ORR, DEREK	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
58	BARONE, MARCELLO	ALGOMA UNIVERSITY	1520 QUEEN ST E
109	SEBECIC, JOHN, LUDVIC	DENTAL BUILDING	946 & 216 QUEEN ST E.
113	TAYLOR, GARY	ALGOMA UNIVERSITY	1520 QUEEN ST E
115	LEE, RICHARD, JOHN	ALGOMA UNIVERSITY	1520 QUEEN ST E
138	CAIN, JOSEPH	CITY OF SAULT STE MARIE	BELLUVE MARINA & BONDAR MARINE & PARK
151	PARR, DEREK, RAYMOND	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
153	TASSONE, VITO	TASSONE CHIROPRACTIC	673 QUEEN ST E
163	BUMBACCO, PHILIP, CARMEN	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
178	D'AGOSTINI, ROSEMARY	DR. RAYMOND CHO	71 & 131 EAST ST.
191	BROWN, STEVEN, GEORGE	SEP SCHOOL BOARD	SEPARATE SCHOOL BOARD PROPERTIES
196	SEABROOK, LAURA LEE	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
240	MASON, STEPHEN	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
241	COGHILL, ROBIN	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
248	CHAN, GILBERT	DR. RAYMOND CHO	71 & 131 EAST ST / 129 SECOND LINE W
249	CHO, LINDA	DR. RAYMOND CHO	71 & 131 EAST ST / 129 SECOND LINE W
253	TRAVSON, TERRANCE (TERRY)	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
267	CORBIERE, JOHN (TED)	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
276	SMITH DENIS, ROBERT	G4S SECURE SOLUTIONS	AIRPORT
314	AASEN, PAULINE	STANDARD PARKING	ONTARIO REALTY CORP/ROBERTA BONDAR PLACE/426 QUEEN ST E
321	LORENZO, COREY	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
334	MILLER, BRADLEY	CITY OF SAULT STE MARIE	TRANSIT SERVICE AREAS
335	GROSSO, DONALD	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
343	CHILLMAN, JODI	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
344	HARPE, KENNETH	DAYS INN	DAYS INN HOTEL
346	HAZELTON, MARGARET	CITY OF SAULT STE MARIE	BELLUVE MARINA & BONDAR MARINE & PARK
354	STEEVES, ROBERT	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
366	TRONOW, VICTORIA	G4S SECURE SOLUTIONS	AIRPORT
369	CARMICHAEL, MARY	ON.FINNISH HOME ASS.	FINNISH REST HOME
370	HANSEN, LOUIS	ON.FINNISH HOME ASS.	FINNISH REST HOME
372	BENOIT, ALAIN	ON.FINNISH HOME ASS.	FINNISH REST HOME
374	TAAYEL, ANDRE	CITY OF SAULT STE MARIE	TRANSIT SERVICE AREAS
376	FINN, ROBERT	G4S SECURE SOLUTIONS	AIRPORT
377	BADGERO, PAUL	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
384	BOREAN, RICK	CITY OF SAULT STE MARIE	BELLUVE MARINA & BONDAR MARINE & PARK
389	SANDIE, KEVIN	NORPRO SECURITY	REGENT PRO./S. COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
391	MCLEOD, HEATHER	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
397	LAFRAMBOISE, YVON	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
400	JOHNSON, MICHAEL	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
404	HUDSON, BRIAN	CORPS OF COMM	22 BAY ST (FEDERAL BUILDING)
405	MATCHETT, CASEY	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
406	LEBLANC, SERGE	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
410	POYNER, HAROLD	G4S SECURE SOLUTIONS	AIRPORT
411	MOORE, ROBERT	G4S SECURE SOLUTIONS	AIRPORT
413	HILL, MICHAEL	CORPS OF COMM	SAULT HOSPITAL
420	FABIANO, ANTONIO	G4S SECURE SOLUTIONS	AIRPORT
423	VANDERLIFT, DYLAN	CORPS OF COMM	SAULT HOSPITAL
430	RUSCIO, DOMINIC	MAJOR CONTR.	TRAVELODGE
431	DICKSON, SHANE	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
435	TRUMBLE, GEORGE	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
439	LAMBERT, JOSEPH	STANDARD PARKING	ONTARIO REALTY CORP/ROBERTA BONDAR PLACE/426 QUEEN ST E
440	HAMMERSTEDT, ERIC	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
441	WILSON, DAVID	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
442	MACLENNAN, MATTHEW	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
443	MARCIL, MARK	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
444	MARSHALL, JONATHAN	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
446	HALLIDAY, DANA	SAULT COLLEGE	SAULT COLLEGE
447	FRIGAU, JESSE	NORPRO SECURITY	REGENT PRO./S. COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
450	CHAPMAN, DANIEL	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
452	ROGERS, RICHARD	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
453	DERASP, RICHARD	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
455	BOYCHUK, BLAINE	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
458	CONNEYBEARE, KEVIN	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
458	ROBINSON, GEORGE	CORPS OF COMM	SAULT AREA HOSPITAL
459	SLEEMAN, RAY	CORPS OF COMM	SAULT AREA HOSPITAL
460	BOUGIE, DAN	CORPS OF COMM	SAULT AREA HOSPITAL
462	GAULT, JAMES	CORPS OF COMM	SAULT AREA HOSPITAL
463	MORIN, ALEX	CORPS OF COMM	SAULT AREA HOSPITAL
464	DITOMMASO, RYAN	2220917 ONT. INC.	489 BAY ST.
465	DELAVALLE, DON	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
467	BERNIER, JUNE	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
468	AGNEW, BRENDAN	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
469	SANTILLI, DOMINIC	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
470	WOOLLEY, NATHANIEL	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
471	STOYCHEFF, CHRISOPHER	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
472	BRUNETTA, ANGELO	NORPRO SECURITY	REGENT PRO./S. COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
474	MANCUSO, ANTHONY	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
475	TORRANCE, RENEE	NORPRO SECURITY	REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
477	BROWLEY, DAVID	CORPS OF COMM	SAULT AREA HOSPITAL
479	GROULX, VINCE	CORPS OF COMM	SAULT AREA HOSPITAL
480	TELFORD, JASON	CORPS OF COMM / NORPRO SECURITY	SAULT AREA HOSPITAL / REGENT PRO./S. COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH

481 FORO,BRIAN NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
482 LEWCELLE,BRACE CORPS OF COMM SAULT AREA HOSPITAL
484 MCLEOD,VIRIGINA CITY OF SAULT STE MARIE BELLUVE MARINA & BONDAR MARINE & PARK
485 ARMSTRONG,KENNETH CITY OF SAULT STE MARIE BELLUVE MARINA & BONDAR MARINE & PARK
486 LONGO,NADIA GT.NORTHERN RET.HOME 760 GREAT NORTHERN RD.
487 ROUGEAU,MARISA GT.NORTHERN RET.HOME 760 GREAT NORTHERN RD.
488 LEFLEUR,MARILYN GT.NORTHERN RET.HOME 760 GREAT NORTHERN RD.
489 MCQUEEN,WANDA GT.NORTHERN RET.HOME 760 GREAT NORTHERN RD.
490 LUXTON,JEFF GT.NORTHERN RET.HOME 760 GREAT NORTHERN RD.
492 PARKER,MICHAEL A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
493 BROWN,FRASER NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
494 SHEWFELT,CODY G4S SECURE SOLUTIONS AIRPORT
497 ALLEN,ROBERT NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
498 MARQUES,STEVEN NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
499 SCALI,NICOLA NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
500 EASBY,JOSHUA NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
501 QUARRELL,ROBERT ELSTRONG MANAGEMENT 621,627,631 MACDONALD AVE
502 HAMEL,CHRIS ELSTRONG MANAGEMENT 621,627,631 MACDONALD AVE
503 HAMEL,MELANIE ELSTRONG MANAGEMENT 621,627,631 MACDONALD AVE
505 JONES,CHELSEY NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
507 SMYTHE,RICHARD BANK OF MONTREAL 556 QUEEN ST E
509 MATTALO,JOE CORPS OF COMM SAULT AREA HOSPITAL
511 ADAIR,BRENDAN CORPS OF COMM SAULT AREA HOSPITAL
512 DIMMA,JUSTIN CORPS OF COMM SAULT AREA HOSPITAL
513 MEINCKE,KEN CORPS OF COMM SAULT AREA HOSPITAL
514 BONIFERRO,BRIAN CORPS OF COMM SAULT AREA HOSPITAL
515 MANGONE,MATT CORPS OF COMM SAULT AREA HOSPITAL
516 GAY,JAMES NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
517 ROY,BRENDA A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
518 TREPASSO,GRANT NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
519 FRAGOMENI,JOSEPH CORPS OF COMM SAULT AREA HOSPITAL
520 THOMPSON,JOHN CORPS OF COMM SAULT AREA HOSPITAL
522 MCNAMA,STEVEN NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
523 MCBRIDE,GUY NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
524 DUNLOP,DAVID A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
525 IACHETTA,CHRIS NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
526 JOHNSTON,CORY NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
527 KOZAK,EMILIE NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
529 ROMAIN,GERALDINE NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
530 WADE,SAMUEL NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
531 AHIAEGBE,ENOHUOMEN NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
532 BROUILLARD,BERNARD NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
533 STILLERT,CHRISTIAN NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
534 LADOUCEUR,RACHAEL CORPS OF COMM SAULT AREA HOSPITAL
535 HUTZAN,CHRISTIAN CORPS OF COMM SAULT AREA HOSPITAL
536 SAUERZOPF,JUSTIN CORPS OF COMM SAULT AREA HOSPITAL
537 GRAWBARGER,KYLE CORPS OF COMM SAULT AREA HOSPITAL
538 MCCAIG,BRANDON CORPS OF COMM SAULT AREA HOSPITAL
539 CUTLER,JESSE NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
540 ZEPPIA,ROBERT NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
541 DIMMA,WILLIAM ALGOMA CENTRAL PROP STATION MALL/STATION 49/STATION TOWER
542 RALPH,NANCY ALGOMA CENTRAL PROP STATION MALL/STATION 49/STATION TOWER
543 HAYNES,MICHAEL ALGOMA CENTRAL PROP STATION MALL/STATION 49/STATION TOWER
544 NELSON,MATTHEW ALGOMA CENTRAL PROP STATION MALL/STATION 49/STATION TOWER
545 GRECO,BRYAN ALGOMA CENTRAL PROP STATION MALL/STATION 49/STATION TOWER
546 ZORIT,TRAVIS ALGOMA CENTRAL PROP STATION MALL/STATION 49/STATION TOWER
547 LIEPA,MATTHEW ALGOMA CENTRAL PROP STATION MALL/STATION 49/STATION TOWER
548 CARON,ROGER CITY OF SAULT STE MARIE 99 FOSTER DR.(CIVIC CENTRE)
549 WICKSTROM,IZAAK G4S SECURE SOLUTIONS AIRPORT
550 BADU,EDMUND NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
551 PIPER,ADAM NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
552 SENEGALGUDUR,DANIEL NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
553 ST.PIERRE,WILLIAM NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
554 IRWIN,JACOB NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
555 ROY,DARCY G4S SECURE SOLUTIONS AIRPORT
556 ARCAND,SCOTT G4S SECURE SOLUTIONS AIRPORT
557 HUTCHING'S GEORGE CORPS OF COMM SAULT AREA HOSPITAL
558 LARKIN,NICHOLAS CORPS OF COMM SAULT AREA HOSPITAL
559 SUMMERS,STEPHEN CORPS OF COMM SAULT AREA HOSPITAL
560 ADDISON,CHRISTOPHER NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
561 CARTER,TIGER NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
562 DEARING,DEVIN NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
563 FLEURY,TAMMY-JO NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
564 LAPRADE,DANIEL NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
565 LISCUMB,GERALD NORPRO SECURITY REGENT PRO./DAVEY HOME/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
566 SWEET,WILLARD NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
567 BOSTON,CODY NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
568 PICK,DENNY NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
569 ZEPPIA,JACOB G4S SECURE SOLUTIONS AIRPORT
570 BERTRAND,CHRISTOPHER G4S SECURE SOLUTIONS AIRPORT
571 BRESNAHAN,JAMES SSM.AIRPORT CORP. AIRPORT -SUPERVISOR OF BUSINESS OPERATIONS
572 BELANGER,COWAN NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
573 RHODES,LILIAN NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
574 BOUCHARD,DARYL NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE
575 LALOUE,DANIEL NORTH EAST SECURITY A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS/S.COLLEGE

10(e)

106(f)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2013-41

SUBDIVISION CONTROL: (PR7.1) A by-law to deem not registered for purposes of subdivision control certain lots in the Wilson "B" Subdivision, pursuant to Section 50(4) of the *Planning Act*.

WHEREAS Section 50(4) of the *Planning Act* authorizes the Council of a municipality to designate by a by-law any plan of subdivision or part thereof that has been registered for 8 years or more as not being a plan of subdivision for subdivision control purposes; and

WHEREAS a plan of the Wilson "B" Subdivision was registered in the Land Registry Division on February 27, 1889 as Plan 1219; and

WHEREAS it is deemed expedient that a by-law be enacted pursuant to the said Section 50(4) to designate part of the Wilson "B" Subdivision as being not a registered plan of subdivision;

NOW THEREFORE THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to Section 50(4) of the *Planning Act*, R.S.O. 1990, Chapter P.13 and amendments thereto, **ENACTS** as follows:

1. **PART OF WILSON "B" SUBDIVISION DEEMED NOT REGISTERED**

Lots 50 and 51 Plan 1219 Wilson "B" Subdivision, registered in the Land Registry System for the District of Algoma are hereby designated to be part of a plan of subdivision which shall be deemed not to be a registered plan of subdivision pursuant to Section 50(4) of the *Planning Act*. The said lots together are hereby designated an area of subdivision control.

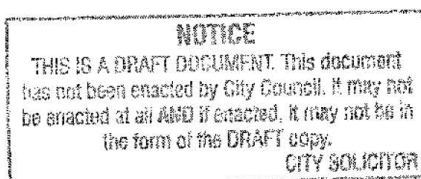
2. **EXECUTION OF DOCUMENTS**

The Mayor and City 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 give effect to this by-law.

3. **EFFECTIVE DATE**

This by-law takes effect on the day that this by-law is registered in the Land Titles system pursuant to Section 50(28) of the *Planning Act*.

PASSED in open Council this 4th day of March, 2013.



MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

10(g)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2013-40

TRAFFIC: (P3.3) A by-law to amend Schedule "A" of Traffic By-law 77-200 regarding Third Line East at the Hub Trail entrance.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie, pursuant to the provisions of section 10 of the *Municipal Act, 2001*, S.O., 2001 c.25 and amendments thereto, **ENACTS** as follows:

1. **SCHEDULE "A" OF BY-LAW 77-200 AMENDED**

Schedule "A" of By-law 77-200 is amended by adding the following:

<u>STREET</u>	<u>SIDE</u>	<u>FROM</u>	<u>TO</u>	<u>PROHIBITION</u>
"Third Line East	south	100 m east of Hub Trail entrance	300 m west of Hub Trail entrance	any time
Third Line East	north	100 m east of Hub Trail entrance	300 m west of Hub Trail entrance	any time".

2. **EFFECTIVE DATE**

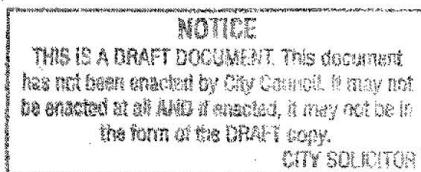
This by-law is effective on the day of its final passing.

PASSED in open Council this 4th day of March, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

da\LEGAL\STAFF\LEGAL\PUBLIC WORKS & TRANSPORTATION\P3.3 TRAFFIC\BY-LAWS\2013\2013-40 SCHEDULE A P3.3 MARCH
4 13.DOC





SAULT STE. MARIE
PHYSICIAN RECRUITMENT and RETENTION
REPORT TO COUNCIL

Prepared by
Physician Recruitment & Retention Office
March 2013

COMMITTEE STRUCTURE

Sault Ste. Marie Physician Retention & Recruitment
Executive Committee Membership List February 2013

Member	Organization Represented	Address	Phone	Fax
Mayor Debbie Amaroso (Chair)	Ex-officio	99 Foster Drive - Civic Centre Sault Ste. Marie, ON P6A 5N1 mayoramaroso@cityssm.on.ca	705 759-5344	705 541-7171
Joe Fratesi (Bianca Berlingieri)	City/SSM	Chief Administrative Officer 99 Foster Drive - Civic Centre Sault Ste. Marie, ON P6A 5N1 j.fratesi@cityssm.on.ca b.berlingieri@cityssm.on.ca	705 759-5348	705 759-5952
Grant Walsh (Laureen Reeves)	GHA	Interim Chief Executive Officer Group Health Centre 240 McNabb Street Sault Ste. Marie, ON P6B 1Y5 gwalsh@walshdeltagroup.com reeves_l@ghc.on.ca	705 759-5508 (Laureen Reeves)	705 541-2249
or Dr. David Fera (Debbie Sawatzky)	ADMG	Algoma District Medical Group 240 McNabb Street Sault Ste. Marie, ON P6B 1Y5 Fera_d@ghc.on.ca Sawatzky_d@ghc.on.ca	705-759-5540	705 759-7487
Dr. Heather O'Brien (Alison Pook)	SAH	Vice President, Medical Affairs Sault Area Hospital 750 Great Northern Road Sault Ste. Marie, ON P6B 0A8 obrienh@sah.on.ca pooka@sah.on.ca	705 759-3434 ext 4121 (Alison Pook)	705 759-3651
or alternate Vacant (Lydia Foster)	SAH	Sault Area Hospital 750 Great Northern Road Sault Ste. Marie, ON P6B 0A8 fosterl@sah.on.ca	705 759-3434 ext 3604 (Lydia Foster)	705 759-3651
Dr. Tim Best	AWAM	504 - 421 Bay Street Sault Ste. Marie ON P6A 1X3 tjb@bestsurg.com	705 256-6012	705 256-7228
Christine Pagnucco	SSM - Recruitment Manager*	750 Great Northern Road Sault Ste. Marie, ON P6B 0A8 pagnuccoc@sah.on.ca	705 759-3720	705 256-3466
Carrie Jones	Administrative Assistant*	750 Great Northern Road Sault Ste. Marie, ON P6B 0A8 jonesc@sah.on.ca	705 759-3725	705 256-3466

ADMG - Algoma District Medical Group
 AWAM - Algoma West Academy of Medicine
 SAH - Sault Area Hospital
 GHA - Group Health Association
 City/SSM - City of Sault Ste. Marie

* Non-Voting Members

Sault Ste. Marie Physician Retention & Recruitment Executive Committee

Membership List February 2013

Member	Organization Represented
Debbie Amaroso (Chair)	Ex-officio
Joe Fratesi	City/SSM
Dr. David Fera Grant Walsh	ADMG/GHA
Dr. Heather O'Brien Vacant	SAH
Dr. Tim Best	AWAM
Christine Pagnucco*	Manager, Recruitment Program
Carrie Jones*	Administrative Assistant

ADMG - Algoma District Medical Group

AWAM - Algoma West Academy of Medicine

SAH - Sault Area Hospital

GHA - Group Health Association

City/SSM - City of Sault Ste. Marie

* Non-voting Member

Terms of Reference

SSM Physician Recruitment & Retention Committee

Purpose	1. To receive a city-wide Medical Manpower Plan, from Sault Area Hospital, Group Health Association and Algoma West Academy of Medicine by November of each year, for family physicians and specialists, to meet community needs while incorporating the service requirements of the SAH and GHA. 2. To approve an annual city-wide Physician Recruitment & Retention Plan to include: • key recruitment priorities for the upcoming year • recruitment strategies and incentives • retention strategies and incentives • projected costs 3. To establish sub-committees to deal with specific issues as appropriate 4. To provide an annual report to the four participating organizations and the community at large on activities, accomplishments and future plans 5. To receive written and substantiated proposals for recruitment & retention. 6. To function in a policy-setting and overseeing capacity 7. To support ongoing retention strategies and initiatives	
Membership	City of Sault Ste. Marie Sault Area Hospital One (1) vote Group Health Association & Algoma District Medical Group One (1) vote Algoma West Academy of Medicine Mayor <u>Non Voting Members</u> Manager Administrative Assistant	1 - representative 1 - representative with 1 alternate (representative of Medical Staff Association) 1 - representative with 1 alternate 1 - representative 1 - representative
Sub-Committees	Community Support Physician Advisory Retention	
Chair	Appointed by Committee	
Meetings	Monthly	
Quorum	Fifty percent of membership	

SAULT STE. MARIE PHYSICIAN RECRUITMENT & RETENTION COMMITTEE

CRITERIA FOR PROGRAM ACCEPTABILITY

- Distinction is made on basis of community need not on the basis of GP or specialist
- Candidates would include Fellows and Residents
- Candidates must be within three years of obtaining an Ontario Licence to practice
- Candidates must reside in the City of Sault Ste. Marie and environs
- Candidates must provide full-time medical services in the city of Sault Ste. Marie.
- Candidate must obtain privileges at the Sault Area Hospital for eligibility of recruitment grant monies
- Exceptions to the above will be considered on a case-by-case basis by the Executive Committee

ACTIVITY REPORT

Recruitment Progress Report to City Council

March 4, 2013

Medical Manpower			
Recruitment Update - April 1, 2012 to date			
Service	Contract Status	Office Location	Start Date
Family Medicine	Signed	To be determined	01 July 2014
Emergency Medicine	Signed	Sault Area Hospital	01 September 2012
Hematology/ Internal Medicine	Signed	Sault Area Hospital	01 November 2012
Emergency Medicine	Signed	Sault Area Hospital	26 June 2012
Pathology	Signed	Sault Area Hospital	01 November 2012
Obstetrics/Gynecology	Signed	Private practice	01 November 2012
Obstetrics/Gynecology	Signed	Group Health Centre	January 1, 2013
Psychiatry	Signed	Sault Area Hospital	January 2013
Family Medicine	Signed	Superior Family Health Team	November 2012
Family Medicine	Signed	To be determined	September 2015
Family Medicine	Signed	To be determined	January 2016
Gastroenterology	Signed	Private Practice	February 2013
Family Medicine	Contract in progress	To be determined	September 2015

Potential Recruits

We have verbal commitments from three Psychiatrists, one Medical Oncologist and one Ophthalmology resident. Contract preparations are underway for these physicians and it is expected that the contracts will be finalized early in the new budget year. We are waiting to hear decisions regarding practice locations from a general internist and family physician.

Community Assessment Visits

A list of community assessment visits from April 2012 to March 2013 is attached.

Planning is underway for an additional two site visits in March one for Medical Oncology and another for a Family Physician/Hospitalist.

NOSM - Comprehensive Community Clerkship (CCC)

Eight CCC students have been in the city this year to complete their training with various local physicians for eight months. Of these students, three are originally from Sault Ste. Marie.

Retention Events

On Wednesday September 5th, in conjunction with Algoma West Academy of Medicine, we held the 6th annual Physician Appreciation Golf event at Crimson Ridge. The attendees included local physicians, locum physicians, medical students and residents. Once again this event coincided with the orientation week for the students from NOSM who arrived in September to start their Comprehensive Community Clerkship (CCC).

Dr. Lam and Dr. M. Febbraro received letters of recognition from their peers through the Algoma West Academy of Medicine at this event. Additionally, this year we introduced the first Physician Amateur Photo Contest. Physicians were invited to get out their cameras or dig through their old photo files and submit their favorite photos. There were five categories: Algoma region, work, family, travel and nature. Winners were announced that evening. Winning photos are displayed in the physician lounge.

The Mayor's Reception was held on Thursday, December 27th and many of the medical students and residents originally from the Sault and home for the Christmas holidays attended this very busy event.

A Family Ski Day was held on Saturday February 23rd at Searchmont Resort. We had a record number of attendees for a retention event of this kind. Many families enjoyed both downhill and cross-country skiing as well as snowshoeing. For some families it was the first time they were able to enjoy the experience of snow sports.

Recruitment Events 2013/2014

The events planned for 2013/2014 are attached. The list has been structured to reflect our current priorities for recruitment.

Summer Studentship Program

Applications for the Summer Studentship Program have been submitted to NOSM. We have accepted eleven medical students from Sault Ste. Marie to participate in this year's program. Planning has already started for this program running from June 3rd to June 28th, 2013. This will be the largest group to participate in this program.

Newsletter & Facebook Group

Preparations are underway for the Spring 2013 newsletter. The Winter 2012 edition is attached for your information. Our Facebook group continues to grow with the addition of many "friends" not only from Sault Ste. Marie, but also other medical students and residents who have completed some of their training here.

We have over 80 medical students and residents in our database of Saultites studying medicine globally.

Marketing Magazine

The marketing magazine has been updated with a fresh new look and is attached for your information.

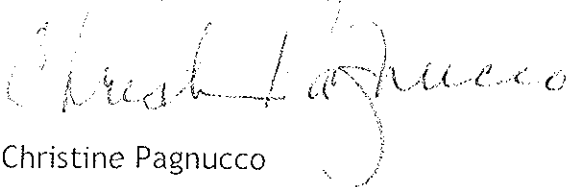
Medical Learners

During this past year, we have hosted many medical learners here on electives. They have enjoyed spending time in the community being trained by our experienced local physicians. These learners are a combination of medical students, family medicine residents and specialty residents from a wide variety of medical schools across the country as well as Ireland and the Caribbean.

Recruitment Statistics

Statistical information for the Recruitment Program is included in the package for your information. Eighty-five full-time physicians have been recruited since the inception of the Program in 2002. We continue to monitor the physician age demographic information and do anticipate a number of family medicine physician retirements in the very near future.

Respectfully submitted,



Christine Pagnucco

CONGRATULATIONS!!!



Christine Pagnucco

Manager Physician Recruitment and Retention Program

705 759-3720

pagnuccoc@sah.on.ca



Carrie Jones

Physician Recruitment/
NOSM Coordinator

705 759-3725

jonesc@sah.on.ca

A big congratulations to all our family medicine residents upon completion of their residency this past summer. **Dr. Wendy Wallace, Dr. Norma Bolduc, Dr. Anne McDonald, Dr. Steve Poirier, Dr. Akber Shah, and Dr. Jennifer**

Patterson — we are very proud of you!

Congratulations also to **Dr. Anne McDonald** for receiving the **Leadership Award for Family Medicine Residents!**

WELCOMING NEW PHYSICIANS

We are excited to welcome many new physicians to our community this fall.

New recruits include:

Dr. Danny Hill, Hematologist

Dr. Bahaa Awwad, OB/GYN

Dr. Maxine Lingurar, OB/GYN

Dr. John Beduhn, FM

Dr. Winyan Chung, FM

Dr. Richard Centre, EM

Dr. Robert Suppes, EM

Dr. Michael D'Agostino, Pathology

Please take the time to introduce yourself and help us welcome them to our community!

SaultMed continues to actively recruit for:

Family Medicine

Hospitalists

Otolaryngology

General Internal Medicine

Medical Oncology

Respirology

Neurology

Gastroenterology

Critical Care

Child Psychiatry

Plastic Surgery

Rheumatology

Please visit www.saultmed.ca for more details.

EVENTS



MEDICAL LEARNER CHRISTMAS SOCIAL

December 8, 2012

7-10pm

Frida Café

128 March Street

MAYOR'S RECEPTION

December 27, 2012

6-9pm

Civic Centre, 99 Foster Drive, Hamilton Room

SNOWSHOE FESTIVAL

January 27, 2013

10-4pm

Stokely Creek Lodge

SUMMER STUDENTSHIP PROGRAM 2013

Are you currently in your first or second year of medical school and originally from Sault Ste. Marie? Please apply to our Summer Studentship Program through NOSM. This is a paid position for the month of June 2013. The student application enrolment period will open December 1, 2012. To be considered for the SSP, your application package is due January 15, 2013. Please visit www.nosm.ca/summerstudentship/ for more information and to submit your application.

Community Assessment Visit Report
April 2012 to March 2013

Service	Date of Visit	Results
Neurology	April 4 th	Early in training - TBD
Gastroenterology	May 3 rd - 5 th	Would like to bring family for another visit
Psychiatry (2)	May 6 th - 8 th	Have committed to practice in SSM
Gastroenterology	June 16 th - 18 th	Completing fellowship in U.S.
Neurology	June 28 th	Unable to locate practice here but will be providing locum coverage
Psychiatry	June 24 th	Will bring family for another visit - has committed to practice in SSM
Critical Care	July 23 rd - 25 th	Committed to practice in southern Ontario
Otolaryngology	July 26 th - 29 th	Is completing training in the US and has not yet determined practice location
Obstetrics & Gynaecology	August 13 th - 17 th	Has committed to practice in SSM
Obstetrics & Gynaecology	August 15 th - 17 th	Has committed to practice in SSM
Gastroenterology	October 8 th - 10 th	Second site visit with family - has committed to practice in SSM

Community Assessment Visit Report

April 2012 to March 2013

Psychiatry	October 31 st - November 2 nd	Has committed to practice in SSM
Psychiatry	November 5 th - November 7 th	Second site visit with family
Internal Medicine & Family Medicine	January 24 th - 27 th	Will be deciding on practice location in May following exams
Otolaryngology	January 24 th - 27 th	Will be deciding on practice location soon - may locum
Medical Oncology	January 21 st - 24 th	Has committed to practice in SSM
Medical Oncology	February 9 - 12 th	Will be deciding on practice location in March
Medical Oncology	February 12 th - 14 th	Will be practicing elsewhere
Hospitalist	March 7 th - 10 th	TBD
Medical Oncology	March ??	TBD

RECRUITMENT & RETENTION EVENTS 2013/2014

<i>DATES</i>	<i>LOCATION</i>	<i>EVENT</i>	<i>TARGET GROUP</i>
April 5 th & 6 th	Toronto	Ontario Psychiatric Association	Practising Physicians & Residents
Fall 2013 Sept - Oct	Ottawa, Kingston, London, Hamilton, Toronto	Health Professionals Recruitment Tour	Practising Physicians, Residents & Medical Students
September 26 th -28 th	Ottawa	Canadian Psychiatric Association Annual Conference	Practising Physicians & Residents
October 2 nd - 5 th	Toronto	Canadian Society of Internal Medicine	Practising Physicians & Residents
November 2013	Toronto	Toronto Cancer Event 2013	Practising Physicians & Residents
January 2014	Thunder Bay	CaRMS Interviews	Residents - Family Medicine and Specialty & NOSM Medical Students
February 2014	Sudbury	CaRMS Interviews	Residents - Family Medicine and Specialty & NOSM Medical Students
February 2014	Montreal	Federation of Medical Residents of Quebec	Family Medicine & Specialty Residents

Retention Initiatives
Birthday Recognition for Physicians & Locums Christmas Cards for Local Physicians and Locums Physician Appreciation Golf Day - September (shared cost with AWAM) Mayor's Reception - December Family Ski Day - February Social Event - March

BUDGET

Proposed Budget - Physician Recruitment & Retention 2013-2014

		2013-2014 based on target of 8 physicians
3501000	Salaries and Benefits	\$ 138,000.00
4950010	Office Supplies	\$ 5,000.00
6103000	Professional Conferences	\$ 2,500.00
6505000	Professional Services - Recruitment	\$ 3,000.00
6509000	Professional Fees	\$ 350.00
6700000	Advertising/Journals & Website Management	\$ 12,000.00
6959901	Recruitment Incentives/Costs	\$ 370,000.00
6959902	Learners Conference and Activities	\$ 10,000.00
6959903	Showcasing SSM/Site Visits	\$ 33,000.00
6959905	Retention Activities/Initiatives	\$ 30,000.00
6959906	Participation in Recruitment Events	\$ 40,000.00
6959907	Summer Studentship Program	\$ 10,500.00
6700010	Display & Promotional Materials	\$ 7,500.00
7650000	Minor Equipment Purchases (Furniture & Office Equip)	\$ 3,000.00
	TOTAL	\$ 664,850.00
	Group Health Centre Contribution 2013-2014	\$ 100,000.00
	Sault Area Hospital Contribution 2013-2014	\$ 100,000.00
	City of Sault Ste. Marie Proposed Contribution 2013-2014	\$ 464,850.00

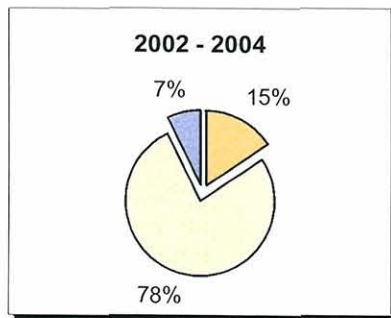
PROGRAM COST SUMMARY
2002 to present

Cost Summary - SSM Physician Recruitment & Retention 2002 - February 25, 2013

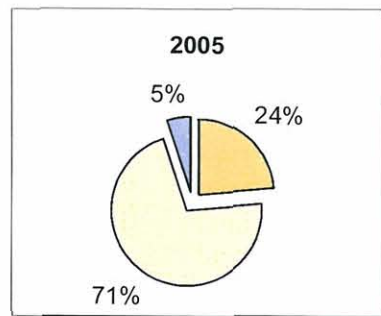
	2002 - 2004	2005	2006	2007	2008/2009*	2009/2010	2010/2011	2011/2012	Projected 2012/2013
Salaries and Benefits	\$ 154,883.70	\$150,591.84	\$ 99,617.10	\$121,706.55	\$156,537.38	\$127,322.88	\$ 119,402.15	\$117,632.18	\$ 120,997.30
Office Supplies	\$ 8,365.33	\$ 4,274.73	\$ 3,092.47	\$ 4,016.68	\$ 6,048.79	\$ 4,854.42	\$ 4,944.63	\$ 4,288.25	\$ 3,979.58
Professional Conferences	\$ 6,829.64		\$ 1,214.17	\$ 1,646.65	\$ 1,846.75	\$ 1,892.91	\$ 834.94	\$ 2,580.92	\$ 1,526.48
Local Transportation Costs	\$ 1,644.03	\$ 733.12	\$ 42.00	\$ 100.00	\$ -	\$ -			
Transition Expenses/New Recruits	\$ 11,925.51	\$ 10,410.69	\$ 3,889.71	\$ 6,503.59	\$ -	\$ -			
Travel Expenses Locums - UAP Reimbursed									
Recruitment Tour Expenses - Professional	\$ 84,863.98	\$ 19,272.11	\$ 11,006.25	\$ 10,618.21	\$ 7,668.00	\$ 5,717.10	\$ 8,087.20	\$ 3,518.63	\$ 1,565.87
Professional Fees	\$ 494.63	\$ 600.00	\$ 130.00	\$ 6,503.24	\$ 3,332.17	\$ 425.00	\$ 75.00	\$ 75.00	\$ 125.00
Monthly Committee Meetings	\$ 499.74	\$ 753.16	\$ 405.77	\$ 15.39	\$ -	\$ -			
Advertising/Journals & Website Mgmt	\$ 25,616.63	\$ 17,432.98	\$ 24,139.06	\$ 2,522.80	\$ 9,905.10	\$ 6,394.50	\$ 1,370.25	\$ 3,645.60	\$ 6,469.11
Specialty Physician/Residents Conference	\$ 22,370.42		\$ 12,171.04	\$ 8,281.10	\$ 8,419.80	\$ 7,306.02	\$ 3,283.43	\$ 5,676.55	\$ 4,065.01
Incentives for Recruitment of Physicians	\$ 723,993.00	\$312,002.42	\$ 282,282.87	\$356,629.25	\$454,317.31	\$572,445.21	\$ 634,616.56	\$315,581.02	\$553,174.92
Site Visits/Visiting Physicians & Families	\$ 19,961.21	\$ 27,648.88	\$ 10,546.35	\$ 7,998.62	\$ 23,687.09	\$ 41,167.55	\$ 16,308.09	\$ 12,701.78	\$ 30,000.00
Housing/Travel long term locums	\$ 8,026.82								
Paediatrics Retention	\$ 22,000.00								
Summer Studentship			\$ 4,990.71	\$ 12,224.10	\$ 6,861.68	\$ 6,397.39	\$ 6,526.98	\$ 5,231.99	\$ 6,281.85
Locum Costs/Stipends	\$ 3,600.00								
Retention Events for Local Physicians	\$ 66,802.70	\$ 32,328.06	\$ 59,083.59	\$ 23,693.10	\$ 25,837.97	\$ 17,142.22	\$ 17,937.23	\$ 21,611.77	\$ 19,112.61
Team SSM Docs	\$ 3,053.40								
Participation in Recruitment Events	\$ 59,705.47	\$ 43,366.76	\$ 27,878.67	\$ 36,971.43	\$ 50,248.63	\$ 33,244.79	\$ 32,592.46	\$ 22,152.11	\$ 31,000.00
Hosting of Potential Candidates	\$ 11,932.83	\$ 10,494.91	\$ 9,734.22	\$ 7,813.54	\$ -	\$ -			
Display & Promotional Materials	\$ 13,964.27	\$ 4,204.23	\$ 2,340.48	\$ 8,372.16	\$ 12,453.17	\$ 10,848.07	\$ 3,383.68	\$ 6,305.48	\$ 9,000.00
Advertising/Communications/Marketing	\$ 92,760.84	\$ 29,413.73	\$ 3,188.72	\$ -	\$ -	\$ -			
Minor Equip Purchases (Furn & Office Equip)	\$ 26,928.63	\$ 891.25	\$ 2,131.03	\$ 1,401.00	\$ 4,003.24	\$ 1,013.73	\$ 1,565.40	\$ -	\$ 3,384.35
Administration Costs (Severance)	\$ 15,000.00			\$ -					
TOTAL	\$1,385,222.78	\$664,418.87	\$ 557,884.21	\$617,017.41	\$771,167.07	\$836,171.79	\$ 850,928.00	\$521,001.28	\$ 790,682.08
Administrative Costs	\$ 214,145.96	\$157,090.94	\$ 106,226.77	\$135,374.12	\$171,768.33	\$ 135,508.94	\$ 126,822.12	\$124,576.35	\$130,012.71
Recruitment Costs	\$1,070,647.30	\$474,999.87	\$ 392,573.85	\$457,950.19	\$573,560.78	\$683,520.63	\$ 706,168.65	\$374,813.16	\$641,556.76
Retention Costs	100,429.52	\$ 32,328.06	\$ 59,083.59	\$ 23,693.10	\$ 25,837.97	\$ 17,142.22	\$ 17,937.23	\$ 21,611.77	\$ 19,112.61
	\$1,385,222.78	\$664,418.87	\$ 557,884.21	\$617,017.41	\$771,167.07	\$836,171.79	\$ 850,928.00	\$521,001.28	\$ 790,682.08
Number of Physicians Recruited	14	5	4	8	10	12	14	5	13

* 2008/2009 Budget Period was 18 months to accommodate fiscal reporting period change

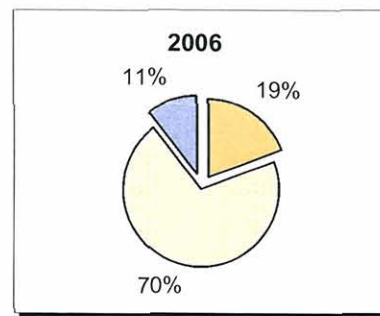
SSM Recruitment and Retention Costs 2002 to February 2013



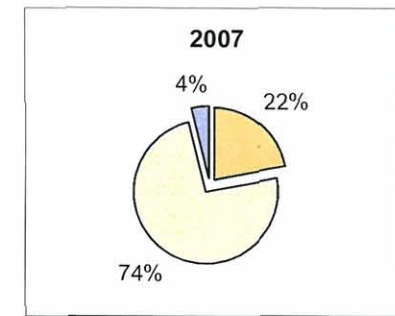
Avg. Cost to Recruit 1 physician \$71,149.68



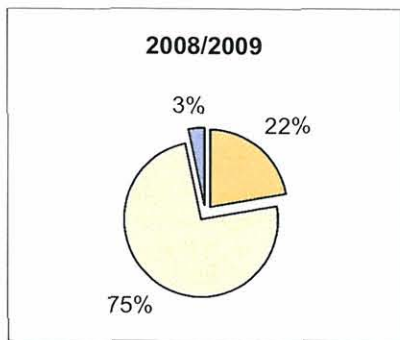
Avg. Cost to Recruit 1 physician \$94,999.97



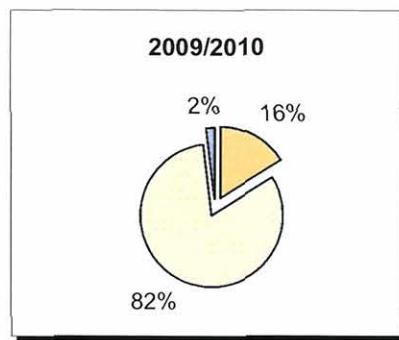
Avg. Cost to Recruit 1 physician \$98,143.46



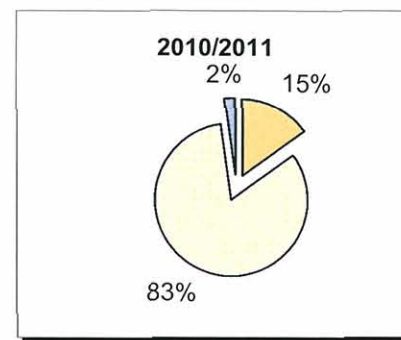
Avg. Cost to Recruit 1 physician \$57,243.77



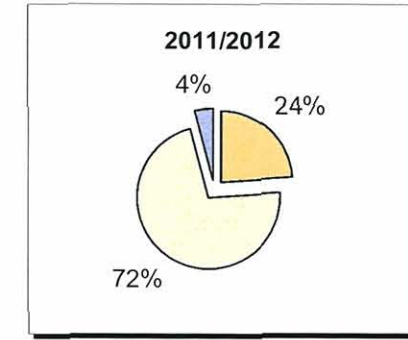
Avg. Cost to Recruit 1 physician \$57,356.08



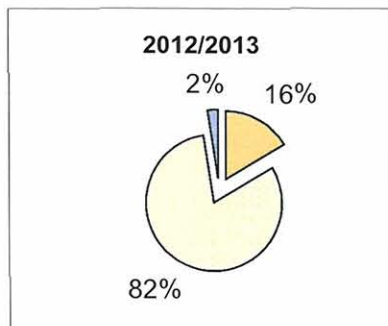
Avg. Cost to Recruit 1 physician \$56,960.05



Avg. Cost to Recruit 1 physician \$50,440.62



Avg. Cost to Recruit 1 physician \$87,649.48



Avg. Cost to Recruit 1 physician \$49,350.52

Legend

Administrative



Recruitment



Retention



STATISTICAL INFORMATION

Summary of Physicians Recruited & Departed from the Community
2002 to February 25, 2013

YEAR	#	PHYSICIANS RECRUITED	#	PHYSICIANS DEPARTED
2002/03	4	Medical Oncology Family Medicine Emerg. Medicine (2)	2	Emerg. Medicine Family Medicine (D)
2003/04	5	Family Medicine Emerg. Medicine (2) Anesthesia Psychiatry	4	Family Medicine Radiology (2) Internal Medicine
2004/05	5	Nephrology Psychiatry GP-Anesthetist/Emerg Family Medicine (2)	7	Family Medicine Internal Medicine (D) Anesthesia (2) Obstetrician (D) General Surgery Pediatrics
2005/06	5	Medical Oncology GP-Hospitalist Anesthesiology General Surgery GP-Anesthetist/Emerg.	3	Family Medicine (3) (R)
2006/07	4	Radiology Anesthesiology Orthopaedics Family Medicine	8	Family Medicine (2)*(1) Emerg. Medicine (2) *(1) Pediatrics (R) Orthopaedics (2) (R) Oncology*
2007/08	8	Bariatric Medicine Emergency Medicine Anesthesiology Child Psychiatry Family Medicine Emerg. Medicine Family Medicine Nephrology	0	
2008/09	10	Orthopaedics Family Medicine (3) Emergency Medicine (2) Obstetrics/Gynaecology Psychiatry Hospitalist (2)	7	Family Medicine (5)*(1) – 3 (R) Psychiatry Nephrology (D)
2009/10	12	Oncology Obstetrics/Gynaecology Radiology Cardiology Otolaryngology GP-Anes/Emerg. Urology (2) Family Medicine (2) Ophthalmology Pediatrics	3	Family Medicine (R) Radiology* Obstetrics/Gynaecology – physician did not locate in SSM as planned for personal reasons

Summary of Physicians Recruited & Departed from the Community
2002 to February 25, 2013

YEAR	#	PHYSICIANS RECRUITED	#	PHYSICIANS DEPARTED
2010/11	14	Family Medicine (10) Anesthesia Orthopedics GP-Anes/Emerg. Radiology	7	Family Medicine (2) (R) Pediatrics (R) Orthopedics (R) GP/Psychiatry (R) Psychiatry * Oncology
2011/12	5	Family Medicine Emergency Medicine Diagnostic Imaging Intensivist Pediatrics	1	Emergency Medicine*
2012/13	13	Family Medicine (5) Emergency Medicine (2) Hematology/ IM IM/Gastroenterology Obstetrics/Gynecology (2) Pathology Psychiatry	2	Medical Oncology* Cardiology

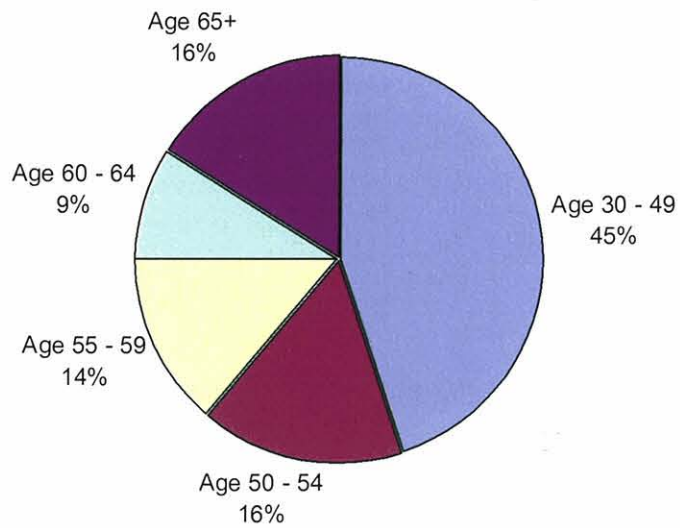
Key: (D) deceased (R) retired

Summary			
Total number of physicians recruited	=	85	(*8 departed before return-of-service completed)
Total number of physicians departed	=	45	
▪ Left SSM	=	24	
▪ Deceased	=	4	
▪ Retired	=	15	
▪ Other	=	2	

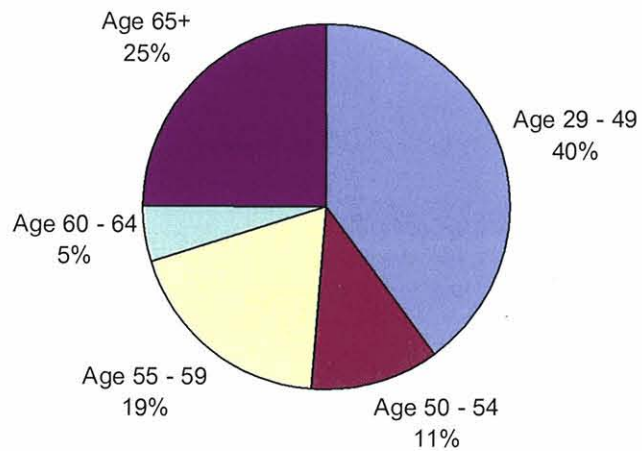
Physicians Recruited by Service 2002 to February 25, 2013

Year	Specialists	Emergency Medicine	Family Medicine	GP Hospitalists	GP Anesthesia	Total
2002/03	1	2	1			4
2003/04	2	2	1			5
2004/05	2	0.5	1	1	0.5	5
2005/06	3			1	1	5
2006/07	3		1			4
2007/08	3	3	2			8
2008/09	3	2	3	2		10
2009/10	9	0.5	2		0.5	12
2010/11	3	1.5	9		0.5	14
2011/12	3	1	1			5
2012/13	6	2	5			13
Totals	38	14.5	26	4	2.5	85

Specialist Physicians Age Statistics February 2013



Family Physician Age Statistics February 2013



INFORMATION ITEMS



FEBRUARY 2013

Draft

OFFICIAL PLAN

Prepared by City of Sault Ste. Marie Planning Department

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Part 1 Introduction



1.0 The Community

Sault Ste. Marie's unique location, climate and physical setting have shaped its growth and settlement.

The community is located on the eastern end of Lake Superior, on the windward shore of the lake. The lake effect snowfall provides a higher than average accumulation for this latitude (300 cm).

Sault Ste. Marie has a cool temperate climate and four distinct seasons, with warm summers (July and August average temperatures 17C) and cold winters (average temperature -7 to -10C). It qualifies as a "Winter City".

Sault Ste. Marie has a river valley setting and its most prominent physical feature is the Lake Superior/St. Mary's River shoreline. This shoreline defines the southerly boundary of the community. The rapids in the river formed by a 6m drop over hard Cambrian sandstone gave strategic value to the site. This was the historic reason for the location of the community and the basis of much of its economic growth.

The form of the community is further defined by the Algonquin and Nipissing lowland plateaus created by various prehistoric lake levels. The lowland plateaus have two levels – the first only a few meters above the River – the second approximately 30m higher. The outcroppings of Precambrian rock of the Canadian Shield Highland at the northern part of the community create a physical limit to settlement.

The River provided resources for settlement and a means of transporting goods, services and people to the community. The whitefish found in the rapids provided abundant food resources for a permanent First Nation's fishing village 2000 years BCE. The French called these people the "Saulteur" or "People of the Rapids".

In the 1600's the River became a link in the French Canadian "voyageur" route for the European exploration of the continent and the development of the fur trade economy. In this era, settlements were sporadic and consisted of missions, military forts and trading posts generally on the south side of the River.

In 1846, the original City Plan was surveyed for the north side of the River and urban development on individual land holdings began. By 1887, the settlement reached town status with a population of 1,600 people and the C.P.R. reached the Sault with a link across the River to the American railways.

In 1894, Francis.H. Clergue's industrial era began with the establishment of the pulp and steel mills. The first hydroelectric development and the Canadian Locks were also built around this time.

1900 to 1930 was the golden era of waterbased tourism. Cruise boats and passenger vessels brought American movie stars to hotels and cottages along the waterways. Hemmingway enjoyed rainbow trout fishing and the Hiawatha Festival drew over 100,000 visitors. By the end of the Second World War, Algoma Steel was Canada's second largest steel plant and the population of the community was over 30,000.

By 1960 the community had grown to 60,000. Much of the downtown waterfront was used industrially, serving as a transfer point for goods and resources. Coal, oil, lumber, passenger and packaged goods dominated the waterfront.

During the 60's and 70's, the Townships of Korah and Tarentorus were amalgamated with the City. Links to the east, west and north by the TransCanada Highway and the new Federal Airport dramatically improved transportation to the community. In 1962, the construction of the International Bridge created a major connection south to American markets. The bridge completed the shift from water to land based transportation for the community. The retirement of the passenger vessel M.S. Norgoma in 1963 ended the era of marine service between Sault Ste. Marie, North Channel communities and Southern Ontario.

By 1980, the population of the community had reached 80,000 people. Algoma Steel employed 11,500 workers – one third of the City's work force. 80% of the downtown waterfront was redeveloped for commercial and civic uses, and a new relationship between the community and the water's edge was established. At this time, the recreational potential of the waterfront and the river setting was rediscovered.

In 1982 decades of employment growth came to an abrupt halt. With a reduced demand for steel throughout North America, Algoma Steel was forced to cancel expansion plans and reduce its workforce to 7,500. As a result, the City experienced its first massive unemployment since the great depression of the 30's.

Ending in the late 90's, the recession exposed the City's reliance upon manufacturing, and the need for economic diversification was identified.

From 2000 to present, Sault Ste. Marie has benefited from an economic resurgence due to the diversification of the economy and a rebounding steel market. In 2005, the unemployment rate was 7%, the lowest it had been in almost 20 years. The Steel Mill's employment has stabilized, and new hires are expected to compensate for high retirement rates.

Sault Ste. Marie like the rest of Canada has an aging population. The aging of the baby boomers and subsequent retirements will result in a major demand for workers to fill job vacancies.

Given the aging population and low birth rates, attracting migrants to Sault Ste. Marie and optimizing the existing local labour force will be crucial to maintain and grow the economy. Over the time frame of this Plan, it is expected that the population will continue to grow to meet labour force demands.

1.1 Vision

Maintaining a strong community through a healthy environment and a diversified economic base is essential for the long term prosperity of Sault Ste. Marie.

These goals will be accomplished by managing and promoting efficient land use and development patterns throughout the community. Carefully planned development results in a healthy community, fosters economic growth, and protects and enhances the environment.

Sault Ste. Marie will continue to:

1. Encourage efficient development patterns to optimize land use.
2. Encourage new commercial development and work to maintain and strengthen existing commercial areas.
3. Plan for the strategic location of renewable energy sources and industries.
4. Pursue sustainable forms of development by encouraging intensification and infill opportunities supported by alternative modes of transportation.
5. Encourage development to locate within the existing Urban Settlement Area as shown on Land Use Schedule C.
6. Ensure resources are managed and protected in a sustainable manner.
7. Support tourism and other development in the downtown and waterfront areas.
8. Protect cultural heritage resources.

1.2 Purpose of the Official Plan

The purpose of this Official Plan is to provide direction in managing the physical development of the City in an efficient and sustainable manner. The ultimate goal is to ensure the long term health and vitality of the community. Promoting the physical, environmental and social health of the community will result in a vibrant, livable community.

This Plan guides the future built form of the community and sets the goals, policies, services and methods of implementation. Schedules "A", "B", "C", "D"

and “E” attached to this Plan identify the areas in the community affected by the policies in this Plan. All of the Schedules and their related policies must be read in their entirety to determine which policies apply to a specific property.

1.3 Legislative Framework

The Planning Act provides the legislative authority and describes the process to be used by municipal governments in conducting local land use planning in Ontario.

The legislative planning framework in Ontario is hierarchical in nature. The Planning Act grants City Council the authority to make local development decisions.

The policies in this Official Plan must be consistent with the Provincial Policy Statement as amended. This Plan shall be used to guide decisions pertaining to the growth of the Community. No public work shall be undertaken, and no municipal by-law shall be passed which does not conform to the Official Plan.

1.4 Review and Amendments

This Plan shall be reviewed and amended from time to time as required by Council or Provincial Policy, to meet the changing needs of the community and respond to new issues, information and projects. Amendments may be initiated by Council or the public. Amendments must follow the procedures outlined in this Plan and the Planning Act and its regulations.

The City of Sault Ste. Marie is committed to conducting a comprehensive review of this Plan, at least every 5 years, in accordance with Section 26 of the Planning Act, as amended. More specifically, this review shall include among other things, revisions to the Plan to ensure that it,

- a) Conforms to provincial plans or does not conflict with them.
- b) Has regard for matters of provincial interest.
- c) Contains updated population projections and residential land inventories to ensure an adequate 10 year supply of readily developable residential land.

1.4.1 Growth Plan for Northern Ontario (2011)

When read in its entirety, this Plan adheres to and supports the policies contained in the 2011 Growth Plan for Northern Ontario.

Part 2 Strategic Directions

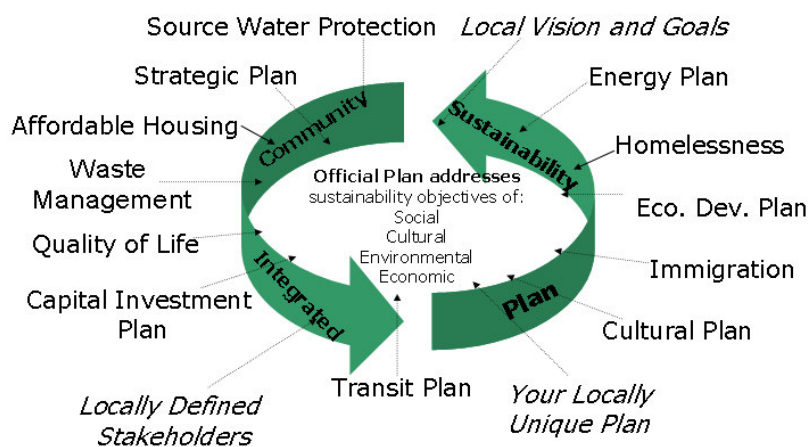


2.0 Building a Strong Sustainable Community

Sault Ste. Marie's long term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns in support of a strong, liveable and sustainable community.

When read in its entirety, this Plan is intended to provide an integrated set of development policies aimed at creating a strong sustainable community.

The City of Sault Ste. Marie is committed to sustainability. Over time, the community will support the completion and integration of various plans and best practises with the overall goal of integrated sustainability.



The following goals shall support building a strong sustainable Community:

2.0.1 Quality of Life

1. To enhance the well-being of the economic, social and physical sectors (areas of common interest or service) of the community and the quality of life of its citizens.
2. To express the community's satisfaction, pride and commitment to the superior quality of its natural environment, standard of living and ongoing achievements.

2.0.2 Community Governance

1. To coordinate, balance and effectively plan the delivery of government services across the economic, social and physical sectors within the three levels of government.
2. To create platforms, focal points and community groups to guide the activities of government and the direction of resources to meet the needs of the local community.

3. Decisions shall consider the best interests of all members of Sault Ste. Marie.

2.0.3 Community Participation

1. To facilitate citizen involvement in the planning and development of the community.
2. To facilitate volunteerism to assist government service delivery.
3. To promote and incorporate community engagement in decision making processes.

2.0.4 Physical Layout and Health

1. Ample public space will be available throughout the city. These public spaces will reflect the various interests of various groups.
2. Compact urban form will be encouraged.
3. Alternative modes of transportation will be promoted, incorporated and planned prior to development.
4. Green energy standards shall be encouraged.
5. Cost-effective development standards to minimize land consumption and servicing costs will be promoted.
6. The community will grow in a manner which eliminates barriers and is accessible to people of all ages, backgrounds and abilities.

2.1 Growth and Settlement

Based upon recent population and household projections, the Community's population will grow by approximately 5,820 people between 2006 & 2021, resulting in the demand of up to approximately 3,745 new dwelling units over the same timeframe.

Although the population is aging, it is projected that housing demand by type will remain constant over the next 10 years.

Housing Demand by Type

Housing Type	Demand in 2006	Demand in 2021
Single Detached	64.43%	63.89%
Semi-Detached	5.77%	5.67%
Townhousing	3.1%	3.24%
Apartment	26.7%	27.2%

2.1.1 Urban Settlement Area (USA) (Land Use Schedule C)

This Section is intended to be read in conjunction with the Land Use Policies contained in Part 4 of this Plan.

The Municipality shall ensure that a minimum 10-year supply of readily available land is maintained within the Urban Settlement Area (USA), for serviced residential development at a variety of densities and housing types.

Based upon projected housing demand and the current supply of vacant, readily available lands within the USA, expansions to the current USA are not anticipated over the timeframe of this Plan. It is the intent of this Plan to accommodate the majority of residential growth within the existing Urban Settlement Area.

The following policies shall apply to the Urban Settlement Area (USA):

1. Lands within the USA shall be the focus of growth, redevelopment and where appropriate, intensification.
2. Applications to expand the USA will require an amendment to this plan, and shall be accompanied by a comprehensive review, completed by a qualified professional, which demonstrates that sufficient opportunities for growth are not available within the USA, through development, intensification and redevelopment. Demand for growth shall be based upon population projections.

2.1.2 Housing

It is recognized that a wide range of housing types, including affordable housing, is an essential building block for a healthy, sustainable community. Housing policies integrate the social and economic aspects of providing adequate and affordable dwellings throughout the municipality to satisfy projected need. Opportunities for a full range of housing types shall be provided to meet the present and expected needs of the community.

Additional policies related to housing are contained in Section 4.1.5 of this Plan, "Residential Land Use".

2.1.2.1 Affordable Housing and Residential Intensification

It is a goal of this Plan to facilitate the provision of a variety of housing types and densities that will be affordable to moderate and lower income households. More specifically, a minimum of 30% of all dwelling units across the community shall be affordable to low and moderate income households, as determined by the Ministry of Municipal Affairs and Housing and defined in Part 7 of this Plan.

While affordable units may include all forms of housing, it is recognized that older homes, converted dwellings, and apartment dwellings are the housing types that are most likely affordable to households with moderate and lower incomes.

Residential intensification, which includes the expansion or conversion of existing buildings and the development or redevelopment of vacant or underutilized lots within previously developed areas, represents the best opportunity for the provision of affordable housing. For this reason, affordable housing and residential intensification go hand in hand.

The following policies apply to the provision of affordable housing and residential intensification, in support of achieving an overall affordability target of not less than 30% throughout the community:

1. Housing costs are to be minimized through efficient community design and the consideration of innovative and alternative residential development standards that support *affordable housing* and compact urban form.
2. Where feasible, a range of housing types, including medium and high density units will be encouraged to be built as part of new development.
3. For new residential subdivisions, appropriate zoning will be applied to permit a range of housing types including single detached, semi-detached, duplex, triplex, multiple attached and apartment buildings, to provide flexibility in meeting the full range of market demand for different housing types.
4. Through the implementing zoning by-law, a 'Low Density Residential Zone' has been applied to most older and/or centrally located residential areas. In these areas, the zoning by-law will continue to support the conversion of existing single detached residential dwellings to duplexes without the need for a rezoning application. Where single detached residences or duplexes are located within the defined downtown, they may be converted to triplex dwelling units without the need for a rezoning.
5. This Plan will continue to support where appropriate, and by way of a rezoning, the conversion, redevelopment, or infill development of residential units at higher densities than the surrounding area, especially upon lands located within close proximity to the central part of the city, public transit, amenities, and/or frontage upon an arterial roadway. More specifically, second dwelling units within single detached, semi-detached and multiple attached dwellings are supported by this Plan, subject to a rezoning application if required.
6. In an effort to further facilitate residential intensification, reduced parking requirements may also be supported where appropriate.

7. An inventory of multiple-residential zoned land shall be maintained in an effort to assist providers in finding sites for multiple-unit dwellings for a variety of inhabitants, including low to moderate income households.
8. Housing affordability levels (both new and resale) and projected housing types shall be monitored and reviewed on an annual basis. Policies related to affordable housing and residential intensification will also be reviewed in conjunction with housing affordability levels.

2.1.2.2 Density Targets for New Residential Development

Further to the intensification policies outlined above, new draft plans of subdivision and condominium are encouraged to achieve the following density targets, depending upon the proposed zoning:

Zone	Average Local Density (Units/Acre)	Density Target (Units/Acre)
Single Detached Residential Zone (R2)	5	5.5
Low Density Residential Zone (R3)	6	6.6
Medium Density Residential Zone (R4)	15	16.5
High Density Residential Zone (R5)	20	22

The Municipality will monitor the overall densities of new draft plans of subdivision and condominium. Density targets will be re-evaluated as part of the next 5 year comprehensive review of this Plan.

2.2 Environmental Sustainability

The natural environment provides opportunities and challenges to the growth and form of the community's built environment. The City shall promote the stewardship of the community's natural resources and features to ensure an environment that is ecologically sound, recognizes the importance of healthy, diverse ecosystems, and is responsive to the health, safety and well-being of present and future residents.

The City shall be guided by the following goals and policies to manage its natural physical environment.

Goals

1. To identify, protect, conserve, restore and develop provincially, regionally and locally significant natural environmental features and resources.
2. The use of energy efficient development standards shall be encouraged in all new development.

3. Water conservation and efficiency measures will be promoted in an effort to sustain Sault Ste. Marie's world class water resources.
4. Alternative and energy efficient forms of transportation such as public transit, cycling and walking shall be supported.
5. To maximize the environmental, social and economic benefits derived from protecting, maintaining, enhancing and developing natural environmental features and resources.
6. To encourage protection of natural environmental features which are located on both public and private land.
7. To maintain, restore, or where possible improve the diversity and connectivity of natural features and the long term ecological function and biodiversity of natural heritage systems.
8. To recognize the linkages between and among natural heritage features and areas, surface water features and ground water features.
9. To utilize ecologically based planning methods and procedures.
10. To encourage watershed planning in the region.
11. To encourage stewardship practises throughout the community.
12. To maintain a database of significant environmental features as identified by the Ministry of Natural Resources, Conservation Authority and other interested groups and agencies.
13. To utilize the best available information when managing development that affects the natural environment.
14. To require where appropriate an Environmental Impact Study (EIS) for proposed development.

2.3 Energy Conservation

Sault Ste. Marie shall continue to promote energy conservation and efficiency across all sectors. Alternative energy sources to create environmental and economic benefits for the community shall also be promoted.

Policies

1. The use of energy efficient development standards shall be encouraged in all new development.

2. Infill development to maximize the use of existing services shall be encouraged.
3. Rehabilitation and retrofitting of existing buildings for improved energy efficiency shall be promoted.
4. Alternative transportation and energy efficient forms of transportation such as public transit, cycling and walking shall be supported.
5. Alternative and renewable energy systems, such as wind and solar energy shall be permitted in settlement areas and rural areas in accordance with distance separation standards.

2.4 Economic Development

Sault Ste. Marie is a “naturally gifted” community. The City’s location as a transportation and natural resource centre will continue to provide the basis for economic growth. The natural beauty of the region has also created a significant tourism industry.

With the only road and rail connections to the United States between Thunder Bay and Sarnia, the City enjoys an important competitive advantage to reach major American Mid-West markets. The Great Lakes – St. Lawrence Seaway provides shipping access to world markets and the community has a modern airport capable of handling international flights.

The City will continue to develop as the primary centre for administrative, educational, health, and retail services for the region.

The City shall pursue the following goals and policy initiatives to further develop its economic base. Additional policies which assist in achieving the Economic Goals are contained in Part 4, Built Environment.

Goals

1. To ensure that adequate employment opportunities and financial resources are available to permit all residents to enjoy a good standard of living.
2. To identify new wealth creating opportunities.
3. To assist local businesses and other community groups in developing new opportunities.
4. To ensure that appropriate lands and services are available for a wide variety of employment opportunities to meet long-term needs.

5. To preserve current employment areas by managing the encroachment of sensitive uses that may preclude or hinder future economic growth and development.
6. To provide a responsive and timely development approvals process.

2.5 Marketing

1. The City shall continue to develop and promote itself as an attractive, clean, culturally rich, friendly and safe community.
2. The City shall promote itself as a global leader in renewable energy production, including research and manufacturing opportunities associated with wind, solar, and bio-energy production.
3. Activities which foster community pride shall be supported and all residents shall be encouraged to promote the community.

2.6 Manufacturing and Transportation

1. Continued support for the expansion of the local steel and forest products industries. Additional opportunities for secondary manufacturing shall be explored.
2. Local forest bio-technology resources shall be used to promote additional research and manufacturing opportunities in conjunction with the development of a “science park”.
3. The City’s role as a major transportation centre should be further expanded with the development of a multi-modal facility, a deep water port, and improved road, rail and air infrastructure.

2.7 Tourism

1. The local cultural, historical, waterfront, accessible wilderness, and winter city themes shall be promoted to increase the existing visitor market and encourage the expansion and development of new tourist facilities.
2. The City shall continue to be promoted as a boating, skiing, snowmobiling and sport fishing destination.
3. The City shall continue to assist with the development of conventions, festivals and other visitor oriented events.

2.8 Regional Services

1. The City shall further develop its role as the primary centre for all services in the region.
2. The expansion of Algoma University and Sault College as Provincial centres of academic excellence shall be supported.

2.9 New and Expanding Business Development

1. Programs and activities which improve the knowledge base and skill level of the local labour force shall be encouraged, with special regard for training unemployed and underemployed individuals.
2. The City shall provide information and assistance to potential new or expanding businesses, including “home-based” enterprises.
3. The City shall encourage and assist volunteer, non-profit and other community groups to become active participants in new business development ventures.

2.10 Social Development

Social and economic development is inextricably linked. Quality of life is a key component in promoting the City to attract economic development.

Goals

1. To provide an adequate range of community and social services which are accessible to all.
2. To maintain the existing high standard of social services.
3. To encourage volunteers and non-profit groups to promote social development.
4. While recognizing the broad scope of social development concerns, this Plan focuses on accessibility, leisure and recreation, culture and heritage policies.

2.11 Accessibility

New development within Sault Ste. Marie will consider all members of the community, regardless of age and ability.

Goals

1. Ensure to the greatest extent possible, that all new sites are developed in a manner that is usable by all, regardless ability, and without the need for adaptation or specialized design.
2. Support the removal of existing barriers
3. Ensure that for all new development and redevelopment, accessible parking is provided in accordance with the requirements of the zoning by-law.
4. Where a building or property is designated or identified as having cultural heritage value, the City shall ensure that alterations do not adversely affect the heritage attributes.

2.12 Leisure and Recreation

The lives of all residents can be enhanced by providing diverse leisure and recreational opportunities.

Goals

1. Promote the value of recreation and leisure to overall health and quality of life, and develop diverse recreational opportunities for citizens and visitors.
2. Support sports, arts and cultural programs throughout the community.
3. Public access of the waterfront and the development of waterfront parks is a primary objective.
4. A waterfront parks system shall be developed based on:
 - a. Consolidating continuous public access to the waterfront
 - b. Providing connections to other facilities in the City
 - c. Ensuring the fullest utilization of a particular feature
 - d. Designing such areas at the pedestrian and cyclist level
5. The municipality shall encourage the development of services and facilities that reach identified niche markets.
6. Inequalities of access within the parks system should be eliminated. The open space system should be integrated for linear recreational opportunities.
7. The Neighborhood Parks System shall be reviewed to best service the community's changing population.

8. The Parks and Recreation Master Strategy, along with public and user group participation should be sought in land acquisition or disposal.
9. Joint utilization of municipal and other publicly owned open space shall be encouraged.
10. The further development of the Hub Trail shall be encouraged as a facility for leisure and recreation within the city.

2.13 Cultural Diversity

The residents of Sault Ste. Marie have created a community with a rich and diverse cultural heritage. It is important that this diversity be recognized within the community and efforts be made to preserve and promote our diverse traditions and experiences.

As stated in the Municipality's Cultural Policy, this Plan supports:

1. Promoting and encouraging the community's cultural identity and diversity.
2. Encouraging the appreciation and enjoyment of culture.
3. Encouraging various arts and cultural land uses, especially in the Downtown.

2.14 Cultural Heritage

Each major theme in Canadian History is represented in the history of Sault Ste. Marie. Throughout the City, there are several locations and structures that serve as a link to this past. These sites are part of the City's cultural heritage and should be preserved for the benefit of local residents and visitors. Two examples include the Ermatinger Old Stone House and the Sault Ste. Marie Lock, both of which are National Historic Sites.

Cultural heritage resources include, but are not limited to, archaeological sites, buildings, structures, monuments, cairns, plaques, structural remains of historical and architectural value, groups of distinctive structures in a specific area, districts or landscapes of historic or scenic interest, and significant vistas and ridge-lines.

The following policies may be implemented with the advice, assistance and recommendations of the Municipal Heritage Committee or other recognized advisory bodies and the Ministry of Citizenship, Culture and Recreation.

For specific policies pertaining to development within or adjacent to known archaeological sites or within areas identified as having high potential of archaeological assets, please refer to Section 3.3 of this Plan.

Policies

1. Identify, map and maintain an inventory of the following:
 - a. Isolated structures, buildings, sites, areas, neighbourhoods of historical, archaeological, architectural, physical, aesthetic or cultural significance, and high archaeological potential sites and areas.
 - b. Significant cultural or natural landscapes, units, corridors, vistas and ridge-lines.
 - c. Nationally and Provincially significant historic or prehistoric sites.
2. Pursuant to the Ontario Heritage Act Council may,
 - a. Designate properties to be of historic or architectural value or interest or,
 - b. Define and/or designate areas as heritage conservation districts or neighbourhoods.
 - c. Enter into a heritage conservation easement to ensure the protection of cultural heritage resources.
3. Wherever possible, heritage resources shall be managed in a manner that perpetuates their functional use while maintaining their heritage value and benefit to the community.
4. Historical monuments, cairns and plaques shall be preserved.
5. All development applications shall be reviewed for their impact on existing or potential heritage resources.
6. The 'in-situ' preservation of cultural heritage resources is preferred; however should removal, demolition or site alteration be necessary, full documentation must be undertaken prior to removal.

2.15 Physical Development

The physical development of the community must respond to economic, social and natural environmental challenges and opportunities. These forces play an important role in shaping the community's built environment.

The City shall be guided by the following goals and policies to manage the physical development of the community:

Goals

1. To ensure resources, facilities and services are available to accommodate a wide range of activities and sustain a high quality of life for local citizens.
2. To develop the physical form of the community to be environmentally sustainable, functionally efficient and aesthetically pleasing.
3. To encourage the reuse, rehabilitation and redevelopment of the existing built environment, especially built heritage resources.
4. To develop new facilities to diversify the economy.
5. To develop new facilities to expand the tourism industry's potential to attract and service visitors to the community and for the enjoyment of local citizens.
6. To develop flexible and adaptable land use plans and development procedures that respond rapidly to development opportunities.

2.16 Urban Design

Quality urban design helps create a safe, attractive and stimulating environment in which to live, work and play. Urban design should address visual character, compatibility of land uses and aesthetic aspects of development.

Development proposals and improvement plans shall be reviewed and prepared in accordance with the following policies:

Policies

1. The physical form of the community shall be friendly and accessible to all users and development shall respect and reinforce the human scale. New development should be designed to integrate with the existing built form.
2. Development or redevelopment should replicate and/or respond to existing colour, texture, scale, and massing in order to harmonize with the existing streetscape and the relationship of uses.
3. Streetscape improvements and the upgrading of existing building façades, signage, sidewalk improvements, lighting, street furniture, parking areas and landscaping shall be encouraged.
4. The maintenance and reinforcement of all natural features such as river and creek valleys, ravines, wooded areas, wetlands, significant habitat areas, slopes, parkland and heritage landscapes located within or next to development sites shall be encouraged.

5. Views and vistas of built and natural features, significant forest corridors, landscapes and ridge lines shall be preserved and enhanced.
6. The “Urban Forest” concept of maintaining existing and establishing new forested areas shall be encouraged. Tree planting shall be required for new development.
7. A high standard of site design in strategic or prominent locations such as the downtown, along major arteries, at street intersections and at entrances to the City shall be promoted.
8. The visual quality of visitor access corridors should be enhanced. High quality sign standards shall be applied. Front yard landscaping and landscaped buffers should be provided to separate and visually screen parking areas from the street and abutting properties.
9. Site design shall consider the impact on pedestrian, cycling and vehicular access. The effects of traffic noise, vibration and odour shall be assessed.
10. Pedestrian and cycling access to parks, bus stops and schools shall be encouraged.
11. All uses should provide sufficient on-site parking, although alternative off-site parking arrangements will be considered where necessary.
12. Where large parking areas are required, they should be broken into smaller sized parking areas defined by landscaping and pedestrian amenities.
13. “Winter City” design principles which acknowledge the climate of the community shall be considered.

2.16.1 Urban Design: Downtown

The Downtown area, as defined under Section 4.1.1.1 is an area of the community that is unique in terms of both built form and function.

To reflect this unique area, the Queen Street Urban Design Guidelines will be used to guide future development along Queen Street and the Downtown area. The guidelines will be implemented through site plan control.

Policies

1. Pedestrian linkages in the Downtown will be protected and enhanced to facilitate and encourage pedestrian traffic. Key linkages include those to

- municipal and private parking areas, the waterfront, and major areas of commercial, cultural and institutional significance.
2. Roadway design in the Downtown will be done in a manner that is consistent with the historic built form and layout.
 3. At the time of road improvement works, design consideration will be given to ensure that
 - a. Roads are developed in a manner that provides pedestrians clear and safe travel,
 - b. Decorative streetscape treatments and landscaping are incorporated into the design.
 - c. Special attention is given to intersection design, including appropriate measures to enhance the pedestrian experience, such as coloured concrete unit pavers or impressed coloured concrete.
 4. Where feasible, above-ground utility services will be buried as part of future roadwork improvements.
 5. Built form, massing, scale, height and setbacks of new or expanded buildings should be compatible with the traditional physical character of the Downtown area. Wherever possible, uniform setbacks will be maintained and large blank walls will be discouraged, or treated appropriately with windows or other architectural features to create visual interest. Within the defined Downtown, Site Plan Control will be utilized to review matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, in addition to other matters that may be reviewed under Site Plan Control, as outlined in Section 41 of the Planning Act, as amended.
 6. Higher building densities will be encouraged in the Downtown area.
 7. Heritage buildings, features or facades shall be preserved and appropriately addressed in new development.
 8. Where larger uses are proposed in the Downtown area, building entrances should be located and designed to enhance ground floor public space.
 9. Opportunities for storefront space at street level should be encouraged.
 10. Where taller residential buildings are proposed in the Downtown, architectural solutions such as stepping back upper floors will be implemented to de-emphasize the height and massing relative to adjacent buildings.



11. Opportunities to provide or maintain attractive views and vistas to significant architectural features, the waterfront, landmarks and public art will be considered as part of new developments or redevelopments in the Downtown.

Part 3 Natural Environment – Resources and Constraints



3.0 Introduction

The Natural Environment policies aim to ensure that resources are managed in a sustainable manner by protecting essential ecological processes, natural heritage features and areas, public health and safety, minimizing harmful environmental and social impacts, and maximizing resource-based development opportunities.

The Sault Ste. Marie Region Conservation Authority (SSMRCA) plays a key role in achieving the above noted goals, through Ontario Regulation 176/06 *“Development, Interference with Wetlands and Alteration to Shorelines and Watercourses”*. Areas regulated by O.Reg 176/06 are shown on Schedule B. Prior to development or site alteration within these areas, a permit must be obtained from the SSMRCA. Upon review, the SSMRCA may turn down the application or attach conditions to approval.

3.1 Natural Resources

3.1.1 Minerals and Mineral Aggregate Resources (Schedule A)

Mineral and mineral aggregate extraction is a vital and valuable resource for the community. Major sand and gravel deposits are identified on Natural Resources Schedule A of this Plan.

Local pits and quarries are necessary for the development of the urban area. The protection of minerals and mineral aggregate resources from incompatible uses conserves and protects this non-renewable resource. The operation of pits and quarries within the area must include provisions for their progressive rehabilitation and subsequent reuse. Such measures also ensure existing residential uses within the area are minimally impacted by the development of new pits and quarries or the expansion of existing operations.

The Minerals and Mineral Aggregate Area illustrated on Schedule A of this Plan closely corresponds with the northern portion of the Significant Groundwater Recharge Area, also illustrated on Schedule A of this Plan. Consequently, pits and quarries function in areas where their operations have the potential to impact the groundwater supply.

Policies

1. To ensure the orderly extraction and optimal use of minerals and mineral aggregate resources in order to provide for local, regional and provincial needs, while minimizing negative environmental, financial and social impacts on the municipality and residents.
2. Existing licensed mineral aggregate operations, including those located outside of the Mineral Aggregate Area, as shown on Schedule A, are permitted to continue without the need for an amendment to this Plan or the implementing zoning by-law. The preferred area for expansion of aggregate resources is adjacent to existing pits and quarries.

3. Extractive uses should be developed using the principles of “sustainability”. Furthermore, whenever feasible, the recovery (asphalt and concrete recycling) of mineral aggregate resources shall be encouraged.
4. Progressive and final rehabilitation shall be required on all mineral aggregate operations and the rehabilitation of abandoned pits and quarries shall be encouraged.
5. Other land uses such as forestry that do not preclude the future use of the aggregate resources are permitted.
6. Sensitive land uses which are not compatible with aggregate extraction shall be discouraged from areas surrounding existing pits and quarries.
7. Residential development within the aggregate area shown on Schedule A is limited to existing lots. New lot creation shall not be permitted.
8. Accessory industrial uses related to aggregate extraction activities may be permitted subject to an environmental impact study which demonstrates that impacts to the environment will be minimal. Accessory industrial uses include, but are not limited to:
 - a. Asphalt and concrete plants
 - b. Mineral aggregate processing facilities
 - c. Facilities for the recycling of mineral and aggregate resources such as:
 - i. Asphalt
 - ii. Brick
 - iii. Glass
 - iv. Concrete
9. Other non-aggregate uses may be permitted by rezoning if issues of public safety and environmental impacts can be addressed, and:
 - a. The resource use is not feasible; or
 - b. The use serves a greater long term interest of the public; or
 - c. The use will not significantly preclude or hinder future extraction.
10. The review of new development proposals shall consider all other applicable requirements of this Plan; particularly those policies outlined in Section 3.1.3, Sourcewater Protection.
11. Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

Such pits shall be progressively rehabilitated once the project is completed or the pit/quarry is no longer required.

3.1.2 Forested Areas

Approximately 40% of the City's total land area is forested. The policies below set out the means of preserving and protecting this valuable resource.

Policies

1. The municipality and the Conservation Authority shall inventory important woodlands and develop policies for the stewardship and protection of these areas, which shall be zoned appropriately.
2. Proper forest management practices shall be promoted on all forested lands and the municipality may enact by-laws under the Municipal Act.
3. The municipality and the Conservation Authority shall encourage the "Urban Forest" concept. Forested corridors and greenbelts shall be encouraged and maintained throughout the City.
4. Wherever possible, existing trees, natural features and wooded areas shall be maintained and reinforced when developing a site.
5. Tree planting shall be required on all new residential developments and encouraged in all other developments.

3.1.3 Sourcewater Protection

Under the "*Clean Water Act 2006*", the Sault Ste. Marie Region Conservation Authority is developing a Source Protection Plan through the Source Protection Committee. The policies outlined in this section may need to be amended as a result of the recommendations contained in the Source Protection Plan.

Existing uses that threaten the aquifers or municipal wellheads should be monitored to ensure that best practices for mitigation of the threat are followed.

3.1.3.1 Wellhead Protection Areas

The purpose of the wellhead protection areas is to safeguard Sault Ste. Marie's water supply system. There are six municipal wells in 4 locations within the community supplying 50% of the City's water needs. Wellhead Protection Areas A, B and C are illustrated on Schedule A of this Plan. Wellhead Protection Area A includes a 100m radius around the wellhead, Wellhead Protection Area B includes the 2-year time of travel zone around the wellhead and Wellhead Protection Area C includes the 5-year time of travel zone around the wellhead.

Policies

1. The Sault Ste. Marie Region Conservation Authority and PUC Services Inc. should participate in an education program to inform the public of the need to protect the municipal water supply. This program will teach the proper handling of possible contaminants such as fuel oil, gasoline, fertilizers and pesticides.
2. The City, the Sault Ste. Marie Region Conservation Authority, and PUC Services Inc. shall implement a program to identify existing abandoned wells and work towards correcting any deficiencies that may threaten the groundwater supply.

3.1.3.2 Significant Groundwater Recharge Protection Area

The Significant Groundwater Recharge Protection Area is shown on Schedule A of this Plan. These areas contain sand and gravel deposits which allow surface water to percolate downward, recharging the groundwater supply.

The importance of protecting the City's groundwater resource is critical. Uses and activities which pose a potential threat to the groundwater regime should be limited or designed in a manner that mitigates the potential threats.

Development proposals located north of the Precambrian Shield Line (shown on Schedule C) or within the Significant Groundwater Recharge Area shall adhere to the following policies:

3.1.3.2.1 Fuel Storage and Handling

1. In-ground fuel storage tanks are prohibited
2. The amount of fuel stored on-site shall not exceed 2,500 litres. The maximum amount of fuel stored for aggregate operations shall not exceed 5,000 litres.
3. Fuel storage is limited to fuel for on-site activities only.
4. Storage tanks must be installed on an impervious surface with sufficient containment to hold 110% of the total tank volume.
5. Fuelling areas must be designed to collect all runoff, separate fuel from water and allow for proper disposal of the contaminants before the runoff enters ground or surface water systems.
6. Storage tanks must be situated to minimize exposure to moving equipment and vehicles, including collision protection features.

7. On-site fuelling equipment should be in a fixed location. Where portable fuelling equipment is necessary to fuel fixed machinery, a means to catch and contain a spill is required. The method of containment will be reviewed and approved by the Conservation Authority and PUC Services Inc.
8. The area where a portable fuel tank is stored must have an impervious ground surface with sufficient containment to hold 110% of the total tank volume.

3.1.3.2.2 Chemical Storage and Handling

- 1 The bulk storage of chemicals, petroleum products, and other hazardous materials is prohibited.
- 2 The storage and handling of chemicals is restricted to an indoor or covered area, equipped with adequate spill and runoff containment structures and designed to prevent any loss of chemicals into the ground.
- 3 All persons handling chemicals must be trained to ensure the substances are properly stored and handled.

3.1.3.2.3 Vehicle Maintenance, Repair and Storage

- 1 Vehicular maintenance and repair will be limited to only those vehicles owned, leased and operated in conjunction with the main use permitted on-site. The repair and maintenance of vehicles and equipment not associated with the main use is prohibited.
- 2 Maintenance and repair of vehicles and equipment shall be conducted entirely within an enclosed building.
- 3 The building must be equipped with suitable floor drainage, collection and retention systems to ensure that any spills are prevented from entering the ground.
- 4 The floor of the building must be structurally sound and constructed of materials capable of preventing any loss of liquids to the underlying ground.
- 5 Any portion of the property used to store vehicles or motorized equipment shall be equipped with an impermeable surface to prevent the percolation of contaminated runoff into the ground.

3.1.3.2.4 Spill Response Action Plan

- 1 A "Spill Response Action Plan" may be required for certain uses or activities. On-site staff must be trained to carry out the plan. A copy of

the plan shall be provided to the Conservation Authority and PUC Services Inc. for their review and approval.

- 2 The spill response plan must be reviewed annually to ensure it is kept up-to-date.

3.2 Significant Natural Habitats, Features and Areas

Significant natural features and areas contain distinctive or unusual features and may perform key ecological functions for various animal and plant species. Linkages between significant natural features and areas often act as corridors that enhance and maintain natural habitat within the municipality.

Development and site alteration shall not be permitted within Significant Natural Habitats, Features and Areas, including Adjacent Lands, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

3.2.1 Fish Habitat – Schedule A

Quality fish habitats have significant economic and social benefits. Fish habitat includes spawning grounds, nurseries, food supply and migration areas; all are necessary components of a fish habitat.

All lakes, streams, rivers and tributaries shown on Schedule A are identified as fish habitat

Policies

1. The restoration, enhancement and creation of fish habitat is encouraged.
2. Public access to recreational fishing areas should be provided and maintained to support recreational fishing opportunities.
3. Development and site alteration shall not be permitted in fish habitat except in accordance with Provincial and Federal requirements.
4. No development is permitted adjacent to fish habitat unless it can be demonstrated through appropriate evaluation that there will be no negative impacts upon natural features or their ecological functions. This may require an Environmental Impact Study prepared by a qualified professional, which outlines any impacts to fish habitat, and the measures required to mitigate all negative impacts, if possible. The extent of the study will take into account the scope of proposed development, existing development, zoning, topography, species and habitat sensitivity.

Definition of Adjacent Lands to Fish Habitat

Fish Habitat	Adjacent Lands
Watercourse with no defined bed and banks or intermittent stream	120m from the centre line of a stream course or channel
Non-meandering stream with defined bed and banks	120m from the average annual high water mark
Meandering stream	120m from the line that connects each outside curve/concave bank at bankfall
Inland lake trout lake at capacity	300m from the normal high water mark.
Other lakes, rivers and waterbodies	120m from the normal high water mark.

3.2.2 Wetlands

Wetlands are an important part of a strong, sustainable, natural environment. They provide valuable environmental functions such as wildlife habitat, water quality enhancement and flood control. The City has approximately 1135ha of land considered to be wetlands, occupying 19% of the City's entire land mass. These wetlands, shown on schedule A, include fens, swamps, bogs and marshes.

Policies

The following policies shall apply to wetlands and adjacent lands within 120m.

- 1) If Provincially Significant Wetlands are identified, no development or site alteration is permitted within the wetland. The exception to this is infrastructure development proposals where it can be shown, through the Environmental Assessment process, that the proposal cannot be located outside of the wetland. Examples include pipelines, provincial highways, roads, electric power facilities and water treatment plants.
- 2) If Provincially Significant Wetlands or wetlands greater than 2ha in size are identified, development or site alteration within 120m of the boundary of the wetland will not be permitted unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the wetland's natural features or ecological functions. This will require the completion of an Environmental Impact Study by a qualified professional.
- 3) Where it has been demonstrated that a wetland is not Provincially Significant or where an unevaluated wetland is less than 2ha and does not contain the characteristics or components that are typical of a significant wetland, the 120m buffer may be reduced to 30m, in consultation with the Sault Ste. Marie Region Conservation Authority.
- 4) Where a wetland has not been evaluated, but has the characteristics or contains components that are typical of a significant wetland, a wetland evaluation will be required prior to any development or site alteration.

- 5) Permitted uses in wetland areas that are not Provincially Significant include passive or low intensity recreational uses, fish and wildlife management and forestry, provided that such land uses maintain and enhance the natural functions and area of the wetland.
- 6) Development shall only be permitted in wetlands that are not “Provincially Significant” where there is:
 - a) no loss of wetland functions
 - b) no encouragement for future development that will impair wetland functions
 - c) no conflict with good wetland management practices
- 7) Development or site alteration upon a wetland or within 120m of its boundary requires a permit from the Sault Ste. Marie Region Conservation Authority.

3.2.3 Endangered and Threatened Species and Their Significant Habitats

The Ministry of Natural Resources is responsible for identifying and defining endangered and threatened species, as well as their significant habitats. The Municipality maintains a confidential record of such information.

The overall intent of this Plan is to protect endangered and threatened species, as well as the significant habitats that are necessary for the maintenance, survival, and recovery of naturally occurring or reintroduced populations of a particular endangered or threatened species.

The Species at Risk in Ontario (SARO) List (available online) of endangered and threatened species, and their defined habitat is continually evolving as new species are added, removed or identified. Future amendments to this plan may be required to ensure accuracy and currency.

1. Development or site alteration within a Defined Significant Habitat as outlined above will not be permitted unless it has been demonstrated to the satisfaction of the Ministry of Natural Resources through, an Environmental Impact Study, that there will be no negative impacts upon the form and function of a defined significant habitat of an endangered or threatened species.
2. Proponents should exercise due diligence to ensure that any activities being contemplated would not contravene the Endangered Species Act, 2007. Where a new Endangered or Threatened Species Occurrence is identified, any development or site alteration activities must immediately stop, and the Ministry of Natural Resources must be contacted.

3.2.4 Significant Wildlife Habitat- Deer Wintering Area

The Ministry of Natural Resources has identified a Deer Wintering Area encompassing the airport and surrounding areas. The core deer wintering area is identified on Schedule A to this Plan and is considered Significant Wildlife Habitat.

Development or site alteration within the core of the deer wintering area or adjacent lands (120m) is generally discouraged.

Prior to development or site alteration within the core deer wintering area, or upon adjacent lands within 50m of the core area, an Environmental Impact Study will be required. Development will only be permitted where it can be demonstrated that the form and function of the deer wintering area will not be impacted.

3.2.5 Significant Wildlife Habitat - Rare Species Occurrences

Rare Species Occurrences include rare flora and fauna, and uncommon or unusual geological formations. Rare species occurrences also include natural attributes that may be common elsewhere, but not normally found within this region.

At this time this Plan does not identify any rare species occurrences within the Community, however this is subject to change as new information becomes available. In the event that a rare species occurrence is identified, development proposals within 120m of the occurrence must be accompanied by an Environmental Impact Study. The study must address potential impacts to a particular species, and how these impacts might be mitigated, if possible.

3.2.6 Evaluating the Potential for Significant Wildlife Habitat

It is recognized that mapped significant wildlife habitat may not exist prior to a proponent submitting a development application. Consequently, proponents may be required to determine whether significant wildlife habitat exists on the property proposed for development.

The final determination of whether or not an evaluation is required will be made by the Planning Division, in consultation with other relevant agencies, including but not limited to the Sault Ste. Marie Region Conservation Authority and the Ontario Ministry of Natural Resources.

Proponents may be required to evaluate the potential for significant wildlife habitat when previously undeveloped lands located beyond the Urban Settlement Area, as shown on Land Use Schedule C, are subject to one or more of the following triggers:

1. Creation of more than three lots through either consent or plan of subdivision;

2. Change in land use, not including the creation of less than three lots, that requires approval under the Planning Act;
3. Construction for recreational uses (e.g., golf courses, serviced playing fields, serviced campgrounds and ski hills) that require large-scale modification of terrain, vegetation or both.

3.3 Archaeological Resources (Schedule E)

It is this Plan's goal to recognize, protect and conserve archaeological sites. Based upon the City's Archaeological Master Plan, the areas of the community with archaeological potential are shown on Archaeological Resources Schedule E. The following policies implement the Archaeological Master Plan:

1. Where lands proposed for development may include archaeological resources, or where such lands are located within an area of archaeological potential, as shown on Schedule E, the following studies must be conducted by a licensed archaeologist, at the expense of the owner or applicant:

Development Approval	Archaeological Assessment Requirement
- Official Plan Amendment - Zoning By-law Amendment - Severance Application - Subdivision Approval	Archaeological assessment if any portion of the subject property is within 250m of a known archaeological site, excluding lands zoned Environmental Management, if such lands are not proposed to be disturbed in any way.
- Official Plan Amendment - Zoning By-law Amendment - Severance resulting in more than 3 lots – Urban Area	Archaeological assessment if any portion of the affected lands is within an Archaeological Potential Area, excluding those lands zoned Environmental Management, if such lands are not proposed to be disturbed in any way.
Subdivision Approval	Archaeological assessment if any portion of the affected lands is within an Archaeological Potential Area. This is a requirement of Ontario Regulation 544/02, Schedule 1.
Severance resulting in more than 3 lots – Rural Area	Where more than 3 new lots are proposed, an archaeological assessment is required if any portion of the proposed development area is within an Archaeological Potential Area. The Committee of Adjustment may restrict development within certain areas as a condition of approval in lieu of an archaeological assessment where appropriate.
Municipal Projects involving previously undisturbed land.	Archaeological assessment if any portion of the affected lands is within an Archaeological Potential Area.

2. Archaeological assessments may not be required in areas that have been subject to previous intensive and extensive soil disturbance.

3. The City will encourage the conservation of any archaeological resources that may be identified by the City, Province or other group or agency, and will continue to enforce municipal and provincial legislation with respect to the discovery of items of archaeological or historic interest on a property.
4. The City will cooperate with the Provincial Government to designate archaeological sites in accordance with the Ontario Heritage Act.
5. The City will keep the existence and location of archaeological sites confidential, to protect against vandalism and disturbance, as per the existing data sharing agreement between the City and the Ministry of Tourism and Culture.
6. All archaeological assessment reports shall be reviewed, and a compliance letter must be issued by the province. A copy of the assessment report must be provided to the City.
7. Where archaeological resources are accidentally discovered or existing resources are under imminent threat(s), a contingency plan must be prepared, with the advice of a licensed archaeologist and/or the Ministry of Tourism and Culture and adopted by by-law.
8. Where burial sites are encountered during any excavation or other action, the provisions of the Cemeteries Act and its regulations will apply. Where there are First Nations burials, consultation with all relevant First Nations communities is required.

Type of Artifact	Required Actions
Human Remains	All work must immediately cease and the site must be secured. The Sault Ste. Marie Police, the Registrar of Cemeteries Regulation Section of the Ontario Ministry of Consumer Business Services (416-326-8494), the Cultural Program Branch of the Ministry of Tourism and Culture (416-314-7123) and the City's Engineering & Planning Department must be contacted immediately for further direction.
Deeply Buried or previously undiscovered artifacts	All work must immediately cease and the site must be secured. The Cultural Program Branch of the Ministry of Tourism and Culture (416-314-7123) and the City's Engineering & Planning Department must be contacted immediately for further direction.

3.4 Constraints and Hazards

The Policies outlined in this Section are intended to reduce the potential risk to life and property. Where a natural or built hazard exists, development shall be guided by the following policies, which may include prohibition of development;

development subject to a detailed Environmental Impact Study (EIS) or development with conditions.

3.4.1 Alluvial Soils – Schedule B

Alluvial soils have limited bearing capacity to support foundations.

No development applications or building permits shall be approved for development on alluvial soils without a review and a report prepared by a professional engineer approved by the municipality.

3.4.2 Lacustrine Clay Soils – Schedule B

Lacustrine clay soils lack the ability to support the operation of on-site sewage systems without special provisions.

The development of an on-site sewage system shall not take place in areas of lacustrine clay soils without written approval from Algoma Public Health or the appropriate agency having jurisdiction.

3.4.3 Great Lakes Flood Line – Schedule B

The Provincial ‘Great Lakes/St. Lawrence River Shoreline Policy’ and the ‘Shoreline Management Plan’ of the Conservation Authority are implemented through the policies below. The purpose of these policies is to reduce the potential loss of life and property damage as a result of flooding, erosion and dynamic beach action. The areas included within the Regulated Shoreline are shown on Schedule B.

The shoreline is divided into two regulated areas; the Lake Superior Regulated Shoreline (above the compensating gates) and the St. Mary’s River Regulated Shoreline (below the compensating gates). Given the compensating gates, flood setback allowances are decreased along the St. Mary’s River regulated shoreline.

The Regulated Shorelines are defined as the total landward extent of the “regulatory flood line”, the “regulatory erosion line” the “regulatory dynamic beach area”, and wave up-rush limits.

Policies

1. Maintaining shoreline areas in a natural state is encouraged. The rehabilitation and re-vegetation of a shoreline back to its natural state is also encouraged.

2. All development or site alteration, including the removal of vegetation in or abutting a Regulated Shoreline, shall require approval from the Conservation Authority and the Department of Fisheries and Oceans.
3. Erosion control works must comply with Ministry of Environment construction standards, which are administered by the Conservation Authority.
4. Areas of existing development within the Lake Superior Regulated Shoreline may be further developed subject to Conservation Authority approval provided that:
 - a. Buildings and structures, including additions to existing buildings and structures are flood-proofed;
 - b. Erosion setbacks are used in combination with specific engineering works or studies to ensure proper protection;
 - c. The development is not within the Dynamic Beach Area, as defined by the Conservation Authority.
5. Within the St. Mary's River Regulated Shoreline, no development will be permitted within the defined portions of the 100-year flood level, excluding the regulated shoreline between Huron Street and Simpson Street (extended). Development and redevelopment within this area may be permitted given that flood and erosion protection are provided to current engineering standards, including approval from the Conservation Authority.

3.4.4 Tributary Flood Line – Schedule B

The Tributary Flood Line includes streams, intermittent water courses and inland lakes that are not on the Lake Superior – St. Mary's River shoreline.

The tributary flood line or flood plain areas are identified by the Conservation Authority using the "Regional Storm" with allowances for erosion, meandering and the 1 in 100 year flood event. Defined by the Province of Ontario, the Regional Storm for this area is the "Timmins Storm", which is based on an actual rainfall event that occurred over Timmins in 1961.

Prior to development or site alteration within flood plain areas, a permit from the Sault Ste. Marie Region Conservation Authority is required.

The following policies apply to lands within the Tributary Flood Line as shown on Schedule B.

Policies

1. The development of new buildings or structures within the designated Tributary Flood Line is prohibited, except flood and erosion control structures and facilities which by their nature must locate near water.
2. A permit from the Sault Ste. Marie Region Conservation Authority is required prior to any development or site alteration proposals within 30m of the high water mark or within 15m of the top of the stable slope, both of which may include increased setbacks or flood proofing measures related to a meander belt.
3. Maintaining the lands and vegetation within the Tributary Flood Line in as natural state as possible is encouraged.
4. The re-habilitation and re-vegetation of shore areas back to their natural state is encouraged subject to appropriate approvals from the Conservation Authority.

3.4.5 Specific Flood Areas – Schedule B

Bayview, Gateway and Steelton are urban areas that are prone to flooding. The nature of the flooding in these areas is similar to that experienced in the Flood Fringe. Development and redevelopment within the Specific Flood Areas shown on Schedule B must conform to the following policies:

Policies

1. Bayview – There are no openings to buildings below 184.4m Canadian Geodetic Datum.
2. Gateway – The improvements which resolve the flooding problem have been identified by the municipality, with the technical advice of the Conservation Authority and are required as a condition of redevelopment. Further, there are no openings to buildings below 178.6m Canadian Geodetic Datum.
3. Steelton – The improvements which resolve the flooding problem are identified by the municipality, with the technical advice of the Conservation Authority and are proposed as a public project and provided when possible. Further, there are no openings to buildings below the elevations established in the Conservation Authority's Fort Creek Watershed Appraisal, 1984.

3.4.6 Erosion Hazards

Prior to development or site alteration upon or near significant slopes, a permit is required from the Sault Ste. Marie Region Conservation Authority.

Policies

The following policies shall apply where development or site alteration proposals (including cutting and filling) are on or near a slope or ravine:

1. Development or site alteration will not be permitted upon slopes that are unstable or subject to active erosion or historic slope failure.
2. Significant slopes and ravines shall be maintained in as natural of a state as possible. The maintenance and enhancement of the natural vegetation upon a slope is strongly encouraged.
3. Development shall be setback 15m from the top or bottom of the stable slope, which is defined in section 7 of this Plan. Specific setback distances for slopes having grades steeper than 3 horizontal to 1 vertical or 5 horizontal to 1 vertical in sandy soils, shall be determined in consultation with the Sault Ste. Marie Region Conservation Authority.
4. Development proposals on or near significant slopes must be accompanied by a slope stability analysis prepared by a qualified professional, to the satisfaction of the Sault Ste. Marie Region Conservation Authority. A permit from the SSMRCA must also be obtained for development on these slopes or within 15m of the top or bottom of a defined stable slope.
5. Applications to develop lands having a slope steeper than 3 horizontal to 1 vertical or 5 horizontal to 1 vertical in sand or sandy soils, shall be accompanied by a report indicating how slope stabilization will be achieved, to the satisfaction of the Sault Ste. Marie Region Conservation Authority.
6. Lands having slopes greater than 20% may not be developed upon. Such lands may be dedicated to the Municipality for stormwater management purposes or to facilitate the continuation of a recreational corridor. Such lands dedicated for stormwater management purposes may not be included in any required park land dedication.
7. Areas where topographic changes might result in significant erosion or other environmental damage shall be protected. These areas may include sensitive vegetation or vegetation in combination with topographic features.
8. The prime agency in the designation and review of fill areas is the Conservation Authority. Changes to the boundaries or permits to place fill require Conservation Authority approval.
9. Fill materials must meet applicable Ministry of the Environment or Conservation Authority requirements.

3.4.7 Mine Hazards

There is 1 known mine hazard within the Municipality. Although the hazard is not located within the Municipality, the 1km buffer around the hazard includes a small portion of Municipal land near the northeastern City limit. Development proposed within 1km of a mine hazard is not permitted without prior consultation with the Ministry of Northern Development Mines and Forestry (MNDMF), Regional Land Use Geologist. MNDMF will work with proponents to refine development setbacks and assess the need for additional geotechnical studies.

3.4.8 Contaminated Sites

Potentially contaminated sites or brownfields include lands where contaminants may be present due to previous industrial, transportation, utility or similar uses. Sources of site contamination can include disposal of waste materials, raw material storage, residues left in containers, maintenance activities and spills. Some commercial uses such as gasoline stations and vehicle repair garages have a similar potential.

Where a site is deemed to be contaminated or has the potential to be contaminated, proper decommissioning is required prior to development. Site decommissioning may include:

1. A site remediation plan prepared in accordance with the requirements of the Environmental Protection Act, and/or
2. A Record of Site Condition from the Ministry of the Environment

Part 4 Built Environment (Schedule C)



4.0 Introduction

The physical development of the community must respond to economic, social and environmental challenges and opportunities. These forces shape and accommodate the form of the community's urban and rural built environments.

The City shall be guided by specific policies to manage the physical development of the community as shown on Schedule C. These policies should be read in conjunction with other policies related to resources and constraints, in particular Part 3, of this Plan.

Goals

1. To ensure that adequate physical resources, facilities and services are available for citizens to accommodate their activities and to sustain their quality of life.
2. To develop the physical form of the community to be environmentally sustainable, functionally efficient and aesthetically pleasing.
3. To plan for the needs of a stable population and its working, living and recreational activities.
4. To encourage the reuse, rehabilitation, redevelopment and where appropriate, the intensification of the existing built environment, including brownfield sites.
5. To develop flexible and adaptable land use plans and development procedures that respond rapidly to development opportunities.

4.1 Land Use Designations and Policies

The land use designations for the community are shown on Land Use Schedule C to the Official Plan.

Examples of permitted uses within land use designations indicate the possible range and type of permitted uses. Specific uses which are not listed in the Plan but are considered to be similar in nature and conform to the general intent and policies of the applicable land use designation may be permitted.

4.1.1 Commercial

Commercial land use includes businesses engaged in retail, finance, insurance, real estate, business, government, educational, health, social services, accommodation, entertainment, food and beverage and other personal or household service industries.

The main emphasis shall be to maximize the use of existing commercial space. The development of new commercial space on lands not properly zoned shall be discouraged until the existing supply of vacant space is reduced to reasonable levels. It is acknowledged that some of the vacant space requires upgrading. Exceptions to allow new development shall be made where major uses cannot be accommodated in existing buildings.

In order to clarify the application and intent of the Zoning By-law, this Section provides general descriptions of uses to be permitted in the Downtown, Commercial Corridors and Neighbourhood Commercial Areas

Existing Commercial zoning in areas not designated “Commercial” are recognized and may be modified without an Official Plan amendment.

Commercial development of less than 200m² may be permitted on lands designated “Residential” subject to Zoning By-law approval without an Official Plan amendment.

Policies

1. The conversion of existing vacant commercial space to residential or other non-commercial use shall be encouraged where appropriate and permitted subject to Zoning By-law approval without an Official Plan amendment
2. Applications to permit new commercial development in excess of 4,000m² shall require a market study to assess the impact on existing commercial areas, to ensure their continued viability prior to approval.
3. The number of driveways onto arterial roads should be minimized. Shared driveways serving more than one property or business shall be encouraged. Direct vehicular access between adjoining commercial uses shall also be encouraged. Wherever possible, parking lots and adjacent buildings shall be designed in a manner that accommodates future connections to adjoining properties.
4. Landscaped areas and buffers shall be provided within front and exterior yards, as well as internally. Outdoor storage, service, refuse and parking areas shall be visually screened.
5. Site plan control measures may be utilized to ensure adequate design considerations are given to all commercial developments and redevelopments.

4.1.1.1 The Downtown

The downtown area as shown on Schedule C is defined as those properties bounded by or with frontage on:

The north by:

- Wellington St, including those properties on Bruce Street south of Huron Central Railway

The east by:

- Church St.
- Queen St. E.
- The easterly property line of the hospital lands (969 Queen St. E)

The south by:

- St. Mary's River waterfront

The west by:

- North St.
- Cathcart St.
- Albert St. W.
- Huron St, including the former St. Marys Paper property.

Policies

1. The Downtown area should be maintained as the primary administrative, business and cultural centre of the community. Parks and other public facilities are also permitted. Mixed use and high density residential development is encouraged.
2. Construction of major office buildings outside of the Downtown area shall be discouraged and new office buildings shall be encouraged to locate in the Downtown core. More specifically,
 - a. The construction of new office space outside the downtown in excess of 700m² is prohibited, unless it can be demonstrated that such office space is accessory to a main use permitted by the current zoning or used for medical purposes.
 - b. Buildings which exist on the day of the adoption of this Official Plan may be converted to office space, up to 100% occupancy, with no size limit.
3. The Downtown area includes an established residential area. Substantial residential structures should be preserved. Existing residential development should be maintained and improved where practical. New residential development may be permitted on lands designated Commercial within the Downtown area without an amendment to this Plan, subject to Zoning By-law approval.
4. Existing residential buildings in the Downtown may be converted to permit additional dwelling units or for limited commercial uses where the abutting properties are of a similar use and adequate off street parking can be provided subject to Zoning By-law approval without an Official Plan

- amendment. Front yard parking shall be discouraged and removed where practical.
5. The use of “cash in lieu” of parking will encourage new development and provide funds for additional consolidated downtown parking facilities. Cash in lieu of parking may also be considered where nearby public parking is available or a reduced number of parking spaces will have minimal impacts upon the functioning of the site and intended use.
 6. Commercial parking requirements may be lower in the Downtown than in other areas to reflect multi-purpose trips and greater transit usage.
 7. Clergue Park and the adjoining vacant lands should be redeveloped, in conjunction with the art gallery and library properties as the major parkland in the Downtown.
 8. A strong focus shall be placed on creating good pedestrian and cycling routes throughout the Downtown and along the waterfront.

4.1.1.2 Commercial Corridors: Great Northern Road – Trunk Road – Second Line

1. The Great Northern Road, Trunk Road and Second Line areas include a combination of major shopping centres, strip plazas and individual businesses. Major new land uses adjacent to these highways should be limited to those uses which serve the travelling public or which cannot be readily accommodated in the Downtown area.
2. The “wilderness” area north of Fourth Line shall be maintained as a “naturally gifted” entrance to the community. Further commercial development is prohibited. New recreational and resource-based development shall retain or enhance existing vegetation along the highway frontage in accordance with this policy.

4.1.1.3 Neighbourhood Commercial Areas

1. Commercial activities which are not located in the Downtown or Commercial Corridor areas should be limited to those uses which are intended to serve the needs of the immediate neighbourhood.
2. Neighbourhood commercial uses should be grouped together in neighbourhood malls or at the intersection of arterial streets.

4.1.2 Industrial

Industrial land use includes businesses engaged in: logging and forestry, manufacturing, construction, transportation and storage, communication, commercial power generation and other utility and wholesale trade industries.

As it is not possible to accurately predict future industrial land needs, the City shall maintain a portfolio of land to accommodate a variety of industrial uses with different location and servicing requirements.

Existing industrial zones in areas not designated “Industrial” are recognized and may be modified without an Official Plan amendment.

Policies

1. An adequate inventory of vacant, serviceable industrial land shall be maintained. Where private interests are unable to maintain an acceptable inventory, the City shall acquire and develop industrial land. The City may enter into partnerships with private interests for the development and marketing of industrial lands
2. Trunk services may be extended to areas identified for future industrial development.
3. The development of a deep water port shall be promoted in conjunction with the continued development at the Steel Plant and the adjoining industrial lands.
4. The Zoning By-law shall provide for a variety of industrial locations with permitted uses grouped into Light, Medium and Heavy Industrial zone categories.
5. Minimum setbacks and other forms of buffering shall be used to provide adequate separation from neighbouring sensitive uses as described in the applicable Provincial Ministry guidelines.
6. Site Plan Control Agreements may be required where property has frontage on an Arterial street, abuts sensitive land uses or where otherwise specified by City Council.
7. Redevelopment of lands previously used for industrial purposes is encouraged and may require a Record of Site Condition identifying the nature and extent of any site contaminants.

4.1.2.1 Industrial Commercial Areas

1. Although designated “Industrial”, properties with frontage on the following streets may be zoned to permit a combination of select commercial and industrial uses:
 - a. The west side of Great Northern Road between Second Line and Third Line.
 - b. White Oak Drive East between North Street and Sackville Road.
 - c. Second Line between Sackville Road and Old Garden River Road.
 - d. The extension of Second Line (Highway 17 realignment) east of Black Road.
2. Permitted commercial uses shall be primarily those which provide a service to the travelling public or require large lots that cannot be accommodated within existing commercial areas. Permitted commercial uses include: automobile sales, building supply sales, convenience stores, furniture warehouses, a hotel or motel, recreation centres, restaurants and similar uses.
3. Permitted industrial uses are those which can satisfy commercial quality performance standards as described in the applicable zoning regulations. Permitted industrial uses shall include, but not be limited to, those businesses which provide a service to other industrial businesses.
4. Front yard landscaping and landscaped buffers are required and outdoor storage and parking areas shall be visually screened.

4.1.3 Institutional

Lands designated Institutional are intended to be used for major public and quasi-public purposes of a community or regional nature such as hospitals and medical centres, secondary schools, colleges and universities, homes for the aged, and major governmental institutions. Group home facilities that are licensed, funded or operated by a Federal or Provincial agency, and correctional facilities are also permitted.

Institutional uses are permitted in other land use designations subject to zoning by-law regulations without an Official Plan amendment.

Policies

1. A park-like setting with abundant high quality landscaping shall be promoted.
2. Institutional lands should be developed in a manner that considers accessibility for persons with disabilities, pedestrians and alternative modes of transportation including public transit.

4.1.4 Parks and Recreation

The Park designation includes major regional parks, open space linkages and regional facilities

The City, Conservation Authority and other agencies and associations will cooperate in the development and maintenance of recreation systems throughout the community.

Policies

1. Acquisition and development of the Hub Trail and Cycling Master Plan should be pursued as funds and resources allow.
2. Residential developments shall be required to provide 5% of the land for park purposes or cash in lieu of 5% where the City deems it appropriate. Non-residential developments shall be required to provide up to 2% of the lands for parkland or cash in lieu of parkland. Funds from the reserve shall be utilized for parkland acquisition, new development and improvements to existing recreational facilities
3. Opportunities for integrated linear park systems at the neighbourhood level should be developed wherever possible.
4. The Municipality shall give priority to open space development projects that stimulate tourism development.

4.1.5 Residential

Residential land use includes a variety of housing types. Other land uses are permitted that do not negatively impact the residential character of the area such as elementary schools, recreational centres, neighbourhood parks, churches, group home facilities, and other institutional uses.

Small scale commercial uses which are compatible with the residential nature of the area, such as convenience stores, day care centres, home occupations and bed and breakfast establishments are also permitted.

This Section should be read in conjunction with the policies located in Section 2.1.

Policies

1. A mixture of housing types and diversity of ownership and tenure forms shall be encouraged in new development.
2. Medium density residential dwellings may be integrated into low density areas subject to rezoning.

3. Generally, high density development shall be restricted to major arterial streets and areas abutting the downtown core.
4. Small scale intensification may be permitted in all residential areas unless adequate supporting infrastructure is not available. Small scale residential intensification may include, but not be limited to, second units within existing single detached, semi-detached and multiple attached homes houses, rooming, boarding and lodging houses, as well as infill development and redevelopment.
5. Group home facilities shall be integrated into residential neighbourhoods where appropriate.
6. Existing commercial uses in residential areas are permitted. Commercial development of less than 200m² may be permitted on lands designated Residential without an Official Plan amendment, subject to any applicable rezoning requirements.
7. In order to ensure a sufficient supply of land for serviced residential development at urban densities, the City shall maintain a 10-year supply of readily available lands within the Urban Settlement Area.
8. New apartment buildings, including conversions, shall provide and maintain appropriate outdoor amenity areas for residents. Consideration will be given to the proposal's proximity to public open space when determining the size and form of on-site outdoor amenity areas.
9. Where new residential development is proposed near or adjacent to a non-residential use which has the potential to create off-site impacts such as noise, dust, odour and vibration, appropriate studies must be completed by a qualified professional and mitigation measures implemented to the satisfaction of the Municipality.

4.1.6 Rural Area

Rural land uses include agricultural uses, agricultural-related uses and secondary uses, forestry, extractive uses such as mining, quarrying and aggregate removal, golf courses, riding academies, kennels, cemeteries, approved landfill sites, limited residential development, churches and schools.

The Rural Area is all of the area of the municipality outside of the Urban Settlement Area. The Urban Settlement Boundary is identified on Land Use Schedule C. Lands within the Rural Area include properties zoned Rural Area, Rural Aggregate Extraction, Rural Precambrian Uplands, and Airport. Specific policies related to Rural Area development, Rural Precambrian Uplands and the Airport are included in this section. Specific policies related to mineral and mineral aggregate resources are included in Section 3.1.1 of this Plan.

Policies

1. Lands within the Urban Settlement Area that are designated Rural Area on Land Use Schedule C may be developed at urban densities, subject to appropriate amendments to this Plan and Zoning By-law.
2. Areas in close proximity to the Urban Settlement Area have been identified for potential future urban development. An expansion to the Urban Settlement Area boundary as shown on Land Use Schedule C requires an amendment to this plan, and must be accompanied by a comprehensive review which demonstrates that:
 - a. Sufficient opportunities for growth are not available through development, redevelopment and intensification within the current Urban Settlement Area.
 - b. The infrastructure and public service facilities which are planned or available are suitable for the development over the long term.
3. Residential development at urban densities may be permitted on lots in existence on the date of adoption of this Plan if the lots abut municipal sewer and water services.
4. Areas having unsuitable soils, shallow soils, and the area north of the Shield Line, as shown on Land Use Schedule C, should not be developed for residential purposes.
5. Land uses that support tourism should be actively promoted and developed in an environmentally sensitive manner.
6. Unless otherwise noted in this Section, new un-serviced estate residential plans of subdivision are not permitted in the Rural Area. The further development of lots in areas zoned Rural Area shall be limited to the creation of one new lot, plus the remnant or retained parcel. This limit shall be applied from the day of the adoption of Official Plan Amendment 167, November 9, 2009.
7. A consent to sever application to the Committee of Adjustment may be considered provided that:
 - a. Lands are divided in an efficient manner, and that landlocked parcels are not created.
 - b. Future urban residential development potential is not significantly impacted.
 - c. The proposed lot shall have frontage upon, and direct access to a public road that is maintained by the Municipality on a year round basis.
 - d. The proposed lot and planned development will not have a negative impact upon the drainage patterns of the area.

- e. The severed and retained parcels shall fit into the general character of the surrounding area, in terms of frontage, size and parcel fabric.
 - f. The severed and retained parcels must be large enough for the adequate provision of on-site services, including their future replacement in the event of a failure. Algoma Public Health approval of on-site sewage servicing is required, including proof of a contract with a private septic hauler. The implementing zoning by-law will outline minimum lot areas.
 - i. The West End Treatment Plant was originally designed to accommodate a much higher population than projected over the timeframe of this plan. Therefore, ample hauled sewage servicing capacity exists over the foreseeable future.
 - g. Where Municipal water and sewer services exist, smaller lots may be considered, so long as the severed and retained lot frontages and sizes are within the general character of the area.
 - h. Sensitive areas such as wetlands, ravines, flood areas, known archaeological sites, and threatened or endangered species or their habitats are not negatively impacted.
 - i. Rural residential severances in the Precambrian Uplands and Aggregate Extraction Areas are prohibited.
8. New trunk services (sewer & water) will not be extended beyond their current location to service new or existing development, unless such services are intended to solve an existing problem. Where partial services exist, only existing lots will be able to access such services.
9. Development within the Rural Area shall adhere to the Ontario Ministry of Agriculture, Food and Rural Affairs' Minimum Distance Separation Formulae, as it pertains to non-livestock related development and existing or potential livestock related development.

4.1.6.1 Airport Lands

Air transportation of people and freight is an important component of a modern and progressive community. The following policies shall apply to the area shown as Airport Lands on Schedule C.

Policies

- 1. The development of the airport lands should not interfere with the prime function of the lands related to air traffic control.
- 2. Sufficient buffer areas and setbacks should be provided to protect Wetlands, Provincially Significant Wetlands and other sensitive areas.
- 3. Servicing of the site will be self-contained within the existing property and subject to the carrying capacity of the site.

4. All access points to public roads shall be subject to Municipal approvals.
5. Airport related uses and compatible Light Industrial uses are permitted. Ancillary and secondary uses such as car rental, accommodation, restaurants and convenience retail are also permitted.
6. Recreational uses such as a golf course, fairgrounds, motocross speedway, drag strip, and snowmobile race course may be permitted subject to required zoning approvals.
7. Development in the vicinity of the airport shall be undertaken in a manner that protects the long-term operation and economic role of the airport. More specifically:
 - a. Sensitive land uses, including the creation of new residential lots are prohibited above 30 NEF as shown on Transportation Schedule D.
 - b. Where redevelopment, infilling, or the expansion of a sensitive land use is proposed in areas above 30 NEF, such proposals must be accompanied by a report, prepared by a qualified professional, which demonstrates that appropriate Ministry of Environment noise guidelines can be achieved.
 - c. Development shall adhere to the following height restrictions
 - i. For lands within the approach surface as shown on Schedule D, the maximum building height shall be calculated at no more than 1 vertical unit for every 50 horizontal units, starting at the edge of the runway.
 - ii. For lands within the transitional surface as shown on Schedule D, the maximum building height shall be calculated at no more than 1 vertical unit for every 7 horizontal units, starting at the edge of the runway.

4.1.6.2 Precambrian Uplands

The Precambrian Uplands area contains many lakes, rivers and streams. The geology of the area is characterized by bedrock, with very little topsoil. The area also has limited deposits of aggregate. The surface water in the rivers and streams flows in a southerly direction and is the main source of water flowing into the Significant Groundwater Recharge Area located at the southerly edge of the Precambrian uplands.

Due to these characteristics, the area is very sensitive to development. Any spill of petroleum products, chemicals or hazardous materials can pose a serious threat to the community's groundwater supply.

The lack of services and public roads, combined with the area's sensitivity to development requires that any development proposal be subject to a comprehensive review of environmental concerns and the impact on municipal facilities.

Policies

1. Land uses within the Precambrian Uplands area will be limited to those without the potential to pollute the groundwater regime. More specifically, uses that store, handle or use petroleum products, chemicals, pesticides, herbicides, fertilizers and large quantities of road salt are not permitted.
2. Uses that take advantage of this area for its recreational opportunities will be encouraged.
3. Development applications for a use beyond those listed in the implementing zoning by-law may require an Environmental Impact Study and a Hydrogeologic Study prepared by a qualified professional.
4. Due to the sensitivity of the area to development, severances in the Precambrian Uplands area are prohibited.
5. The policies of Section 3.1.2 entitled Forested Woodlands shall apply to any development proposals within the Precambrian Uplands.

4.2 Uses Permitted Throughout the Community

Structures and facilities associated with the following utilities may be permitted in all areas of the municipality subject to Constraint and Hazard areas as shown on Schedules A and B:

1. Water & sanitary services
2. Storm and drainage systems
3. Hydro and electrical power facilities
4. Natural gas lines
5. Telecommunications works and transmission lines
6. Railways
7. Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts. Such pits and quarries shall be rehabilitated once the project is completed or the pit or quarry is no longer required.

4.3 Existing Buildings

Existing buildings of less than 1,000m² gross floor area may be proposed for uses which do not comply with the land use designations as shown on Land Use Schedule C. Council may permit the proposed uses by an amendment to the Zoning By-law without an amendment to this Plan, subject to appropriate conditions to ensure land use compatibility, adequate buffering and landscaping.

4.4 Brownfield Redevelopment

The redevelopment or decommissioning of brownfield sites within the community is encouraged. Brownfields are former industrial or commercial properties that are underutilized, derelict or vacant. Brownfield sites may be contaminated. Wherever possible, the Municipality will seek funding and incentive programs to facilitate the decommissioning and appropriate redevelopment of a brownfield site, provided the following policies are adhered to:

1. The remediation of brownfields prior to development shall follow the requirements of the Environmental Protection Act.
2. A Record of Site Condition may be required to be filed with the Ministry of Environment.

Part 5 Public Infrastructure and Transportation



5.0 Transportation (Schedule D)

The City's transportation system must accommodate local, regional, national and international traffic. Local traffic can be accommodated, with some minor alterations, by the existing infrastructure.

Transportation Schedule D identifies and classifies existing roads and road allowances which may require dedication of lands for widening and intersection improvements as a condition of development. It also identifies future roads or extensions of existing roads required to complete the transportation network.

The community's transportation system shall be designed to function in a manner that meets the short and long term needs of the community, the region and the Province.

The Municipality is updating the current Transportation Master Plan. Upon completion of this update, amendments to this section of the Official Plan may be required.

5.0.1 Street Classification

Streets shall be designed by the following classifications. The existing street network and the proposed improvements are shown on Schedule D.

5.0.1.1 Arterial Streets: Urban & Rural

Such streets are designed to facilitate the safe movement of large volumes of traffic at a moderate rate of speed over extended distances. A design width of up to 36 metres shall be protected for arterial streets. Access shall be restricted to other arterial streets, collector streets and streets serving major commercial/industrial uses. Access from abutting uses shall be controlled and permitted only where approved by the Commissioner of Public Works and Transportation.

5.0.1.2 Collector Streets: Urban & Rural

Such Streets are designed to facilitate the safe movement of traffic from residential, commercial and industrial areas to and from the arterial street network. A design width of up to 26 metres shall be protected for collector streets. Limited access is permitted from abutting uses subject to the approval of the Commissioner of Public Works & Transportation.

5.0.1.3 Local Streets: Urban & Rural (not shown on Schedule D)

Such streets are designed to facilitate the safe movement of traffic within residential areas. A design width of up to 20 metres shall be protected for local streets. Individual access from abutting uses is permitted. Local streets shall be designed to discourage through traffic thus, enhancing safety and preserving

their use as access to abutting uses and streets designed to handle higher traffic volumes.

5.0.2 Commercial Traffic

Arterial and collector streets shall be located and designed to minimize traffic flows, particularly commercial truck traffic, through residential areas and the downtown. Truck routes shall generally be restricted to arterial and collector streets. Where possible, truck traffic shall be directed away from residential areas.

5.0.3 Signs

Signage shall be utilized to direct local, tourist and commercial traffic to designated routes.

5.0.4 Future Road Widenings

The City may acquire land for rights-of-way or the widening of rights-of-way through conditions of Planning Act approvals. The Zoning By-law will identify existing roadways that require widening to accommodate existing or future traffic volumes. These future widenings shall be protected by requiring additional setbacks for all new development and redevelopment. Widenings shall be dedicated to the Municipality as a condition of any Planning Act approval.

5.0.5 Modal Shift

Public transit and pedestrian travel shall be promoted in new development through the creation of pedestrian and transit friendly environments. New developments shall provide walking facilities to separate pedestrian and vehicular travel and ensure reasonable walking distances to transit stops.

5.0.5.1 Public Transit

The use of public transit is encouraged by the City. The needs of the transit system shall be considered when designing transportation systems or undertaking road construction or reconstruction projects. For new development or redevelopment, the City may acquire lands for transit rights-of-way as a condition of approval.

When assessing development applications, the City will review the overall layout of a particular site or subdivision to ensure reasonable walking distances to transit stops is achieved.

Efficient pedestrian access to and from Public Transit facilities will be encouraged.

5.0.5.2 Pedestrian travel

Pedestrian travel shall be encouraged by the City. In new development or redevelopment, the City will emphasize the creation of pedestrian-friendly environments. This may include the provision of safe, direct and attractive pedestrian access between public sidewalks, transit and building entrances. Sidewalks and walkways shall be used to separate pedestrian and vehicular traffic and should be maintained in a manner that encourages year round use.

Sidewalks shall be required on arterial and collector streets, on both sides of the street where appropriate. Sidewalks will be required on at least one side of local streets in new residential developments where appropriate.

5.0.5.3 On & Off Road Bicycle Routes and Facilities

Bicycle routes and facilities shall be encouraged and developed. Existing facilities and expansions to the system are identified in the Cycling Master Plan, and will be incorporated into the City's overall transportation system. The City will require, where feasible, that all new development or redevelopment provide cycling facilities.

5.0.5.4 Recreational Trails

A comprehensive system of multi-use, shared trails shall be developed throughout the City. The trail system will enhance recreational and economic opportunities. The system shall be considered as part of the development approval process for dedication of space, lands or right-of-ways. The City shall actively cooperate with senior levels of government and non-profit volunteer groups to expand the multi-use trail network.

5.0.6 Parking

1. The City will require that parking areas for motorized vehicles be screened from the street with appropriate vegetation (e.g. low shrubs), landscaped berms, decorative walls and fences, subject to maintaining sight lines.
2. Where large areas of surface parking are required, they should be designed to:
 - a. Avoid one extensive parking area and instead have several smaller-sized parking areas defined by circulation patterns, significant landscaping, pedestrian amenities, lighting and other elements;
 - b. Ensure that the layout of the parking lots and adjacent buildings will be such that future connections to adjoining properties can be provided.

3. For all new development and redevelopment, barrier-free parking will be provided in accordance with the requirements of the Zoning By-law.

5.0.7 New Development Proposals

Transportation impact will be considered as part of the development approval process for major residential, commercial, institutional and industrial projects.

1. In reviewing proposals for major development within the City, consideration of the potential impact on safety, efficiency and volume of traffic on abutting streets shall be considered. For these developments, the City may require a transportation impact study to determine the potential impact of the development on the transportation network in the surrounding area. In addition, developers may be required to contribute to the costs of infrastructure improvements, which in the opinion of Council are necessary to provide safe pedestrian and vehicular access to and from the site. These improvements may include: turning lanes, traffic signals, medians, sidewalks, signage, paved curb lanes, transit and bicycle facilities.
2. Where the development of a sensitive use is proposed within 100m of a rail line, major transportation facility or corridor, traffic artery or airport, noise and/or vibration assessments may be required, in accordance with Ministry of the Environment Noise Guidelines. Where necessary, noise and vibration mitigation measures shall be incorporated in the development, to the satisfaction of the City, in consultation with the appropriate agency or operator having jurisdiction over the transportation facility or corridor. Additional policies relating to development in proximity to the Airport are located in Section 4.1.6.1 of this Plan.
3. Where development is proposed adjacent to a rail, the City in consultation with the appropriate rail company shall determine if measures such as setbacks, berms, noise walls and security fencing are required as a condition of development.

5.1 Water and Sewer Services

Given projected population trends identified in Section 2.1, the urban land use needs of the community can be met without expanding existing trunk services beyond the current Urban Settlement Area as shown on Land Use Schedule C.

The extension of trunk services beyond the Urban Settlement Area is only permitted for the following purposes:

1. To facilitate the development of designated industrial lands

2. To correct water quality or waste disposal problems of existing development.

While it is recognized that serviced residential development exists outside of the Urban Settlement Area, such development shall remain in the Rural Area designation on Land Use Schedule C.

5.1.1 Preferred Servicing Options

Development with full Municipal water and sewer services is preferred. More specifically:

1. Development within the Urban Settlement Area shall be supported by full municipal water and sewer services.
2. Development outside the Urban Settlement Area shall be supported by individual on-site water and sewage services. Although there remains enough capacity for hauled sewage to facilitate projected rural growth over the timeframe of this plan, the Municipality will monitor hauled sewage servicing capacity.
3. Although not preferred, under some circumstances private communal sewage and water services may be appropriate to support specific development proposals that are outside of the Urban Settlement Area. Such development proposals include resource based, recreational or tourism related uses. The future use of communal systems to service individual residential lots is not permitted.

5.1.2 Partial Services

The extension of partial services shall only be permitted in the following circumstances:

1. Where they are necessary to address failed individual on-site water and sewage services in existing development
2. Within the Urban Settlement Area, to allow for infilling and rounding out of existing development on partial services, provided that:
 - a. The development is within the reserve sewage system capacity and reserve water system capacity.
 - b. Site conditions are suitable for the long-term provision of such services.

5.2 Stormwater Management

The municipality is currently preparing a Storm Water Management Master Plan. Once this is complete, amendments to this part of the Official Plan may be required.

On-site stormwater shall be collected, stored, treated and properly disposed of prior to entering into the ground or exiting the property.

1. Post development stormwater flows cannot exceed pre development stormwater flows. This may require engineered solutions to retain stormwater.
2. New developments will be encouraged to minimize impacts to the Municipality's stormwater system by incorporating vegetative stormwater management measures to limit the amount of stormwater entering the Municipal stormwater system.
3. Sediment removal from stormwater prior to it exiting the subject property will be required, to the satisfaction of the Sault Ste. Marie Region Conservation Authority and the City's Engineering and Planning Department.
4. The impact of any new development on the natural and built storm drainage systems shall be reviewed;
 - a. To ensure discharges to surface and ground water are controlled in a manner which maintains the existing quality and quantity of water flow off the development site.
 - b. To protect against erosion by prohibiting or minimizing alterations to the natural drainage systems, through the retention and maintenance of natural vegetation and vegetated buffer strips along water courses.

Where applicable the above noted policies may form an agreement between the land owner/operator, and the City in consultation with PUC Services Inc. and the Sault Ste. Marie Region Conservation Authority.

5.3 Solid Waste Management

The Municipality is currently undertaking an Environmental Impact Study to determine various options for expanding the overall capacity of the existing landfill site. Upon completion, the study will be reviewed and this Plan will be amended if necessary.

It is the overall goal of this plan to reduce solid waste. In an effort to prolong the lifespan of the existing landfill site, the Municipality will support the following initiatives which are consistent with the City's Waste Management Plan:

1. The development of additional recycling programs and operations which will divert as much solid waste from the landfill site as possible.
2. The development of waste to energy facilities which further reduce the amount of solid waste entering the landfill.



3. Implementing education and outreach programs aimed at identifying opportunities and outlining the benefits of reducing, reusing, and recycling.
4. Implementing enforcement programs aimed at ensuring full utilization of the residential curb side recycling program.

Part 6 Interpretation, Implementation, Monitoring and Amendments



6.0 Introduction

This section outlines how the Official Plan shall be interpreted, implemented and monitored.

6.1 Interpretation

The following provisions guide the interpretation and understanding of the policies and schedules of the Plan.

6.1.1 Natural Resources, Constraints & Hazards Schedules A & B

The delineation of features shown on Schedules A and B represent a consolidation of data available through a variety of public agencies. The municipality shall maintain an up-to-date consolidation of the data and advise proponents and land owners on the measures needed and the agencies to be contacted to determine how development proposals are influenced by resources and constraints. Based upon more detailed mapping or information, minor alterations to the boundaries on Schedules A and B will not require an Official Plan Amendment, provided the general intent of this Plan is maintained.

6.1.2 Boundaries of Land Use Schedule C

The boundaries between land use designations on Schedule C are fixed only where they coincide with physical features such as; streets, railways, rivers or streams. Deviation from these boundaries shall require an amendment to this Plan. Council may permit minor departures from other boundaries if it is of the opinion that the general intent of this Plan is maintained and the departure is advisable and reasonable.

6.1.3 Higher Standards Accepted

Where a standard outlined in this Plan conflicts with the standard of another regulatory agency having jurisdiction, the more restrictive of the standards shall be applied.

6.2 Official Plan Review and Amendments

Amendments may be initiated by Council or the Public. In order to ensure the Official Plan remains current, a comprehensive review shall be conducted at least every 5 years.

6.2.1 Minor Amendments

Where this Plan outlines specific lot requirements, including minimum lot frontage and area or any other dimension, such dimensions are to be identified within the Zoning by-law. Minor amendments to these requirements can be approved by the Committee of Adjustment or Council without an Official Plan Amendment, so long as the amendment is deemed minor, desirable and within the overall intent of this Plan.

6.2.2 Administrative Amendments

Public notice procedures pursuant to the Planning Act may be waived when the amendment does not affect the provisions or intent of this Plan, including:

1. Formatting changes, including the alteration, numbering or arrangement of provisions.
2. Correcting punctuation or altering language to obtain a uniform mode of communication.
3. Correcting clerical, grammatical, dimensional or typographical errors.
4. Where this Plan references a particular legislation or authority, and the applicability of such legislation or authority is altered, changed or amended in any way.

6.2.3 Monitoring and Review

A continuous monitoring of key trends and indicators, periodic policy review, and Official Plan amendments as warranted will ensure this Plan remains responsive to the community's needs and changing conditions.

A Comprehensive Review should take place every five years, preferably two years following the Census.

6.3 Implementation and Land Use Controls

6.3.1 Zoning

The Comprehensive Zoning by-law and any amendments shall be in accordance with the policies of this Plan. The Zoning by-law will zone lands for appropriate land uses, with special regard for grouping compatible, and separating non-compatible land uses and establishing regulations to control the size of lots, the placement of buildings and structures, landscaping, and necessary screening and buffering.

6.3.2 Holding Provisions (hp)

Under the provisions of the Planning Act, Council may use a Holding Provision (hp) in conjunction with the zoning upon a particular property, area or land use. The Holding Provision is used to prohibit development until specific conditions have been met. Such conditions may be outlined within this Plan or the Zoning by-law. The conditions for the removal of the Holding Provision must be stated within the adopting by-law.

More specifically, a Holding Provision may be utilized to ensure:

1. Appropriate phasing of development and redevelopment occurs
2. Agreements respecting the proposed land use or development are entered into.
3. A significant environmental feature, resource, hazard or constraint is protected.
4. Environmental Impact Studies are approved.
5. Servicing Plans are approved.
6. The necessary approvals have been received from any licensing agency having jurisdiction

Once Council is satisfied that the specific conditions of the Holding Provision have been addressed, the Holding Provision shall be removed.

6.3.3 Interim Control By-laws

When City Council wishes to undertake a review or study of land use policies within a specific area or areas of the City, Council may pass an Interim Control by-law. An Interim Control by-law prohibits specific uses of land, buildings or structures within specified area(s). The Interim Control by-law may be in effect for up to one year, to allow sufficient time to complete the desired review or study. Council may amend the by-law to extend the period of time by not more than one additional year. In total, an Interim Control by-law must be lifted no later than two years after the day of the passing of the by-law, even if the required studies or reviews have not been completed.

6.3.4 Temporary Use By-laws

Council may pass by-laws to authorize the temporary use of land for a purpose that is otherwise prohibited by the Zoning by-law for a period not exceeding three years.

In considering the passing of temporary use by-laws, Council shall have regard to the compatibility and impact on abutting uses and municipal infrastructure as well as the use's ability to supply adequate parking. The construction of permanent buildings in association with a temporary use shall be discouraged.

6.3.5 Expansion and Alteration of Legal Non-Conforming Uses

An existing use which is not permitted by the Zoning by-law is "legal non-conforming". Legal non-conforming uses are generally viewed as undesirable, and the intent is that the use shall eventually terminate. If the use is similar or compatible with the uses permitted in the Zoning by-law, it may be permitted to expand or redevelop, subject to any conditions Council or the Committee of Adjustment deems appropriate.

6.3.6 Site Plan Control

All areas and land uses within the Municipality may be designated by Council as subject to Site Plan Control, pursuant to the provisions of the Planning Act. Council may enter into an agreement to ensure certain works are completed and appropriate conditions are met.

In addition to those matters outlined in Section 41 of the Planning Act (as amended), where a property has been deemed subject to Site Plan Control, the following matters may also be reviewed:

1. Within the Defined Downtown Area
Exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design.
2. Throughout the Municipality: Review of Development Matters on Adjacent Road Right of Ways
The Municipality may review the sustainable design elements on any adjacent publicly owned and maintained right of way, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.
3. Throughout the Municipality: Residential Development of Less Than 25 Units
Where a residential building containing less than 25 dwelling units is proposed, and the property has been deemed subject to Site Plan Control, such development may be subject to site plan review and agreement.

6.3.7 Committee of Adjustment

City Council has delegated the approval to grant consents, minor variances and extensions to non-conforming uses to the Committee of Adjustment. Specific consent to sever policies are located in Section 6.4.1.

6.3.7.1 Minor Variance

When assessing an application for a minor variance, the Committee of Adjustment shall be satisfied that the following '4 tests' of a minor variance are met:

- (1) Does it meet the intent and purpose of this Plan?
- (2) Does it meet the intent and purpose of the Zoning by-law?
- (3) Is it minor?
- (4) Is it desirable?

6.3.8 Property Standards

The enforcement of minimum standards for the maintenance and occupancy of individual properties is important to the health, safety and welfare of city residents. It also assists in preserving the character of residential areas. The Property Standards by-law requires that buildings be maintained in a structurally sound condition, and provides for the removal of buildings that have deteriorated to the point where rehabilitation is not economically feasible.

The provisions of the Property Standards by-law will also be utilized for the protection of cultural heritage resources. Council shall ensure the application of the property standards by-law is not detrimental to the conservation of heritage resources. Council may amend the property standards by-law to prescribe minimum standards for the maintenance of heritage attributes for designated properties under the Ontario Heritage Act.

6.4 Land Division Policies

6.4.1 Consent to Sever

Where the extension of a public road, water or sewer main is not required, land may be divided through the Consent to Sever process provided that a Plan of Subdivision is not necessary for the proper and orderly development of the area. When assessing an application to create a new lot by consent to sever, the Municipality shall be satisfied that:

1. The land is divided in an efficient manner, and that landlocked parcels are not created.
2. The proposed lot will not affect the future development or use of the remaining lands.

3. The proposed lot has frontage upon and direct access to a public road that is owned and maintained by the Municipality on a year-round basis.
4. The proposed lot will not cause a traffic hazard as a result of its location near an intersection or on a curve or hill.
5. The planned development of the proposed lot shall not have a negative impact on the drainage patterns of the area.
6. The proposed lot and planned development will not negatively impact any significant natural features and areas or any constraints or hazards.
7. The proposed lot is of a size appropriate for the intended use and is in conformity with the policies of this Plan and the Zoning by-law.
8. Severances for residential purposes which result in the creation of two-tiered parcels (flag shaped lots) shall be discouraged, especially where the rear parcel cannot meet the minimum frontage requirements of the zone in which it is situated.
9. Additional policies related to Rural Residential severances are contained in Section 4.1.6.

6.4.2 Plans of Subdivision

Where the extension of a public road, water or sewer main is required, land must be divided through a Plan of Subdivision.

When assessing a plan of subdivision application, the Municipality shall be satisfied that:

1. The proposed development is not premature, and is located within the Urban Settlement Area as shown on Land Use Schedule C.
2. The land is divided in an efficient manner, and that landlocked parcels are not created.
3. The proposed subdivision is integrated with the surrounding area.
4. The proposed infrastructure is designed to meet or exceed Municipal standards.
5. The subdivision shall not have a negative impact on the drainage patterns of the area.
6. The subdivision will not impact the groundwater quality and quantity of the area.

7. The proposed development will not have a negative impact upon the features and functions of any significant natural features and areas or any constraints or hazards.
8. The proposed lots are of a size appropriate for their intended use and are in conformity with the policies of this Plan and the Zoning By-law.

6.4.3 Condominium Act Approvals

Generally, a Condominium is a development where separate units are owned by individuals, but common elements or areas of common use, such as the grounds, structure, mechanical components and amenity areas are jointly owned by those owning individual units. Condominium developments can be of a residential, commercial or industrial nature, and may include a variety of building forms or combinations.

The approval of new condominium developments generally (but not always) occurs through the Plan of Subdivision process, pursuant to Section 51 of the Planning Act, and the policies contained in Section 6.4.2 of this Plan. Once Draft approval has been granted, The Condominium Act is utilized to register common elements that are part of the condominium development.

Where existing building(s) are to be converted to condominiums, the proponent may request Council's permission to exempt the condominium application from the Plan of Subdivision process outlined under Section 51 of the Planning Act. Such permission must be requested in writing, prior to applying for any Condominium Act approvals. Such exemptions do not include exemption from any rezoning, official plan, or committee of adjustment applications that may result as part of the application.

Where existing buildings are to be converted, the proponent shall also notify existing tenants of City Council's meeting to consider a proposal under the Condominium Act.

Where an existing building is to be converted to a condominium, the Municipality shall be satisfied that:

1. The proposed use conforms to this Plan as well as the City's Zoning By-law, as amended.
2. The building is structurally sound, which will require a structural report prepared by a qualified professional.
3. Aspects of the existing building(s) that are to become common elements are of sound working order, including but not limited to mechanical components such as heating, cooling, plumbing and electrical components. This will require various reports identifying all common

elements and outlining any repairs or replacements that may be required in the foreseeable future, as well as projected costs. Such reports must be prepared by a professional who is qualified to assess the respective common elements.

4. There is an appropriate reserve fund, based upon an assessment of projected repair or replacement costs associated with all common elements, to ensure that the resulting Condominium Corporation is not encumbered by any reasonably foreseeable repair or replacement costs associated with any common element. Such an assessment must be completed by a qualified professional.
5. Where deficiencies are identified, they must be remediated to the satisfaction of the Municipality prior to final approval.

6.4.4 Part Lot Control

Council may pass by-laws to exempt all or parts of registered plans of subdivision from Part Lot Control. Such exemptions will eliminate the need for further subdivisions or consents to convey portions of the lots within registered plans of subdivision. Traditionally, Part Lot Control is used when a subdivision has created semi-detached lots or blocks for townhouses. The semi's or townhouses are built on one parcel, then surveyed and conveyed as individual properties along the common wall(s).

Part Lot Control shall not be used to circumvent the subdivision or consent to sever processes.

6.4.5 Subdivision Deemed not to be Registered

Plans of Subdivisions or large portions thereof, which have been registered for at least 8 years, may be deemed not to be registered by City Council if conditions of the subdivision agreement have not been met.

6.5 Community Improvement

Under Section 28 of the Planning Act, Council may pass a by-law to designate "Community Improvement Areas". Such areas may be designated to encourage development, redevelopment or revitalization of specific areas within the Community.

6.5.1 Community Improvement Areas

The following areas have been designated as Community Improvement Areas:

1. Lands Zoned 'Industrial'

2. Lands within 'the downtown' as defined in Section 4.1.1.1 and shown on Land Use Schedule C.
3. Properties designated under the Ontario Heritage Act.

6.5.2 Community Improvement Incentives

To encourage improvements to private and public lands, Council may offer the following grants and loans related to eligible costs, if such lands are within a designated Community Improvement Project Area.

1. A reduction or elimination of planning or building application fees or development charges.
2. A rebate of increased property taxes for a specific time period.
3. The provision of specific grants to property owners to improve the appearance of private lands and buildings.

6.6 Pre-application Consultation

Early consultation with Municipal staff is encouraged prior to the submission of a Planning Act application. Municipal staff will provide advice to ensure that applicants are aware of Provincial and Municipal regulations and policies, the steps of the approval process, which agencies need to be consulted, and any other information required to complete an application.

6.7 Complete Applications

All Planning Act applications shall be reviewed for completeness. The Municipality will not consider an application complete or may refuse an application where studies or other information required by this Plan or the Planning Act are not submitted as part of the application. These studies or information may include, but are not limited to:

1. Concept plans
2. Environmental impact study
3. Heritage impact assessment and conservation strategy
4. Hydrogeological study
5. Lake or shoreline development capacity study
6. Landscape plan
7. Market impact study
8. Mine hazard study
9. Noise, vibration, dust and odour studies
10. Phase 1 & 2 Environmental Assessment
11. Planning justification report
12. Record of site condition
13. Soils study
14. Archaeological site assessment

15. Stormwater management report
16. Traffic impact study
17. Water, sanitary sewer and electrical servicing capacity studies

The additional information and material that may be required depends upon the nature of the proposal in conjunction with the nature and character of the site, the surrounding area and the type of approval sought. The additional information and material required to make a complete application, including any exceptions to the above list of studies, will be determined and confirmed by City staff during the pre-application consultation process.

6.8 Peer Review

The Municipality may request a peer or third party review of any report or study which is necessary to fulfill the requirements of a Planning Act application. The costs of a peer review shall be borne by the applicant.

Part 7 Definitions

7.0 Adverse Effects

As defined in the Environmental Protection Act, means one or more of:

1. impairment of the quality of the natural environment for any use that can be made of it;
2. injury or damage to property, plant or animal life;
3. harm or material discomfort to any person;
4. an adverse effect on the health of any person;
5. impairment of the safety of any person;
6. rendering any property or plant or animal life unfit for human use;
7. loss of enjoyment of normal use of property; and
8. interference with normal conduct of business

7.1 Affordable Housing

Means:

1. In the case of ownership housing, the least expensive of:
 - a. Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or
 - b. Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area
2. In the case of rental housing, the least expensive of:
 - a. A unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households; or
 - b. A unit for which the rent is at or below the average market rent of a unit in the regional market area.

7.2 Agricultural Uses

The growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

7.3 Agriculture-Related Uses

Those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

7.4 Brownfield Sites

Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

7.5 Development

Means the creation of a new lot, a change in land use or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

1. Activities that create or maintain infrastructure authorized under an environmental assessment process; or
2. Works subject to the Drainage Act

7.6 Ecological functions

The natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

7.7 Employment Area

Those areas designated for clusters of business and economic activities including, industrial and commercial uses such as warehousing, offices, retail, and light manufacturing.

7.8 Endangered Species

A species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time.

7.9 Fish

Includes fish, shellfish, crustaceans and marine animals, at all stages in their life cycles.

7.10 Fish Habitat

As defined in the Fisheries Act, means spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

7.11 Hydrologic Function

The functions of the hydrological cycle that includes the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, the atmosphere, and water’s interaction with the environment including its relation to living things.

7.12 Individual On-site Sewage and Water Systems

Individual autonomous sewage and water systems that are owned, operated and managed by the owner of the property upon which the system is located.

7.13 Intensification

Means the development of a property, site or area at a higher density than currently exists through:

1. Redevelopment, including the reuse of brownfield sites.
2. The development of vacant and/or underutilized lots within previously developed areas
3. Infill development
4. The expansion or conversion of existing buildings.

7.14 Low and Moderate Income Households

1. In the case of ownership housing, households with incomes in the lowest 60% of the income distribution within the Algoma Region.
2. In the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households within the Algoma Region.

7.15 Quality and Quantity of Water

Is measured by indicators such as minimum base flow, depth of water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

7.16 Secondary Uses

Uses that are secondary to the principal use of the property, including but not limited to, home occupations, home industries and uses that produce value-added agricultural products from the farm operation on the property.

7.17 Sensitive Land Uses

Buildings, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres and education and health facilities.

7.18 Significant

1. In regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
2. In regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ministry of Natural Resources, which is necessary for the maintenance, survival or recovery of naturally occurring or reintroduced populations of endangered or threatened species.
3. In regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history;

functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history;

4. In regard to mineral potential, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index;
5. In regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, event or people.

7.19 Site Alteration

Activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

7.20 Stable Slope

Based upon stability or a slope's ability to remain intact and not move or slip over time, which is contingent upon a number of factors, including but not limited to the degree of slope, soils, vegetative cover and built structures. Given the potential risks to public safety and property damage, the determination of a stable slope shall be reviewed and approved by the Sault Ste. Marie Conservation Authority.

For slopes adjacent to watercourses, the identification of the top of the stable slope shall be in relation to the 100-year defined flood, the high water mark, or the regulated shoreline of Lake Superior, whichever is deemed applicable.

In terms of degree of slope, the following ratios generally apply:

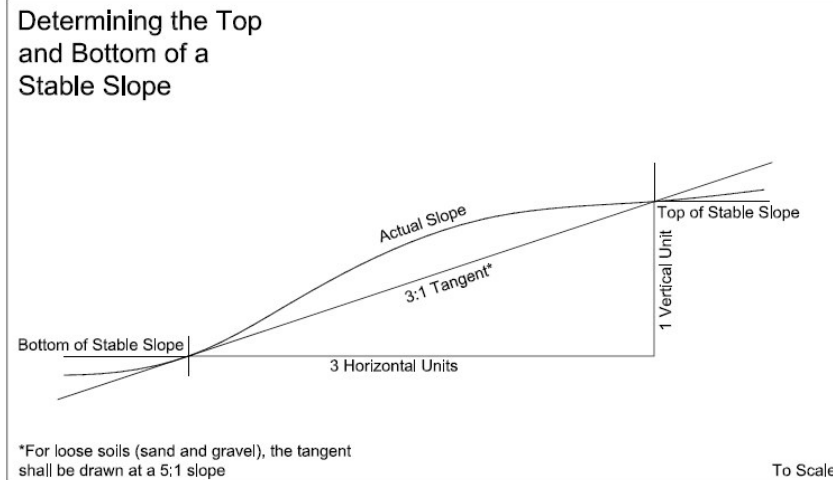
For regular soils:

- A slope of not more than 3:1, that being 3 horizontal units for every 1 vertical unit, starting from the bottom of the slope or bank.

For loose soils (sand and gravel)

- A slope of not more than 5:1, that being 5 horizontal units for every 1 vertical unit, starting from the bottom of the slope or bank.

The top and bottom of a stable slope is defined as the points where a 3:1 tangent drawn from the bottom of the slope bisects with the top of the slope, or vice versa. Please refer to the sketch below for greater clarity.



7.21 Threatened Species

A species that is listed or categorized as a “Threatened Species” on the Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time.

7.22 Wayside Pits and Quarries

A temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

7.23 Wetlands

Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils favouring the dominance of hydrophytic or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

9. Site Specific Amendments to the Plan

#	Type	Property	By-Law #	Application #	DETAILS
1	Notwithstanding	77 Willow	97-11	24-96 Z OP	Notwithstanding Institutional policies, the subject lands may be used to permit a combination of residential and commercial activities subject to any specific zoning restrictions imposed by Council.
4	Notwithstanding	923 Queen Street East	97-23	A 4-97 Z OP	Notwithstanding the policies set out for Institutionally designated lands, the subject property may be used to permit a Bed and Breakfast establishment subject to any specific zoning restrictions imposed by Council.
5	Notwithstanding	1177 & 1183 Great Northern Rd	98-44	A 5-98 Z OP	Notwithstanding the policies set out for Rural Area designated lands, the subject property may be used as a storage warehouse establishment subject to any specific zoning restrictions imposed by the Municipal Council.
9	Notwithstanding	1655 Trunk Road	98-84	A 13-98 Z OP	Notwithstanding the policies set out herein for development lands designated Rural Area, the property may be used for industrial purposes which do not use water in the manufacturing process subject to any specific zoning restrictions imposed by the municipal council.
11	Notwithstanding	1659 & 1661 Trunk Rd	98-124	A 20-98 Z OP	Notwithstanding the policies set out Rural Area designated lands, the subject property may be used for commercial and light industrial purposes subject to any specific zoning restrictions imposed by the municipal council.
12	Notwithstanding	766 People's Rd	98-168	A32-98 Z OP	Relief from the Restricted Access arterial streets policy shall be granted for the subject property only.
14	Notwithstanding	5 Cornwall St	99-82	A 10-99 Z OP	Notwithstanding the policies set out for of residentially designated lands, the subject property may be used as a social club.
15	Notwithstanding	978 Second Line West	99-79	A 8-99 Z OP	Notwithstanding the policies set out for development of Rural Area designated lands, the area may be used as a motor vehicle repair garage, and an auto body shop.
16	Notwithstanding	446 Great Northern Rd	99-119	A 41-98 Z OP	Notwithstanding the policies set out for Residentially designated properties , the subject property may be used for one department store only, not to exceed 9,894m ² with a max of 697m ² of gross floor area devoted to the sale and display of food.
18	Notwithstanding	82 Pittsburg	99-144	A 47-98 Z OP	Notwithstanding the policies set out for residentially designated lands, the subject property may be used as an automobile repair garage.
20	Notwithstanding	115 Fourth Line East	99-151	A 25-99 Z OP	Notwithstanding the policies set out for rural area designated properties, the subject property may be used to permit monument sales and service in addition to the existing single family residence, subject to conditions.
21	Notwithstanding	812 Frontenac St	2004-14	A 35-99 Z	Notwithstanding the policies set out herein , the property may be used to permit a contractor's yard, and accessory uses in accordance with the zoning restrictions approved.
24	Notwithstanding	1323 Trunk Rd	2000-90	3-00	Notwithstanding the policies set our Rural Area designated lands, the subject property may be used to permit the creation of 3 new rural area lots in accordance with the zoning restrictions.
25	Notwithstanding	32 Powley Rd	2000-40	A 39-99 Z OP	Notwithstanding the policies set out herein, the property may be used to permit the sale and service of trailers in accordance with the zoning restrictions approved.

26	Notwithstanding	85 Northern Ave	2000-55	A 7-00 Z OP	Notwithstanding the policies set out herein, the property maybe be used to permit general offices only.
28	Notwithstanding	378 & 384 Hudson	2000-87	13-00 Z OP	Notwithstanding the policies set out for the property, the land may be used to permit uses accessory to commercial activity on Wellington street west, subject to conditions.
29	Notwithstanding	2121 Sixth Line East	2000-125	A 6-00 Z OP	Notwithstanding the Rural Area policies of the OP, the westerly expansion of the existing industrial zone boundary to the easterly limit of the conservation authority's and Fill limits, is permitted to allow for the following uses only: open storage, storage warehouse, transportation terminal, Lumber Mill, Caretakers Dwelling and accessory uses to include rail spurs. Said usage of the subject property is to be conditional upon the implementation of zoning and development controls for the entire site that Council deems necessary to protect the ground water aquifer, fish habitat, and root river ability to handle flood waters as described by the appropriate policies of the official plan.
30	Notwithstanding	521 Second Line East	2000-96	A 16-00 Z OP	Not withstanding the policies set out herein, the property may be used to permit a young offenders facility to the conditions applied.
31	Notwithstanding	395 Korah Road	2000-159	A 20-00 Z OP	Notwithstanding the policies set out herein, the subject property may be used to permit a document storage and shredding facility only.
34	Notwithstanding	482 Black Road	2000-224	A 30-00 Z OP	Notwithstanding the Industrial policies of the OP, this land may be used as an automobile sales lot.
37	Notwithstanding	86 Sackville	2001-34	A 5-01 Z OP	Notwithstanding the Industrial Policies of the OP, lands may be used for a bowling alley and accessory restaurant and bar.
40	Notwithstanding	236 fourth Line West	2001-173	A24-01 Z OP	Not withstanding the policies set out herein for development of rural area designated lands and municipal services, the subject property may be used to support a 30 lot single residential lot subdivision on municipal services subject to the conditions applied by council.
41	Notwithstanding	2273, 2253, 2233 Base Line	2001-189	A 26-01 Z OP	Notwithstanding the policies set out herein for development of rural area designated lands, subject property can be used to create 3 additional single residential lots subject to conditions applied.
43	Notwithstanding	121 Pittsburg and 839 McAllen Street	2001-207	A 28-01 Z OP	Notwithstanding the policies set out herein for development of the residentially designated lands may be used to permit the expansion of the existing use – a live performance theatre subject to conditions.
47	Notwithstanding	395 Pineshore Dr	2002-108	A 5-02 Z	Notwithstanding the Rural Area policies, the subject property may be severed into two lots subject to conditions applied.
48	Notwithstanding	204 Old Goulais bay rd	2002-133	A 14-02 Z	Notwithstanding the policies set out herein for development of rural area, designated lands may be used to support 3 single residential lots with municipal services subject to conditions applied as part of severance approval.
50	Notwithstanding	536 Fourth Line East	2002-145	A 13-02 Z OP	Notwithstanding the policies set out herein for development of rural area designated lands, the subject property may be used to support business offices and/or a commercial school.
53	Notwithstanding	303 & 309 fifth line E	2003-10	A 6-01 Z OP	Notwithstanding the Rural Area and Natural Constraints policies of the OP, lands may be used as a truck terminal operation with an accessory reload area.

54	Notwithstanding	688 Second Line E	2002-186	A 25-02 Z OP	Notwithstanding the policies set out for development of industrially designated lands may be used for commercial purposes.
56	Notwithstanding	452 Moss Rd	2002-216	A 27-02 Z OP	Notwithstanding the policies set out herein for development of rural area designated lands, subject property may be used for additional new single family residential lot subject to conditions under severance approval.
57	Notwithstanding	310 Dacey Rd	2002-230	A 31-02 Z OP	Notwithstanding the policies set out herein, the property can be used for multiple family residential purposes.
58	Notwithstanding	630-660 Fourth Line w	2003-6	A 30-02 OP	Notwithstanding the policies set out herein for development of rural area designated lands, the subject property may be used for an additional new single family residential lot subject to conditions applied as part of the severance approval.
59	Notwithstanding	497 Walls Sid Rd	2003-22	A 2-03 OP	Notwithstanding the policies set out herein for development of rural area, the designated lands may be used to permit the creation of two additional single family residential lots.
60	Notwithstanding	1191 Great Northern rd	2003-23	A 1-03 Z OP	Notwithstanding the policies set out herein for development of rural area designated lands, the subject property may be used to permit the rear 243.8 m of the subject property.
61	Notwithstanding	4144 Queen Street East	2003-49	A 4-03 OP	Notwithstanding the policies set out herein for development of rural area designated lands, the subject property may be used to permit the creation of one additional single family residential lot.
62	Notwithstanding	644 Old Goulais Bay rd	2003-64	A 8-03 OP	Notwithstanding the policies set out herein for development of rural area designated lands, the subject property may be used to permit the creation of one additional single family residential lot.
63	Notwithstanding	580 Old Goulais bay rd	2003-72	A 7-03 Z OP	Notwithstanding the policies set out herein for development of rural area designated lands, the subject property may be used to permit the creation of one additional single family residential lot.
65	Notwithstanding	596 Brule Rd	2003-97	A 12-03 OP	Notwithstanding the policies set out herein for development of rural area designated lands, the subject property may be used to permit the creation of one additional single family residential lot.
66	Notwithstanding	688 Fifth Line East	2003-126	A13-03 OP	Notwithstanding the policies set out herein for development of rural area designated lands, the property may be used to permit the creation of only three additional single family residential lots.
67	Notwithstanding	640 Goulais Ave	2003-142	A 15-03 Z OP	Notwithstanding the Residential designation and policies of the OP, the lands, may be used for the storage of material and vehicles associated with a roofing contractor's business.
70	Notwithstanding	1087 Fourth Line	2004-38	A 23-03 OP	Notwithstanding the Rural Area designation and policies of the OP, the lands may be used to permit the creation of one single family residential lot.
71	Notwithstanding	Between 30 & 38 Old Goulais Bay Rd	2003-179	A 21-03 OP	Notwithstanding the policies set out herein for development of rural area designated lands may be used to permit creation of one additional rural residential lot.
72	Notwithstanding	1200 Third Line West	2003-192	A 24-03 OP	Notwithstanding the policies set out herein for development of rural area designated lands, the property may be used for four new single family residential lots subject to the conditions applied as part of the severance

					approval.
74	Notwithstanding	204 Old Goulais Bay rd	2004-4	A 30-03 OP	Notwithstanding the policies set out herein for development of rural area lands, the property may be used to support 1 single residential lot with municipal services subject to the conditions applied as part of the severance approval.
75	Notwithstanding	524-540 Allen's side rd	2004-24	A5-04 Z OP	Notwithstanding the policies set out herein for development of rural area designated lands, the subject property may be used to permit a light industrial use associated with duct cleaning and parking of company vehicles on site.
80	Notwithstanding	1075 McNabb St	2004-125	A 17-04 Z OP	Notwithstanding the Industrial policies of the OP, lands described may be used as a restaurant.
82	Notwithstanding	12 Champlain St and 62 Blake St	2004-139	A 21-04 Z OP	Notwithstanding the Residential policies of the OP, property may be used for commercial parking and vehicle storage.
84	Notwithstanding	474 Third Line West	2004-129	A 20-04 OP	Notwithstanding the Rural Area policies of the OP, lands described may be used for one additional single detached residential lot.
85	Notwithstanding	1230 Third Line West	2004-143	A 24-04 OP	Notwithstanding the Rural Area policies of the OP, lands described may be used for one additional single detached residential lot.
86	Notwithstanding	548 Second Line West	2004-159	A 29-04 Z OP	Notwithstanding the Residential policies of the OP, lands described may be used as a masonry contractor's yard until such time as it is redeveloped for residential purposes.
89	Notwithstanding	1440 Leigh's Bay rd	2004-178	A 35-04 OP	Notwithstanding the Rural Area Policies of the OP, property may be used for two additional single detached residential lots.
90	Notwithstanding	211 Brule Rd	2005-7	A 36-04 OP	Notwithstanding the Rural Area Policies of the OP, lands may be used for one additional single detached residential lot.
91	Notwithstanding	521 Moss Rd	2004-182	A34-04 OP	Notwithstanding the Rural Area Policies of the OP, lands may be used for one additional single detached residential lot..
92	Notwithstanding	20 & 28 Aronson Dr	2004-220	A37-04 OP	Notwithstanding the Rural Area Policies of the OP, lands described may be used for two additional single detached residential lots.
94	Notwithstanding	1009 Queen St	2005-51	A 8-05 Z OP	Notwithstanding the Residential Policies of the OP, lands may be used for a custom workshop for the fabrication of musical instruments.
95	Notwithstanding	1076 Great Northern rd	2005-66	A 5-05 Z OP	Notwithstanding the Rural Area Policies of the OP, lands may be used for one additional single detached residential lot without frontage.
96	Notwithstanding	1085 Third Line West	2005-49	A 7-05 OP	Notwithstanding the Rural Area Policies of the OP, lands described may be used for an additional single detached residential lot.
101	Notwithstanding	1081 Fourth Line	2005-134	A 20-05 OP	Notwithstanding the Rural Area Policies of the OP, lands described may be used for two additional single detached rural residential lots.
102	Notwithstanding	1471 & 1503 Base Line	2005-135	A 22-05 OP	Notwithstanding the Rural Area Policies of the OP, lands may be used for three single detached rural residential lots.
103	Notwithstanding	864 Fifth Line East	2005-136	A 23-05 OP	Notwithstanding the Rural Area policies of the OP, lands described may be used for one additional rural residential lot.
104	Notwithstanding	540 Third Line	2005-	A 24-05 OP	Notwithstanding the Rural Area policies of the OP, lands

		West	137		described may be used for one additional single rural residential lot.
108	Notwithstanding	721 Wellington St East	2006-5	A 29-05 Z OP	Notwithstanding the Residential policies of the OP, in addition to Residential uses, lands described may be used for light industrial research and assembly uses and for business incubation purposes.
109	Notwithstanding	755 Airport Rd	2006-83	A 1-06 OP	Notwithstanding the Rural Area policies of the OP, lands described may be used for one additional rural lot.
112	Notwithstanding	1532 Third Line West	2006-167	A 15-06 OP	Notwithstanding the Rural Area Policies of the OP, lands described, may be used for 1 additional rural residential lot.
113	Notwithstanding	229 Fourth Line West	2006-173	A 16-06 Z OP	Notwithstanding the Rural Area Policies of the OP, lands described may be used for one additional rural residential/institutional lot.
114	Notwithstanding	73 Northern Ave	2006-177	A 17-06 Z OP	Notwithstanding the Residential policies of the OP, the property may be used for commercial purposes, subject to the conditions applied.
116	Notwithstanding	1416 Carpin Beach Rd	2006-202	A 21-06 OP	Notwithstanding the Rural Area policies of the OP, lands described may be used for 1 additional rural residential lot.
117	Notwithstanding	686 Black Road	2006-218	A 22-06 Z OP	Notwithstanding the Industrial Policies of the OP, lands described may be used for the purposes of a Place of Worship, and a daycare Facility, Care Facility (Drop-In Centre), Preschool, and similar uses in conjunction with the Place of Worship.
118	Notwithstanding	1476 Third Line West	2006-229	A 26-06 OP	Notwithstanding the Rural Area Policies of the OP, the property may be used for one additional rural residential lot.
119	Notwithstanding	588 Airport Rd	2007-39	A 3-07 Z OP	Notwithstanding the Rural Area Policies of the OP, the property described may be used for one additional lot for rural residential and limited commercial (a 'personal storage facility') purposes.
120	Notwithstanding	1415 Third Line West	2007-47	A 4-07 OP	Notwithstanding the Rural Area policies of the OP, lands may be used to create 7 rural residential lots.
123	Notwithstanding	68 Anderson Road	2007-82	A 8-07 OP	Notwithstanding the Rural Area policies of the OP, the property described may be used for one additional rural residential lot.
124	Notwithstanding	225 Maki Rd	2007-125	A 10-07 Z OP	Notwithstanding the Rural Area policies of the OP, lands may be used for one additional rural residential lot.
125	Notwithstanding	150 Palomino Dr	2008-33	A 13-07 Z OP	Notwithstanding the Rural Area policies of the OP, lands described may be used for the development of a 10 lot rural Estate Residential subdivision.
126	Notwithstanding	1711 Third Line W	2007-148	A 15-07 OP	Notwithstanding Rural Area policies of the OP, lands may be used for one additional rural residential lot.
127	Notwithstanding	280 McNabb	2007-158	A 16-07 Z OP	Notwithstanding the Downtown Policies of the OP, lands described may be used for development of a major office building approximately 2508 square metres gross floor area.
128	Notwithstanding	4057 Third Line W	2007-163	A 20-07 Z OP	Notwithstanding the Rural Area policies of the OP, lands may be used for one additional rural residential lot.
131	Notwithstanding	1452 Leigh's Bay Rd	2007-164	A 18-07 OP	Notwithstanding the Rural Area policies of the Official Plan, lands described may be used for one (1) additional rural residential lot.
132	Notwithstanding	875 Third Line W	2007-182	A 22-07 Z OP	Notwithstanding the Rural Area policies of the Official Plan, lands described may be used for four (4) additional rural residential lots.
134	Notwithstanding	432 Great	2007-	A 24-07 Z OP	Notwithstanding the Commercial Land Use policies of the

		Northern Rd	189		Official Plan, lands described may be used for the development of a 1,950 sq. meters office building, subject to the conditions imposed by Council.
135	Notwithstanding	Eastern City Limits and Fournier Rd	2007-196	A 8-06 Z OP	The properties described may be utilized by way of a notwithstanding clause to Policy R.A.4, for the purposes of a 39 lot estate residential subdivision with on-site wells and septic systems.
136	Notwithstanding	86 Old Goulais Bay Rd	2007-214	A 26-07 OP	Notwithstanding the Rural Area policies of the Official Plan, the described lands may be used for one additional rural residential lot.
138	Notwithstanding	1661 Base Line	2008-3	A 30-07 Z OP	Notwithstanding the Rural Area policies of the Official Plan, the property may be used for Contractor's Yard supporting a well driller, and for the sale/rental of freight containers.
141	Notwithstanding	828 Fifth Line East	2008-18	A 33-07 OP	Notwithstanding the Transportation and Rural Area Policies of the Official Plan, the lands may be used for one additional single detached rural residential lot, without the need for a sound attenuation study related to the proximity of the rail right of way.
142	Notwithstanding	671, 671a, 683 Great Northern Road	2008-83	A 2-08 Z OP	Notwithstanding the Commercial Policies of the Official Plan, the lands may be used for office uses of up to 30% gross leasable area.
143	Notwithstanding	99 Industrial Court	2008-46	A 4-08 Z OP	Notwithstanding the Industrial policies of the Official Plan, a portion of the existing building may be used as a fitness facility.
144	Notwithstanding	556 Second Line West	2008-68	A 7-08 Z OP	Notwithstanding the Residential policies of the OP, these lands may be utilized as an asphalt maintenance and repair contractors yard.
145	Notwithstanding	287 Old Goulais Bay Road	2008-56	A 10-08 OP	Notwithstanding the Rural Area Policies of the OP, the lands may be used for one additional rural residential lot.
146	Notwithstanding	43 Black Road	2008-64	A 9-08 Z OP	Notwithstanding Commercial Policy of the OP, the lands may be utilized to locate approximately 2593 square metres of office space, associated with the bulk storage and distribution of fossil fuel only.
148	Notwithstanding	480 Pim Street	2008-98	A 11-08 Z OP	Notwithstanding the Commercial Policies of the OP, the lands may be used for office uses of up to 1393.5 square metres.
149	Notwithstanding	73-103 Wardell Road	2008-108	A 13-08 OP	Notwithstanding the Rural Area policies of the OP, the lands may be used for one additional rural residential lot.
150	Notwithstanding	2599 Base Line	2008-115		Notwithstanding the Rural Area Policies of the OP, the lands may be used for one additional rural residential lot.
151	Notwithstanding	714 Town Line	2008-130	A 16-08 Z OP	Notwithstanding the Rural Area Policies of the OP, the lands may be used for one additional rural residential lot.
152	Notwithstanding	1131 Maki Rd	2008-155	A 20-08 Z OP	Notwithstanding the Rural Area Policies of the OP, then lands may be utilized for rural residential purposes
153	Notwithstanding	446 Great Northern Road	2008-170	A 18-08 Z OP	Notwithstanding the policies set out herein for the development of lands designated residential, it is appropriate for the lands to be devoted to the display, preparation and storage of food products.
154	Notwithstanding	755 Airport Rd	2008-174	A 25-08 Z OP	Notwithstanding the Rural Area policies of the OP, the lands may be used for one additional rural lot.
156	Notwithstanding	930 Leighs Bay Road	2008-208	A-31-08-OP	Notwithstanding the Rural Area policies of the OP, the lands may be used for one additional rural residential lot.
157	Notwithstanding	395 Korah Road	2008-215		Notwithstanding the Residential policies of the OP, the lands may be used as a private training facility with

					accessory offices not to exceed 300sq.m GFA.
158	Notwithstanding	1377 Fourth Line East	2009-33	A-4-09-OP	Lands may be used for an additional single detached residential lot.
159	Notwithstanding	764 Airport Road	2009-38	A-6-09-OP	Lands may be used for an additional single detached residential lot.
160	Notwithstanding	677 MacDonald Avenue	2009-44	A-3-09-Z-OP	Notwithstanding the Commercial Policies of the OP, the lands may be used for office uses.
162	Notwithstanding	337, 341, 343 Northland Road	2009-83		Notwithstanding the commercial and residential policies of the OP, the lands may be used as a contractor's yard.
163	Notwithstanding	495 Third Line West	2009-92	A-14-09-OP	Notwithstanding the Rural Area Policies of the OP, the lands may be used to create one additional rural area lot for residential purposes.
165	Notwithstanding	2253 Base Line	2009-94	A-13-09-OP	Notwithstanding the Rural Area Policies of the OP, the lands may be used to create one additional rural area lot for residential purposes.
169	Notwithstanding	574 Airport Rd	2010-25	A-27-09-Z.OP	Notwithstanding the rural area policies of the OP, the subject property may be used to permit a recreational vehicle resort containing not more than 8 trailers (RVs) with year round access.
170	Notwithstanding	506 Town Line		A-2-10-Z.OP	Notwithstanding the Rural Area policies of the OP, the subject property may be used for a Contractor's Yard supporting a well driller, and for the sale/rental of freight containers.
173	Notwithstanding	626 Airport Road		A-9-10-Z.OP	Notwithstanding the Rural Area policies of the OP, maybe used to permit a Recreational Vehicle Resort containing not more than 23 trailers (RVs) with year round access.
178	Notwithstanding	309 Fifth Line East	2011-113	A-11-11-Z-OP	Notwithstanding the Rural Area policies of the OP, the subject property may be utilized for an Electrical Contractor's Yard.
179	Notwithstanding	843 Great Northern Rd & 605 3 rd L. E.	2011-129	A-14-11-Z-OP	Notwithstanding commercial policy C4 of the OP, the subject properties may be used to permit the construction of a medical centre.
180	Notwithstanding	671, 671A & 683 Great Northern Rd	2011-152	A-15-11-Z-OP	Notwithstanding the commercial policies of the OP, the subject properties may be used for medical offices. More specifically, medical offices will not be counted towards the maximum allowable office space upon the subject properties.
181	Notwithstanding	4057 Third Line West	2011-181	A-19-11-OP	Notwithstanding the Rural Area policies of the OP, the subject property may be severed to create 2 additional lots for rural residential purposes, conditional upon the successful approval of a severance application to the Committee of Adjustment.
183	Notwithstanding	750 Korah Road	2012-58	A-10-12-OP	Notwithstanding the Rural Area policies of the OP, the subject property may be severed to create 2 additional lots for rural residential purposes, conditional upon the successful approval of a severance application to the Committee of Adjustment.
184	Notwithstanding	790 Town Line	2012-57	A-8-12-OP	Notwithstanding the Rural Area policies of the OP, the subject property may be severed to create 3 additional lots for rural residential purposes, conditional upon the successful approval of a severance application to the Committee of Adjustment.
186	Notwithstanding	680 5 th Line East	2012-105	A-18-12-OP	Notwithstanding the Rural Area policies of the OP, the subject property may be severed to create an additional lot for rural residential purposes, whereas the lot has already been severed once since the one lot limit was created in December 2009.

187	Notwithstanding	740 5 th L. E.	2012-131	A-20-12-OP	Notwithstanding the Rural Area Policies of the OP, the subject property may be apply to the Committee of Adjustment for an additional Severance.
189	Notwithstanding	779 & 763 Airport Road	2012-145	A-22-12 Z OP	Notwithstanding the Rural Area Policies of the OP, the subject properties may be utilized as a landscaping contractor's yard.

PRINCE TOWNSHIP
(Not Included in Planning Area)

Batchewana
First Nation
(Not Included in Planning Area)

City of Sault Ste. Marie
OP Schedule 'A'
Natural Resources & Environmental Constraints

- Mineral and Mineral Aggregate Resources (3.1.1)
- Significant Groundwater Recharge Protection Area (RJ Burnside, SSMRCA), (3.1.3.2)
- Wellhead Protection Area 'A' - 100m Radius Around Wellhead (SSMRCA, 2010), (3.1.3.4)
- Wellhead Protection Area 'B' - 2 Year Time of Travel (SSMRCA, 2010), (3.1.3.4)
- Wellhead Protection Area 'C' - 5 Year Time of Travel (SSMRCA, 2010), (3.1.3.4)
- Fish Habitat - Lakes, (3.2.1)
- Rivers, (3.2.1)
- Unevaluated Wetland (OMNR, 2012), (3.2.2)
- Evaluated Wetland (OMNR, 2012), (3.2.2)
- Provincial Significant Coastal Wetland (OMNR, 2012), (3.2.2)
- Core Deer Wintering Area (OMNR, 2010), (3.2.4)
- Shield Line

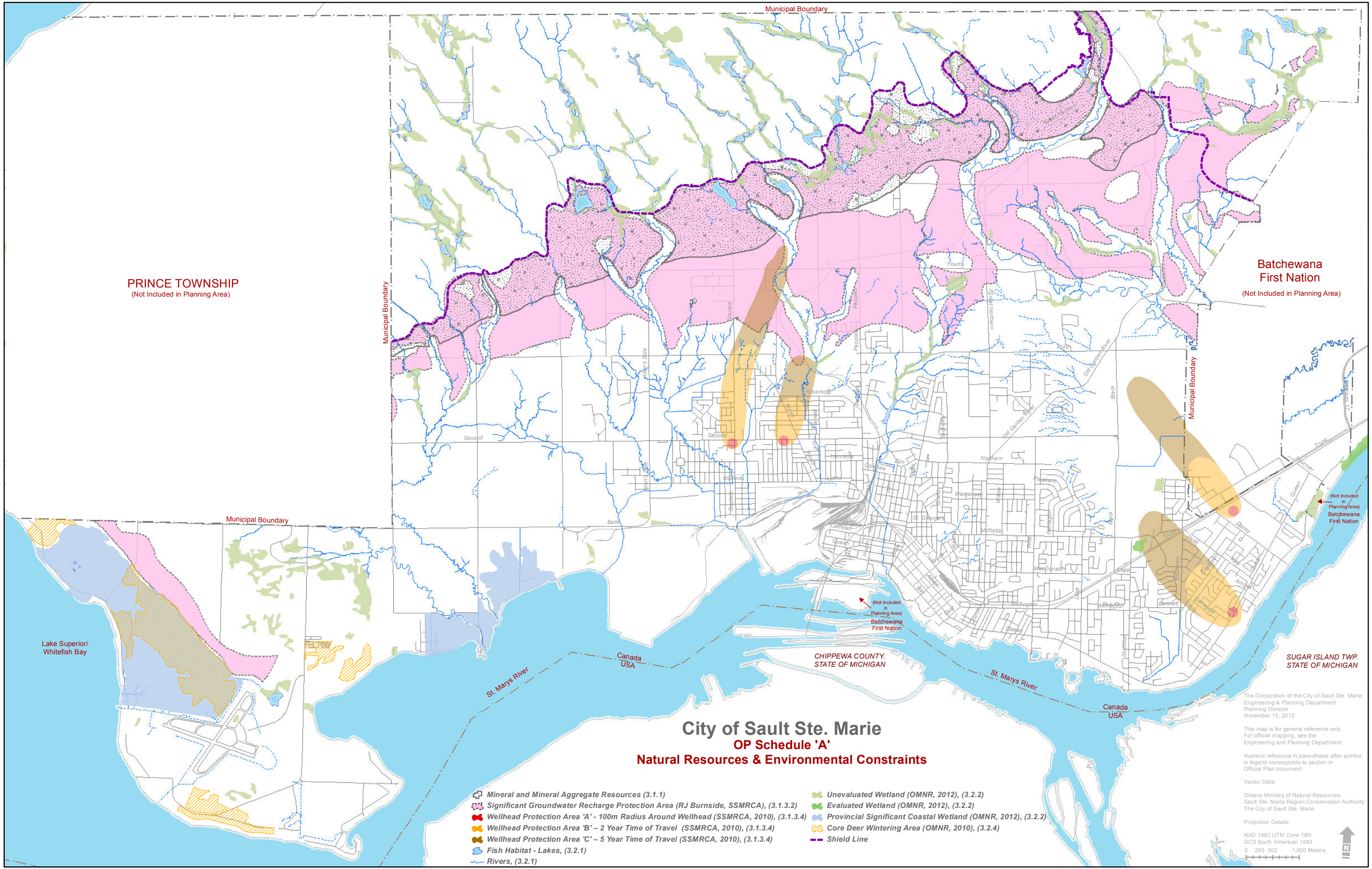
The Corporation of the City of Sault Ste. Marie
Engineering & Planning Department
Planning Division
November 15, 2012

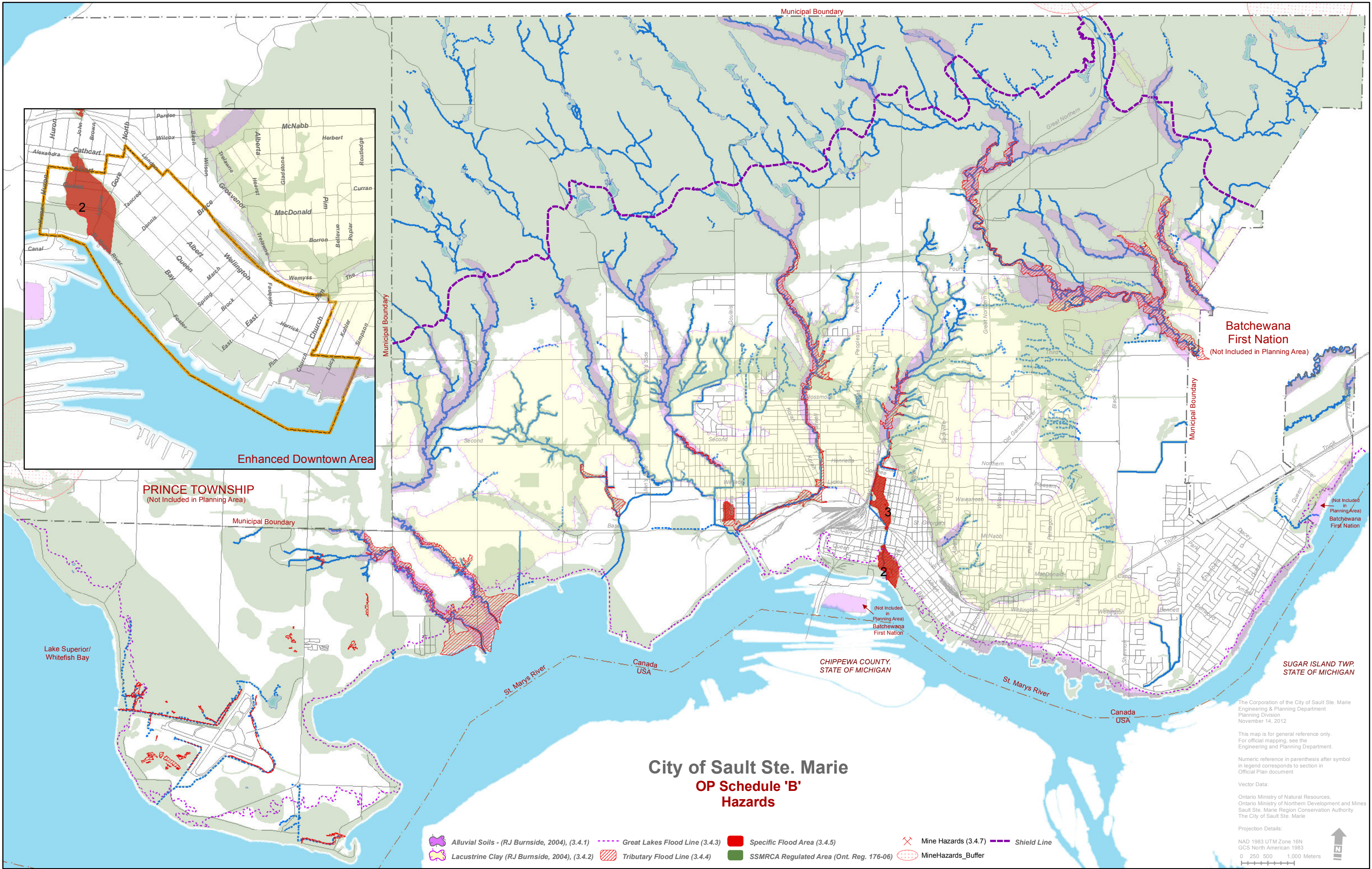
This map is for general reference only.
For official mapping, see the
Engineering and Planning Department.

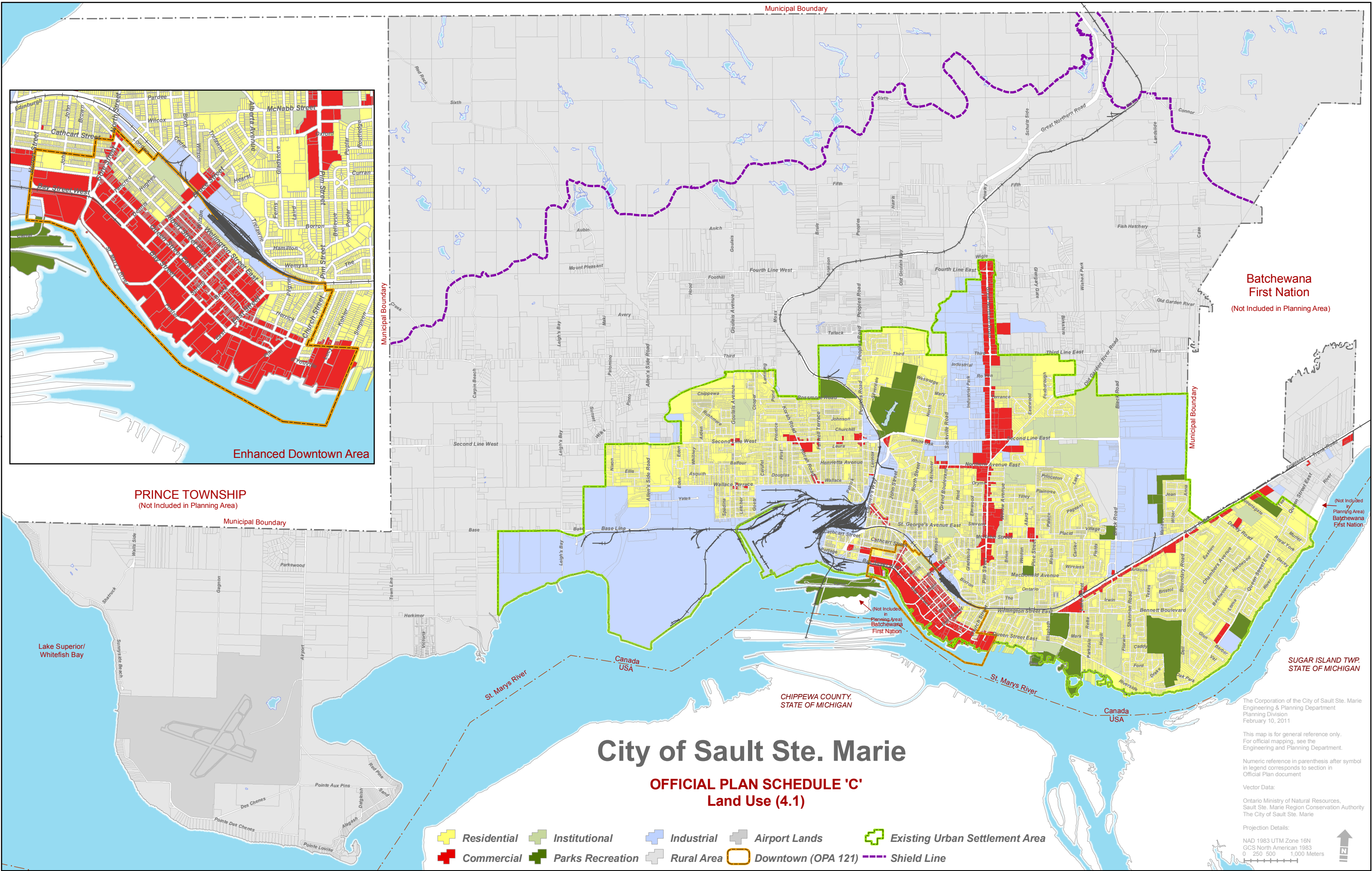
Numeric reference in parenthesis after symbol
in legend corresponds to section in
Official Plan document

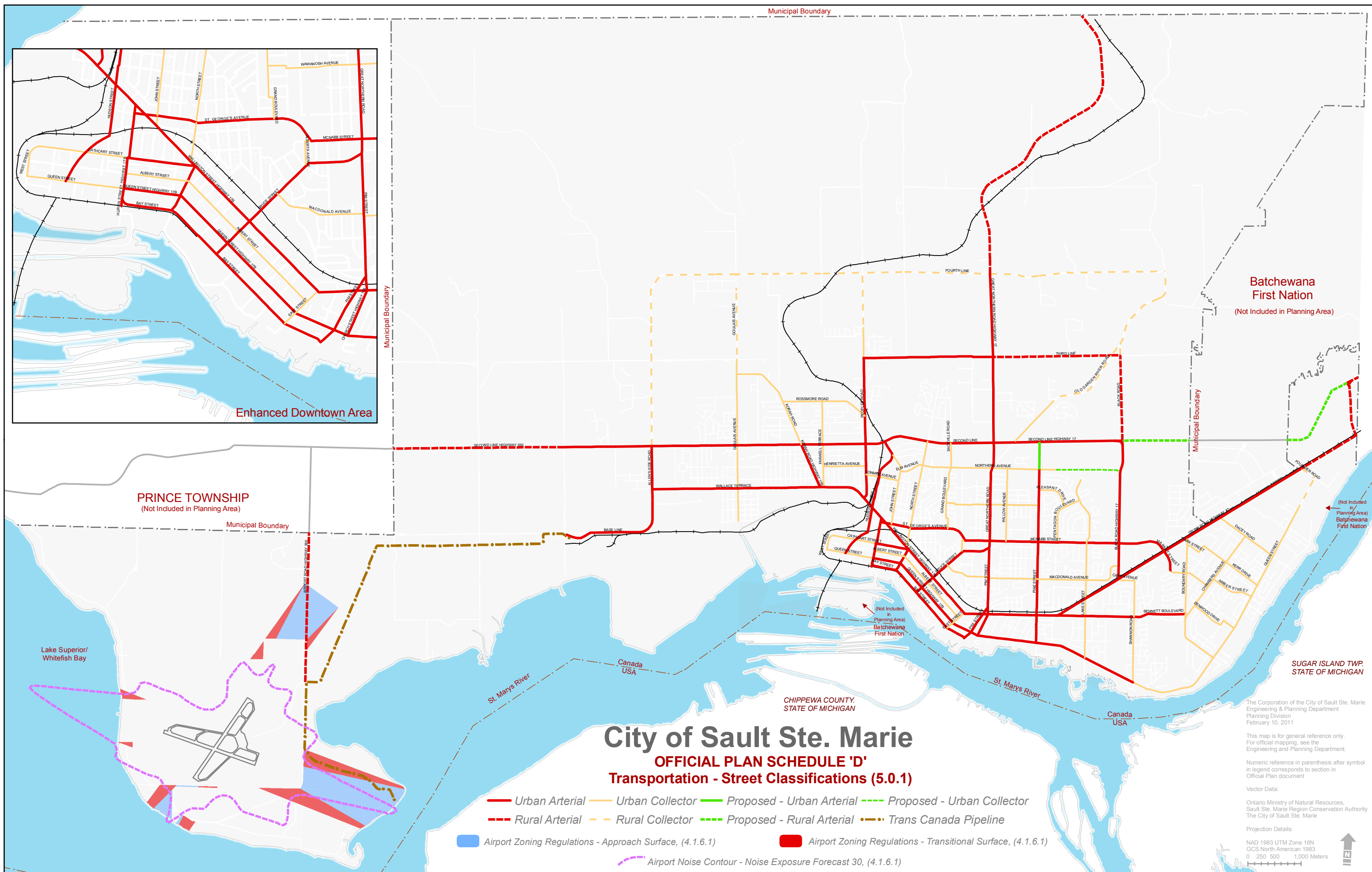
Vector Data:
Ontario Ministry of Natural Resources,
Sault Ste. Marie Region Conservation Authority
The City of Sault Ste. Marie

Projection Details:
NAD 1983 UTM Zone 16N
GCS North American 1983
0 250 500 1,000 Meters









ADDENDUM

REGULAR MEETING OF CITY COUNCIL

2013 03 04

4:30 P.M.

COUNCIL CHAMBERS

3. APPROVE AGENDA AS PRESENTED

Mover: Councillor

Seconder: Councillor

Resolved that the Agenda and Addendum #1 for the 2013 03 04 City Council meeting as presented be approved.

4. DELEGATIONS/PROCLAMATIONS

PART ONE – CONSENT AGENDA

5. COMMUNICATIONS AND ROUTINE REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES

PART TWO – REGULAR AGENDA

6. REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES

- (1) ADMINISTRATION**
- (2) COMMUNITY SERVICES DEPARTMENT**
- (3) ENGINEERING**
- (4) FIRE**
- (5) LEGAL**

(6) PLANNING

- a) **Application No. A-8-06-Z.OP & 57T-06-501 – filed by Jane Eva Hedlund, Catherine Shunock, 206211 Ontario Limited and Frank Shunock**

Further correspondence is attached for the information of Council.

- b) **Application No. A-4-13-Z – filed by 1743503 Ontario Inc.**

Further correspondence is attached for the information of Council.

(7) PUBLIC WORKS AND TRANSPORTATION

(8) BOARDS AND COMMITTEES

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

**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

Roch and Kathy Delorme
72 Fournier Rd
Sault Ste. Marie, ON
P6A 6X6
Tel: (705) 254-2892
e-mail: rkdelorme@shaw.ca

March 3, 2013

Sent by e-mail

Don McConnell
Planning Director
99 Foster Drive
Sault Ste. Marie, ON
P6A 5X6
e-mail: d.mcconnell@cityssm.on.ca

RE: Application No: A-8-06-Z.OP and 57T-06-501

Dear Mr. McConnell

We are sending this letter as our written submission to the City of Sault Ste. Marie in regards to the Official Plan Amendment request to the Draft of Subdivision conditions of Approval.

We are unable to attend the March 4th public meeting due to work and family commitments.

We are NOT in support of the applicants request that the requirement for deep wells be amended to permit wells that are a minimum of 15m deep.

Our reasons for not supporting this amendment are as follows:

1. We are currently on a shallow well (sand point) and since we have moved here in 2003 we have had to drop our well down approximately 2 feet with the increased development in the immediate area
2. We have had to change our water pump to one with reduced suction as the water recovery rate has deteriorated
3. Our current well is at the maximum depth and with any further drop in water levels, we will be forced to put in a drilled well at considerable expense (over \$10,000)
4. On the day that the City of Sault Ste. Marie ran water tests in the East end of the city, we lost the prime in our well making us concerned that increased demand on the water table will negatively affect our water source
5. At the initial meetings regarding the application for the subdivision, the applicants assured us our water table would not be affected as the subdivision wells would be deeper than 200 feet deep, drawing water from an entirely different aquifer, as

a result of this information we did not submit any objections to the City regarding our concerns

6. The water usage from this subdivision would be more substantial than current local residents have been using, thus affecting current water table
7. We are hesitant to believe the assurance of the applicants that our water table will not be affected. It seems to us, that their oversight in well drilling costs should have been thought out more clearly in the beginning and not now after the initial application, as indicated by one of the applicants at the last meeting
8. It is our belief that proper testing by the applicants have not been adequately completed for this aquifer, and we fear that the increased water usage on this aquifer will result in losing our current water source.

We would like to be notified of the Council of the City of Sault Ste. Marie's decision to adopt or refuse the approval of this application.

Thank you for taking our input into consideration, we ask that the city council consider the outcomes of all those affected by this decision, not only the wishes of the applicants. We look forward to hearing from you.

Sincerely,

(original printed letter signed)

Roch Delorme and Kathy Delorme

Earl and Betty Rae MacDonald
60Fournier Rd
Sault Ste. Marie, ON
P6A 6X6
Tel: (705) 759-6593

March 3, 2013

Sent by e-mail

Don McConnell
Planning Director
99 Foster Drive
Sault Ste. Marie, ON
P6A 5X6
e-mail: d.mcconnell@cityssm.on.ca

RE: Application No: A-8-06-Z.OP and 57T-06-501

Dear Mr. McConnell

We are sending this letter as our written submission to the City of Sault Ste. Marie in regards to the Official Plan Amendment request to the Draft of Subdivision conditions of Approval.

We are unable to attend the March 4th public meeting.

We are NOT in support of the applicants request that the requirement for deep wells be amended to permit wells that are a minimum of 15m deep.

Our reasons for not supporting this amendment are as follows:

1. At the initial meetings regarding the application for the subdivision, the applicants assured us our water table would not be affected as the subdivision wells would be deeper than 200 feet deep, drawing water from an entirely different aquifer, as a result of this information we did not submit any objections to the City regarding our concerns
2. The water usage from this subdivision would be more substantial than current local residents have been using, thus affecting current water table
3. We are hesitant to believe the assurance of the applicants that our water table will not be affected. It seems to us, that their oversight in well drilling costs should have been thought out more clearly in the beginning and not now after the initial application, as indicated by one of the applicants at the last meeting
4. It is our belief that proper testing by the applicants have not been adequately completed for this aquifer, and we fear that the increased water usage on this aquifer will result in losing our current water source.
5. Our neighbor has had water issues as a result of the city water testing, therefore we are concerned over increased water demand on the water table, thus negatively affecting our water source

We would like to be notified of the Council of the City of Sault Ste. Marie's decision to adopt or refuse the approval of this application.

Thank you for taking our input into consideration, we ask that the city council consider the outcomes of all those affected by this decision, not only the wishes of the applicants. We look forward to hearing from you.

Sincerely,

(original printed letter signed)

Earl and Betty Rae MacDonald

6(6)(a)

Don McConnell

To: claudia devoe
Subject: RE: PLANNING APPLICATION:a-8-06-z-op

Good morning –

City Council approved this application in 2007 to permit a 39 lot rural residential subdivision. This evening, I expect that City Council will defer a decision on the well depth issue (minimum 50 feet) to their April 8th meeting. We have considerable information on the request and I would be pleased to provide you with a copy if you wish.

I will bring your concerns to City Council's attention this evening.

Don

Donald B. McConnell, MCIP RPP
Planning Director
The Corporation of the City of Sault Ste. Marie
Civic Centre, 99 Foster Drive
Sault Ste. Marie, ON
P6A 5X6
Tel: 705.759.5375
Fax: 705.541.7165

From: claudia devoe [~~mailto:claudia.devoe@hotmail.com~~]
Sent: March 04, 2013 9:31 AM
To: Don McConnell
Subject: PLANNING APPLICATION:a-8-06-z-op

WRITTEN SUBMISSION - RIGHT TO APPEAL

Mr. Don McConnell -- Planning Director

Dear Mr. McConnell: Please be advised that we are in total disagreement of ANY TYPE of wells being drilled in our area as we and many others are on sand point wells and due to the fact that the water table has gone down drastically for many unknown and known reasons.

We would also advise you that we did not receive any type of notice from the developer or your department that there was any planning of drilling wells. We heard rumours to this possibility. We feel that the meeting scheduled for this evening should be cancelled until all parties in the area that are entitled to be notified are and therefore have a right to notify your department if they are concerned.

Yours respectfully,

Gordon and Claudia Devoe
Owners of 747 River Road, Sault Ste Marie, Ontario

Mailing address:
1539 Peoples Road, Sault Ste Marie, Ontario P6A 0B5

March 3rd, 2013

Reference: Application No. A-8-06-Z.OP & 57T-06-051

Attention: Don McConnell, Planning Director



I am writing with concerns that my husband and I have about the revised well depth for the properties being sold as part of 'Estates at Rivers Edge'. We are worried about the impact that 39 new households will have on the water supply for area residents at a shallower 50' depth.

We have already experienced problems at the water testing stage and have real concerns about allowing the shallower wells, 50' versus the originally promised much deeper well depth. The day a test well was pumping water behind our property we lost both our prime and pump. That morning before going to work I had no problem with the water pressure. When I came home I put a load of laundry in and went outside. By the time I came inside for a drink of water, I couldn't, as we had no water.

How long that test well had been pumping water out, I do not know. What I do know is that we lost our water while the test well was still in the process of pumping water out. We brought this concern forward at the City Hall meeting in 2007 and were told that this could not have affected our well. From our experience and the correlating activities that day, we believe that the test pump did lead to us losing our water supply.

Since City Water is not going to be brought to us or the new subdivision, we were assured that only deep wells were going to be permitted on the new lots. The argument now is that the deep wells are too expensive. This raises further concerns that cost issues for the purchase of lots in the new subdivision will outweigh water supply issues and the concerns of existing residents.

If shallower wells get approved by the City of Sault Ste. Marie and water supply problems are faced by existing residents in the area, who incurs these extra costs? Is there a provision by the City for existing residents? What is the action plan to deal with any water supply issues?

Out of fairness to existing residents we ask that you answer these questions and put an appropriate plan into place so that we do not have to incur problems or costs should issues arise due to shallower wells being approved.

We are long-time residents of this neighbourhood, having lived and brought up our family in our home since 1976. We hope to continue living here for many years to come.

Thank you for your time and consideration of our very real concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "M. Koskela".

Marja-Leena & Pentti Koskela

128 Fournier Road

marikkak@hotmail.com

Malcolm White

From: Peter Tonazzo
Sent: March 04, 2013 1:38 PM
To: Malcolm White
Subject: FW: A-4-13-Z

From: Marie Benson [mailto:mariebenson14@gmail.com]
Sent: March 04, 2013 12:43 PM
To: Peter Tonazzo
Subject: RE: A-4-13-Z

Petition RE: A-4-13-Z

We, the undersigned, wish to protest the rezoning of the property located at 496 Second Line West from "R2 to R4.S". With the proposed change we feel it will decrease value in our homes, which were built or bought with the implied intentions that this area was already developed. In approving the rezoning of this property, the said company 1743503 Ontario Inc. will be given the right to build two additional buildings and make changes to the building already existing. The intent is to make a 12 unit apartment dwelling. With that being said, the intended will therefore affect the surrounding area in the following ways:

- Decrease values of our homes
- Increase traffic to our seemingly quiet streets.
- Project will only allow for 16 parking spaces, therefore only providing 4 visitors parking spots. This will mean that other visitors will be required to park on our streets, where there are not any sidewalks to begin with, but will now be congested with parked cars.
- Will house large garbage bins that will be in our direct sight, and will smell especially in the hotter months.
- New building will block direct view of Second Line.
- Apartment windows will have a straight view into private back yards of the houses directly behind. This also includes being able to see into their actual houses.

Principle Petitioner: Keith Benson
14 Nichol Ave.
705-946-4936