



**The Corporation of the City of Sault Ste. Marie  
Regular Meeting of City Council  
Revised Agenda**

Monday, March 5, 2018

4:30 pm

Council Chambers

Civic Centre

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|                                                                                                                                                                                           | Pages          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>1. Adoption of Minutes</b>                                                                                                                                                             | <b>12 - 27</b> |
| Mover Councillor M. Shoemaker<br>Seconder Councillor L. Turco                                                                                                                             |                |
| Resolved that the Minutes of the Regular Council Meeting of 2018 02 20 be approved.                                                                                                       |                |
| <b>2. Questions and Information Arising Out of the Minutes and not Otherwise on the Agenda</b>                                                                                            |                |
| <b>3. Declaration of Pecuniary Interest</b>                                                                                                                                               |                |
| <b>4. Approve Agenda as Presented</b>                                                                                                                                                     |                |
| Mover Councillor M. Shoemaker<br>Seconder Councillor L. Turco                                                                                                                             |                |
| Resolved that the Agenda for 2018 03 05 City Council Meeting as presented be approved.                                                                                                    |                |
| <b>5. Proclamations/Delegations</b>                                                                                                                                                       |                |
| <b>5.1 OLG Community Recognition Program</b>                                                                                                                                              |                |
| Darcy Romanin, Gateway's Regional Director, Northern Ontario, Jim Love, General Manager, Gateway Casinos Sault Ste. Marie and Jake Pastore, Director of Municipal and Community Relations |                |
| <b>5.2 Retired Teachers of Ontario 50th Anniversary</b>                                                                                                                                   |                |

Rich Prophet, President, Retired Teachers of Ontario, District 3 Algoma

**5.3 Stormwater Financing Study**

Rick Talvitie, Mike Gregory and Pippy Warburton, AECOM Canada Limited

**5.4 *International Women's Day***

Rory Ring, CEO, Sault Ste. Marie Chamber of Commerce

**6. Communications and Routine Reports of City Departments, Boards and Committees – Consent Agenda**

Mover Councillor J. Hupponen  
Seconder Councillor L. Turco

Resolved that all the items listed under date 2018 03 05 – Agenda item 6 – Consent Agenda be approved as recommended.

**6.1 Council Travel**

Mover Councillor M. Shoemaker  
Seconder Councillor L. Turco

Resolved that Mayor C. Provenzano be authorized to travel to Toronto for 2 days in February for the Empowering Smart Cities Conference at an estimated cost to the City of \$1,020.

Mover Councillor M. Shoemaker  
Seconder Councillor L. Turco

Resolved that Mayor C. Provenzano be authorized to travel to Toronto for three days in April to attend the Sault Summit at an estimated cost to the City of \$1,100.

Mover Councillor M. Shoemaker  
Seconder Councillor J. Hupponen

Resolved that Mayor C. Provenzano and Councillor L. Turco be authorized to travel to Ottawa for four days in August to attend the AMO Conference at an estimated cost to the City of \$2,500.

**6.2 Algoma University Board Appointment**

28 - 29

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

Mover Councillor J. Hupponen  
Seconder Councillor L. Turco

Resolved that the report of the Deputy CAO/ City Clerk dated 2018 03 05 concerning Algoma University Board Appointment be received and that Council nominate Mayor Provenzano to the Algoma University Board of

Directors for the term 2018 03 05 to 2018 12 31.

- 6.3                    2018 Municipal Election Administration – Sault Locality                    30 - 31**
- A report of the Deputy CAO/City Clerk is attached for the consideration of Council.
- Mover Councillor M. Shoemaker  
Seconder Councillor L. Turco
- Resolved that the report of the Deputy CAO / City Clerk dated 2018 03 05 concerning 2018 Municipal Election Administration – Sault Locality be received and that Council authorize staff to negotiate an agreement with the Algoma District School Board to provide municipal election administration services for the Sault Locality.
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- 6.4                    2018 Capital Road Works – Adjustment                    32 - 33**
- A report of the Director of Engineering is attached for the consideration of Council.
- Mover Councillor J. Hupponen  
Seconder Councillor L. Turco
- Resolved that the report of the Director of Engineering dated 2018 03 05 be received and the recommendation to defer the Bay Street project and reinstate the Simpson Street project into the 2018 Capital Road Works program be approved.
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- 6.5                    Black Road EA – Engineering Fees                    34 - 35**
- A report of the Director of Engineering is attached for the consideration of Council.
- Mover Councillor M. Shoemaker  
Seconder Councillor L. Turco
- Resolved that the report of the Director of Engineering dated 2018 03 05 be received and that the fee limit for the Black Road Environmental Assessment be increased by \$10,200 for a total of \$119,500 with funds from the 2018 miscellaneous construction budget.
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- 6.6                    Gore/Albert and Andrew/Albert Streets – Intersection Safety                    36 - 39**
- A report of the Design and Construction Engineer is attached for the consideration of Council.
- Mover Councillor J. Hupponen  
Seconder Councillor L. Turco
- Resolved that the report of the Design and Construction Engineer dated 2018 03 05 be received and that the City continue to monitor the intersections of Gore Street/Albert Street and Andrew Street/Albert Street; and further that the

City adds Intersection Safety Studies conducted by IBI Group to the Downtown Traffic Study already underway increasing the fee limit to \$107,410.

- 6.7 Mar-Li Investments Inc – Insurance & Tax Provision 40 - 41**
- A report of the Solicitor / Prosecutor is attached for the consideration of Council.
- The relevant By-law 2018-41 is listed under item 11 of the Agenda and will be read with all by-laws under that item.
- 6.8 Municipal Law Enforcement Officers 42 - 46**
- A report of the Manager of Transit and Parking is attached for the consideration of Council.
- The relevant By-law 2018-39 is listed under item 11 of the Agenda and will be read with all by-laws under that item.
- 6.9 Stormwater Financing Study 47 - 69**
- A report of the Land Development and Environmental Engineer is attached for the information of Council.
- Mover Councillor M. Shoemaker  
Seconder Councillor L. Turco
- Resolved that the report of the Land Development and Environmental Engineer dated 2018 03 05 concerning the stormwater financing study be received as information.
- 6.10 Zoning – 267 Cathcart Street – OMB 70 - 90**
- A report of the Solicitor / Prosecutor is attached for the information of Council.
- Mover Councillor J. Hupponen  
Seconder Councillor L. Turco
- Resolved that the report of the Solicitor / Prosecutor concerning Zoning – 267 Cathcart Street – OMB dated 2018 03 05 be received as information.
- 6.11 Study Related to Expansion of Ice Capacity and Related Facilities 91 - 94**
- A report of the Deputy CAO, Community Development and Enterprise Services is attached for the consideration of Council.
- Mover Councillor J. Hupponen  
Seconder Councillor L. Turco
- Resolved that the report of the Deputy CAO Community Development and Enterprise Services dated 2018 03 05 concerning a third party project scoping cost analysis study be received and that \$25,000 be allocated from the Facilities Maintenance Reserve fund to conduct an RFP and select a third

party to undertake a project scoping and cost analysis study.

**7. Reports of City Departments, Boards and Committees**

**7.1 Administration**

**7.2 Corporate Services**

**7.3 Community Development and Enterprise Services**

**7.4 Public Works and Engineering Services**

**7.5 Fire Services**

**7.6 Legal**

**7.7 Planning**

**7.7.1 A-11-17-Z.OP and 57T-17-502 – 418 Fourth Line West – Deferral No. 2 95 - 97**

A report of the Senior Planner is attached for the consideration of Council.

Mover Councillor M. Shoemaker  
Seconder Councillor L. Turco

Resolved that the report of the Senior Planner dated 2018 03 05 concerning Rezoning/Official Plan Amendment Application A-11-17-Z.OP and Draft Plan of Condominium Application 57T-17-502 be received and that this application be postponed indefinitely.

**7.7.2 A-4-18-Z – 145 McNabb Street – Infrastructure Ontario 98 - 105**

A report of the Senior Planner is attached for the consideration of Council.

Mover Councillor M. Shoemaker  
Seconder Councillor L. Turco

Resolved that the report of Senior Planner dated 2018 03 05 concerning Rezoning Application A-4-18-Z be received and that Council approve the application of a 'Holding Provision' to the subject property.

Pursuant to Section 36 of the *Planning Act*, no site grading, excavation or building demolition may occur upon the subject property without further archaeological assessment, prepared by a qualified Archaeologist, which either identifies the burial sites or determines that the area is clear of archaeological concern.

And that the Legal Department be directed to prepare the necessary by-law to effect this approval.

**7.7.3 A-5-18-Z – 531 and 535 Trunk Road – Your Neighbourhood Credit Union (LTD) 106 - 114**

A report of the Senior Planner is attached for the consideration of Council.

Mover Councillor J. Hupponen  
Seconder Councillor L. Turco

Resolved that the Report of the Senior Planner dated 2018 03 05 concerning Rezoning Application A-5-18-Z be received and that Council rezone the southern 33m (108') of the subject properties from General Commercial (C4) Zone to Medium Density Residential Zone (R4.S144) with Special Exception 144; further that Council amend Special Exception 144 by adding the following provision:

1. That the subject property may be developed with semi-detached, multiple attached and apartment dwellings, or any combination thereof.

and that the Legal Department be directed to prepare the necessary by-law to effect this approval.

## **7.8 Boards and Committees**

## **8. Unfinished Business, Notice of Motions and Resolutions Placed on Agenda by Members of Council**

### **8.1 Driveway Snow Removal**

115 - 118

Mover Councillor S. Myers  
Seconder Councillor P. Christian

Whereas for a number of years City Council has provided \$50,000 in funding to a service provider (Red Cross) to support residential snow removal for seniors; and

Whereas there are a number of seniors and individuals with medical needs who are able to remain living at home because of this support; and

Whereas there is an increasing number of members of our community who require additional affordable snow removal services at their residence during exceptional snow events to address matters such as extra heavy snowfall or road cutting that goes beyond what a domestic snowblower can remove and beyond what they can afford; and

Whereas it is the will of City Council to look at options for providing further snow management assistance to qualifying residents through our current or new homemaker service provider;

Now Therefore Be It Resolved that appropriate City staff be requested to review the current program for assistance provided through the Red Cross and report back to Council as follows:

1. How is the current City funding being used; what is the process for an individual to receive assistance and for what service?
2. Red Cross has advised effective March 2018 they will no longer be the service provider so what will happen to the City's \$50,000 funding?

3. Provide options from the third party homemaker services provider as to how much it would cost to expand the current program to offer window removal considering the Brantford model or any other approach deemed optional.

## **8.2 Use a Realtor for Property Sales**

Mover Councillor M. Shoemaker  
Seconder Councillor S. Butland

Whereas the City of Sault Ste. Marie has a process in place to dispose of surplus land; and

Whereas the City's policy on the disposition of surplus land does not take into consideration whether the property is a small parcel of land, or a developable parcel of land in determining how to market the surplus land; and

Whereas developable parcels of land can draw greater interest if advertised through professional realtors; and

Whereas any parcel of land in excess of 400 m<sup>2</sup> should be considered developable;

Now Therefore Be It Resolved that City staff, with input from the Sault Ste. Marie Real Estate Board be requested to develop a policy whereby surplus City land is advertised for sale with local realtors in order to maximize the value for taxpayers in the sale of said land.

### **8.2.1 *Additional Correspondence***

119 - 119

## **8.3 James Street and Surrounding Area Revitalization Plan**

Mover Councillor M. Shoemaker  
Seconder Councillor O. Grandinetti

Whereas the CTV W5 program "Steel Town Down" focused on the opioid crisis across Canada, and how it is affecting mid-sized cities like Sault Ste. Marie; and

Whereas the program featured Sault Ste. Marie's Jamestown neighbourhood as one of the areas in Sault Ste. Marie where the use of opioids and other substances is prominent; and

Whereas the Sault Ste. Marie Innovation Centre's GIS department has been presenting data to stakeholders in the community for a number of years on the lack of park services and outdoor recreation activities in the Jamestown area; and

Whereas the lack of activities in Sault Ste. Marie was cited as one of a wide number of factors that results in individuals turning to substance use, and ultimately substance abuse, in Sault Ste. Marie; and

Whereas the provision of park services and outdoor recreational activities is an area of direct municipal responsibility and an area where the City can play a leading role in combatting part of this issue;

Now Therefore Be It Resolved that the Planning Department, in consultation with the Innovation Centre's GIS department, be requested to bring forward to City Council forthwith a James Street and surrounding area revitalization plan, including, but not limited to:

- possible expansion of Anna Marinelli Park;
- conversion of unused green space in the area for recreational use; and
- an examination and assessment of James Street and a recommendation on how best to use James Street as a public space.

#### **8.4 2018 Allocation of Economic Development Fund**

Mover Councillor M. Shoemaker  
Seconder Councillor P. Christian

Whereas the City has faced economic anxiety over the last two or more years because of Algoma's CCAA proceedings; and

Whereas Algoma has set out its desire to emerge from creditor protection in early 2018; and

Whereas Algoma's emergence from creditor protection will lift the economic cloud that has been hanging over the City since 2018; and

Whereas Council wishes to capitalize on the improved economic outlook for the City when Algoma emerges from creditor protection; and

Whereas the Economic Development Fund is one of few tools the City has at its disposal to spur economic activity within the municipality;

Now Therefore Be It Resolved that Council encourage applications to the Economic Development Fund from facilities seeking to establish advanced manufacturing facilities in the Sault, and that both the Economic Development Corporation and the City's Community Development and Enterprise Services Department at be directed to seek out and encourage applications to the Economic Development Fund from companies in the advanced manufacturing business.

#### **8.5 Mac Marcoux**

120 - 120

Mover Councillor S. Myers  
Seconder Councillor S. Hollingsworth

Whereas Sault Ste. Marie's 21-year-old Mac Marcoux is representing Canada in the PyeongChang 2018 Paralympic Winter Games; and

Whereas Mac is considered the international favorite in all the para alpine skiing events for men with a visual impairment; and

Whereas Mac is an accomplished Canadian paralympic alpine skier and has won three titles at the IPC Alpine Skiing World Cup at the age of 15; and

Whereas in 2016, Alpine Canada named Mac Marcoux male para alpine skier of the year; and

Whereas Marcoux won three medals in alpine skiing at the 2014 Winter Paralympics in Sochi including gold in men's visually impaired giant slalom, bronze in men's visually impaired downhill and bronze in super G; and

Whereas Mac has been inducted into the Sault Ste Marie Sports Hall of Fame and the Sault Ste. Marie Walk of Fame;

Now Therefore Be It Resolved that Mayor Christian Provenzano sends a message of best wishes and support to Mac on behalf of City Council and the community for his upcoming participation in the 2018 Winter Paralympics commencing on March 9 in PyeongChang; and

Further be it resolved that City Council urges Saultites to use social media to cheer Mac on to the medal platform.

## **8.6 Great Lakes Cleanup**

Mover Councillor S. Butland  
Secondar Councillor P. Christian

Whereas US President Trump has indicated his intent to reduce the Great Lakes funding for cleanup by 90% (present allocation \$300 million); and

Whereas this decision would negatively impact tourism, the environment, agriculture, drinking water, jobs, animal habitat and would halt the considerable progress made in anti-pollution initiatives;

Now Therefore Be It Resolved that Mayor Provenzano be authorized to send a letter of grave concern to the appropriate Canadian and American politicians expressing City Council's vehement disapproval of such a decision.

## **9. Committee of the Whole for the Purpose of Such Matters as are Referred to it by the Council by Resolution**

## **10. Adoption of Report of the Committee of the Whole**

## **11. Consideration and Passing of By-laws**

Mover Councillor J. Hupponen  
Secondar Councillor L. Turco

Resolved that all By-laws under item 11 of the Agenda under date 2018 03 05 be approved.

### **11.1 By-laws before Council to be passed which do not require more than a simple majority**

#### **11.1.1 By-law 2018-39 (Parking) Municipal Law Enforcement Officers**

121 - 124

A report from the Manager of Parking and Transit is on the Agenda.

Mover Councillor M. Shoemaker  
Secondar Councillor L. Turco

Resolved that By-law 2018-39 being 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 be passed in open Council this 5th day of March, 2018.

**11.1.2 By-law 2018-41 (Agreement) Mar-Li Investments Inc. Amendment 125 - 127**

A report from the Solicitor/Prosecutor is on the Agenda.

Mover Councillor M. Shoemaker  
Seconder Councillor L. Turco

Resolved that By-law 2018-41 being a by-law to authorize the execution of the Agreement between the City and Mar-Li Investments Inc. to incorporate insurance and payment of tax provisions into the existing Licence to Occupy Agreement be passed in open Council this 5th day of March, 2018.

**11.1.3 By-law 2018-42 (Official Plan) 435, 439, 449, 459 Great Northern Road and 41 Industrial Park Crescent (Pino) 128 - 130**

Council Report was passed by Council resolution on February 20, 2018.

Mover Councillor M. Shoemaker  
Seconder Councillor L. Turco

Resolved that By-law 2018-42 being a by-law to adopt Amendment No. 220 to the Official Plan for the City of Sault Ste. Marie (Ben Pino Investments Inc. - 435, 439, 449, 459 Great Northern Road and 41 Industrial Park Crescent) be passed in open Council this 5th day of March, 2018.

**11.1.4 2018-43 (Zoning) 435, 439, 449, 459 Great Northern Road and 41 Industrial Park Crescent (Pino) 131 - 133**

Council Report was passed by Council resolution on February 20, 2018.

Mover Councillor M. Shoemaker  
Seconder Councillor L. Turco

Resolved that By-law 2018-43 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 435, 439, 449, 459 Great Northern Road and 41 Industrial Park Crescent (Ben Pino Investments Inc.) be passed in open Council this 5th day of March, 2018.

**11.1.5 By-law 2018-44 (Development Control) 435 439, 449, 459 Great Northern Road and 41 Industrial Park Crescent (Pino) 134 - 136**

Council Report was passed by Council resolution on February 20, 2018.

Mover Councillor M. Shoemaker  
Seconder Councillor L. Turco

Resolved that By-law 2018-44 being a by-law to designate the lands located at 435, 439, 449, 459 Great Northern Road and 41 Industrial Park Crescent

(Ben Pino Investments Inc.) be passed in open Council this 5th day of March, 2018.

**11.2 By-laws before Council for FIRST and SECOND reading which do not require more than a simple majority**

**11.3 By-laws before Council for THIRD reading which do not require more than a simple majority**

**12. Questions By, New Business From, or Addresses by Members of Council Concerning Matters Not Otherwise on the Agenda**

**13. Closed Session**

Mover Councillor J. Hupponen  
Seconder Councillor L. Turco

Resolved that this Council proceed into closed session to discuss two labour relations / employee negotiations items;

Further Be It Resolved that should the said closed session be adjourned, the Council may reconvene in closed session to continue to discuss the same matter without the need for a further authorizing resolution.

*Municipal Act R.S.O. 2002 – section 239 (2)(d) labour relations / employee negotiations.*

**14. Adjournment**

Mover Councillor J. Hupponen  
Seconder Councillor L. Turco

Resolved that this Council now adjourn.



## **REGULAR MEETING OF CITY COUNCIL MINUTES**

Tuesday, February 20, 2018  
4:30 pm  
Council Chambers  
Civic Centre

Present: Mayor C. Provenzano, Councillor S. Butland, Councillor P. Christian, Councillor S. Myers, Councillor J. Hupponen, Councillor M. Shoemaker, Councillor R. Niro, Councillor M. Bruni, Councillor F. Fata, Councillor J. Krmpotich, Councillor O. Grandinetti

Absent: Councillor S. Hollingsworth, Councillor L. Turco

Officials: A. Horsman, M. White, L. Girardi, T. Vair, N. Kenny, S. Schell, P. Johnson, D. McConnell, S. Hamilton Beach, D. Elliott, V. McLeod, M. Blanchard, T. Vecchio, F. Coccimiglio

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### **1. Adoption of Minutes**

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that the Minutes of the Regular Council Meeting of 2018 02 05 be approved.

**Carried**

### **2. Questions and Information Arising Out of the Minutes and not Otherwise on the Agenda**

### **3. Declaration of Pecuniary Interest**

#### **3.1 Councillor M. Shoemaker – EDC and SSMIC MOU Update**

EDC is a client of law firm.

eSCRIBE Minutes

**3.2 Councillor M. Shoemaker – By-law 2018-33 (Agreement) The Sault Ste. Marie Economic Development Corporation Funding**

EDC is a client of law firm.

**3.3 Mayor C. Provenzano – Animal Care and Control By-law**

One of the parties is a former client.

**3.4 Mayor C. Provenzano – By-law 2018-19 (Regulations) Animal Care and Control**

One of the parties is a former client.

**3.5 Councillor M. Shoemaker – AG169- Fox Run Developments – Foxborough Trail**

One of the parties is a client of law firm.

**4. Approve Agenda as Presented**

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that the Agenda for 2018 02 20 City Council Meeting as presented be approved.

**Carried**

**5. Proclamations/Delegations**

**5.1 Heritage Week**

Gord Smedley, recipient, 2017 Heritage Award was in attendance.

**5.2 Estonian Independence Day**

Ago Lehela, Chair, Estonian Association of Sault Ste. Marie was in attendance.

**5.3 Easter Seals Month**

Angie DiGasparro and Isobel Farstadt, Easter Seals Ambassador, were in attendance.

**5.4 Sault Area Hospital**

Ron Gagnon, President and CEO was in attendance.

**5.5 Animal Control By-law**

Julie Woodyer, Campaigns Director, Zoocheck; Paul Raymond Goulet, CEO, President and Chief Explainer, Little Ray's Reptile Zoo; Jonathan Poitras, Counsel for Spruce Haven Nature Park; Ken Marshall, Spruce Haven Nature Park and Howard Smith, Aspen Valley Wildlife Sanctuary were in attendance.

**6. Communications and Routine Reports of City Departments, Boards and Committees – Consent Agenda**

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that all the items listed under date 2018 02 20 – Agenda item 6 – Consent Agenda and Addendum be approved as recommended, save and except Agenda items 6.4 and 6.10.

**Carried**

**6.1 Tender for Microsoft Enterprise Licensing Agreement**

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

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that the report of the Manager of Purchasing dated 2018 02 20 be received and that the tender submitted by Compugen Inc. for three years of Microsoft Enterprise Licensing to be invoiced yearly in the amount of \$166,081.95 plus HST, subject to adjustment for the number of licenses required, for a total tendered amount of \$498,245.85 plus HST, be approved.

**Carried**

**6.2 Property Tax Appeals**

The report of the Manager of Accounting & City Tax Collector was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that the report of the Manager of Accounting & City Tax Collector dated 2018 02 20 concerning Property Tax Appeals be received and the recommendation that the tax records be amended pursuant to Section 357 of the *Municipal Act* be approved.

**Carried**

**6.3 2018 Community Heritage Ontario Conference**

The report of the Deputy City Clerk was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that the report of the Deputy City Clerk dated 2018 02 20 concerning 2018 Community Heritage Ontario Conference be received and that the recommendation of the Conference and Major Special Events Committee to provide funding of \$5,000 be approved.

**Carried**

**6.5 Ontario Municipal Commuter Cycling Program Funding**

The report of the Director of Planning and Enterprise Services was received by Council.

The relevant By-law 2018-36 is listed under item 11 of the Minutes.

**6.6 Request to Rename Foster Drive**

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

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that the report of the Director of Engineering dated 2018 02 20 be received and that the recommendation not to rename Foster Drive be approved.

**Carried**

**6.7 Environmental Assessment Reform**

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

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Whereas a coalition of the Municipal Engineers Association (MEA) and the Residential and Civil Construction Alliance of Ontario (RCCAO) have successfully applied to have a review of the Municipal Class Environmental Assessment process conducted under Part IV (Section 61) of the *Environmental Bill of Rights Act, 1993* (EBR Act); and

Whereas impact studies and public meetings required by the MCEA process often take two years or more to complete before construction can commence; and

Whereas the MCEA requirements to evaluate alternatives are often not well aligned with prior or municipal land use planning decisions; and

Whereas analysis by the Residential and Civil Construction Alliance of Ontario (RCCAO) has demonstrated that the time to complete an EA rose from 19 months to 26.7 months and costs went from an average of \$113,300 to \$386,500; and

Whereas the Auditor General of Ontario has tabled recommendations for modernizing the MCEA process; and

Whereas in spite of written commitments made by the Ministry of the Environment between 2013-2015, no action has been taken; and

Whereas local projects that do not have the necessary approvals could lose out on the next intake of Build Canada funding;

Resolved that The Corporation of the City of Sault Ste. Marie requests that the Minister of the Environment and Climate Change take immediate steps to expedite the response process for Part II Orders or Bump-Up requests, as part of the s.61 review to improve MCEA process times and reduce study costs; and

Further that the Minister of the Environment and Climate Change support changes to better integrate and harmonize the MCEA process with processes defined under the *Planning Act*; and

Further that the Minister of the Environment and Climate Change amend the scope of MCEA reports and studies to reduce duplication with existing public processes and decisions made under municipal Official Plans and provincial legislation.

**Carried**

#### **6.8 Northern Avenue**

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

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that the report of the Director of Engineering dated 2018 02 20 be received and that the recommendation to raise the engineering fee limit for the Northern Avenue EA by \$45,000 to \$135,000, with funds to come from a \$45,000 reduction to the 2018 miscellaneous construction resurfacing budget be approved.

**Carried**

#### **6.9 Waste-Free Ontario Act Update**

The report of the Area Coordinator – Environmental Services was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that the report of the Area Coordinator – Environmental Services dated 2018 02 20 concerning the Waste-Free Ontario Act Update be received as information.

**Carried**

#### **6.11 Holiday Season – Curbside Bag Limits**

The report of the Manager – Waste Management was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that the report of the Manager – Waste Management dated 2018 02 20 concerning the holiday season curbside bag limit be received and that the recommendation of doubling the maximum curbside set out limit as determined in By-Law 2004-68 or successor By-Laws for all future holiday seasons be approved.

**Carried**

**6.12 Removal of Driveway Windrows**

The report of the Deputy CAO, Public Works and Engineering Services was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that the report of the Deputy CAO, Public Works and Engineering Services dated 2018 02 20 concerning the removal of driveway windrows be received and that recommendation to continue with the existing practice of driveway clearing as determined by Public Works supervisory staff though consideration of the guideline described in the report be approved.

**Carried**

**6.13 Sale of 22 MacDonald Avenue**

The report of the Assistant City Solicitor/Senior Litigation Counsel was received by Council.

The relevant By-law 2018-32 is listed under item 11 of the Minutes.

**6.14 Sault Ste. Marie Model Aircraft Radio Control Club – Licence to Occupy City Property Agreement**

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

The relevant By-law 2018-31 is listed under item 11 of the Minutes.

**6.15 Superior Seven Advertising Limited – Insurance Provision**

The report of the Solicitor/Prosecutor was received by Council.

The relevant By-law 2018-34 is listed under item 11 of the Minutes.

**6.16 AG169- Fox Run Developments – Foxborough Trail**

Councillor M. Shoemaker declared a conflict on this item. (One of the parties is a client of law firm.)

A report of the Assistant City Solicitor/Senior Litigation Counsel was received by Council.

The relevant By-law 2018-40 is listed under item 11 of the Minutes.

#### **6.4 EDC and SSMIC MOU Update**

Councillor M. Shoemaker declared a conflict on this item. (EDC is a client of law firm.)

The report of the Deputy CAO, Community Development and Enterprise Services was received by Council.

The relevant By-laws 2018-33 and 2018-37 are listed under item 11 of the Minutes.

#### **6.10 Curbside Waste**

The report of the Director of Public Works was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that the report of the Director of Public Works dated 2018 02 20 be received and that Council direct staff to report to Council at a later date to seek approval of the framework for the upcoming Request for Proposal dealing with the provision of waste collection service for the City based on a split (hybrid) approach (Contractor and City areas balanced).

#### **Officially Read and Not Dealt With**

Moved by: Councillor M. Shoemaker

Seconded by: Councillor O. Grandinetti

Resolved that the report of the Director of Public Works dated 2018 02 20 be received and that Council direct staff to report to Council at a later date to seek approval of the framework for the upcoming Request for Proposal dealing with the provision of waste collection service for the City based on both a split (hybrid) approach (Contractor and City areas balanced) and the alternate Contractor only approach.

#### **Carried**

### **7. Reports of City Departments, Boards and Committees**

#### **7.1 Administration**

#### **7.2 Corporate Services**

#### **7.3 Community Development and Enterprise Services**

#### **7.4 Public Works and Engineering Services**

#### **7.5 Fire Services**

#### **7.6 Legal**

##### **7.6.1 Animal Care and Control By-law**

Mayor C. Provenzano declared a conflict on this item. (One of the parties is a former client.)

A report of the Solicitor/Prosecutor was received by Council.

Moved by: Councillor S. Butland

Seconded by: Councillor S. Myers

Whereas City Council has been presented with a report and recommendation around consolidation and revision of the City's animal-related by-laws; and

Whereas without a statement of exemption or grandfathering being included in the proposed new bylaw, the current operation of Spruce Haven Nature Park would be in contravention of the by-law; and

Whereas the owners of Spruce Haven Nature Park have committed to winding down their operation and not accepting any new animals and do request that City Council allow the natural demise of the aging animals currently at the park; and

Whereas for over 30 years the owners of Spruce Haven Nature Park have accepted and cared for sick and injured animals brought to them by residents of Sault Ste. Marie as refuge when no other options existed and conducted hundreds of educational outings for area schools,

Therefore be it resolved that City Council direct the Solicitor to include in the proposed new by-law wording such that would exempt or grandfather Spruce Haven Nature Park from complying with any sections of the proposed new by-law that would otherwise cause the operation to be in a state of non-compliance; and

Further be it resolved that consideration be given to forming a written agreement between the City and Spruce Haven stating there will be no further expansion of the current business of Spruce Haven relative to the new animal care and control by-law.

| <b>Recorded</b>                   | <b>For</b> | <b>Against</b> | <b>Absent</b> |
|-----------------------------------|------------|----------------|---------------|
| Mayor C. Provenzano<br>(conflict) |            |                |               |
| Councillor S. Butland             | X          |                |               |
| Councillor P. Christian           |            | X              |               |
| Councillor S. Myers               | X          |                |               |
| Councillor S. Hollingsworth       |            |                | X             |
| Councillor J. Hupponen            |            | X              |               |
| Councillor L. Turco               |            |                | X             |

|                           |          |          |          |  |
|---------------------------|----------|----------|----------|--|
| Councillor M. Shoemaker   |          | X        |          |  |
| Councillor R. Niro        |          | X        |          |  |
| Councillor M. Bruni       | X        |          |          |  |
| Councillor F. Fata        | X        |          |          |  |
| Councillor J. Krmpotich   | X        |          |          |  |
| Councillor O. Grandinetti | X        |          |          |  |
| <b>Results</b>            | <b>6</b> | <b>4</b> | <b>2</b> |  |
| <b>Carried</b>            |          |          |          |  |

## **7.7 Planning**

### **7.7.1 A-1-18-Z.OP – Ben Pino Investments Inc. – 435, 439, 459 Great Northern Road and 41 Industrial Park Crescent**

The report of the Director of Planning and Enterprise Services was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that the Report of the Director of Planning and Enterprise Services, dated 2018 02 20 concerning Rezoning Application A-1-18-Z.OP be received and that Council approve the application and direct the Legal Department to prepare the necessary by-laws subject to the following conditions:

1. Approval of Official Plan Amendment No. 220 to re-designate a portion of the site (41 Industrial Park Crescent) from “Industrial” to “Commercial”
2. Rezone the subject property from “Highway Zone” (HZ) and “Medium Industrial” (M2) to “Shopping Centre Commercial Zone” (C5).
3. Reduce the required building setback from the westerly lot line from 15 m to 7.62 m.
4. Reduce the minimum parking requirement from 4.5 spaces per 100 m<sup>2</sup> to 4.25 spaces per 100 m<sup>2</sup>.
5. Designate the property subject to site plan control pursuant to Section 41 of the Planning Act.

**Carried**

## **7.8 Boards and Committees**

### **8. Unfinished Business, Notice of Motions and Resolutions Placed on Agenda by Members of Council**

#### **8.1 Level III Residential Withdrawal Management Services**

Moved by: Councillor S. Butland  
Seconded by: Councillor M. Bruni

Whereas Sault Area Hospital (SAH) has been operating a Level 1 Withdrawal Management Program and a 16 bed facility for over 40 years; and

Whereas this program and facility does not have the capacity to support the growing need for withdrawal management services in SAH catchment area; and

Whereas withdrawal management has been identified as a critical issue for our region and reviews by both the SAH and the North East LHIN have identified critical gaps in service; and

Whereas crisis visits to SAH related to substance related disorders have gone up dramatically every year since 2014; and

Whereas SAH has developed a business case for a Level III Residential Withdrawal Management Services including co-location of community and hospital mental health and addiction services with both day and evening programming and has made Application to the NELHIN for the necessary permission and funding to build the necessary facilities and operate the program;

Now Therefore Be It Resolved that City Council endorse a Level III Residential Withdrawal Management Services program and facility in the City of Sault Ste. Marie and call on the NELHIN and the MOHTLC to approve same without delay and further that the Mayor and staff support and assist SAH's application however it is determined helpful and requested by SAH.

| <b>Recorded</b>             | <b>For</b> | <b>Against</b> | <b>Absent</b> |
|-----------------------------|------------|----------------|---------------|
| Mayor C. Provenzano         | X          |                |               |
| Councillor S. Butland       | X          |                |               |
| Councillor P. Christian     | X          |                |               |
| Councillor S. Myers         | X          |                |               |
| Councillor S. Hollingsworth |            |                | X             |
| Councillor J. Hupponen      | X          |                |               |
| Councillor L. Turco         |            |                | X             |
| Councillor M. Shoemaker     | X          |                |               |
| Councillor R. Niro          | X          |                |               |
| Councillor M. Bruni         | X          |                |               |
| Councillor F. Fata          | X          |                |               |

Councillor J. Krmpotich X

Councillor O. Grandinetti X

**Results 11 0 2**

**Carried**

## **8.2 Long Term Beds**

Moved by: Councillor S. Butland

Seconded by: Councillor S. Myers

Whereas there are long waiting lists for both Long Term Care beds and Supportive Housing beds in Sault Ste. Marie as demand far outweighs supply; and

Whereas the Province has announced its intention to fund 5,000 new long term care beds over the next 4 years and 30,000 new long term care beds over the next 10 years; and

Whereas Sault Ste. Marie has the least number of long term care beds per resident over the age of 75 of all large communities in the North East LHIN; and

Whereas the current percentage of the population in Sault Ste. Marie over the age of 75 is 10% versus a provincial average of 7% and the number of people over the age of 75 in Sault Ste. Marie is expected to grow by 29% by 2025; and

Whereas while the number of beds is not increasing, the demand for beds is consistently growing: the community is currently 450 beds short and will be over 600 beds short by 2021; and

Whereas Sault area Hospital (SAH) is working with various parties to develop options to address this shortage; and

Whereas it is important that Sault Ste. Marie has the necessary infrastructure and facilities to support its seniors and provide the best possible care for them;

Now Therefore Be It Resolved that City Council support SAH's efforts and assist SAH in developing the various options and project(s) to address this challenge, as and when requested by SAH, and lobbying the NELHIN and MOHLTC for the appropriate funding to establish and build additional long - term care facilities in Sault Ste. Marie.

**Carried**

## **8.3 RFP of Group Benefits Brokerage and Underwriting**

Moved by: Councillor M. Shoemaker

Seconded by: Councillor O. Grandinetti

Whereas in 2017 Sault Ste. Marie put out a request for proposals for their liability insurance brokerage, underwriting and adjusting; and

Whereas the 2017 insurance RFP was the first time in a number of years that our insurance brokerage, underwriting and adjusting services had all been tested in the market; and

Whereas as a result of the 2017 insurance RFP, the City of Sault Ste. Marie is saving more than \$300,000 annually in insurance costs for the term of contract; and

Whereas it has been a number of years since Sault Ste. Marie put out a request for proposals on the brokerage and underwriting of their group benefits; and

Whereas putting out a request for proposals on the brokerage and underwriting of their group benefits is the best way to ensure value for the taxpayers;

Now Therefore Be It Resolved that staff prepare a request for proposals for the brokerage and underwriting of the City's group benefits (both health and dental, as well as accident and disability insurance) in order to obtain the best value on these services for our residents.

**Carried**

#### **8.4 Payday Lending By-law**

Moved by: Councillor M. Shoemaker

Seconded by: Councillor S. Butland

Whereas the Province of Ontario has given municipalities the power to regulate the pay-day lending industry; and

Whereas Sault Ste. Marie has not yet approved any regulation for the pay-day lending industry; and

Whereas municipalities such as Hamilton, Ontario, are leading the way in pay-day lending regulation;

Now Therefore Be It Resolved that the City of Sault Ste. Marie Legal Department propose a by-law to the Council for the City of Sault Ste. Marie that, among other things, requires pay-day lending institutions to:

- Advertise in a prominent manner the cost of borrowing; and
- Provide to the borrower credit counselling brochures approved by the City of Sault Ste. Marie.

**Carried**

#### **8.5 Electronic Invoicing**

Moved by: Councillor O. Grandinetti

Seconded by: Councillor M. Shoemaker

Whereas most business transactions are now being completed electronically; and

Whereas there is significant cost savings in sending out tax bills, invoices electronically;

Now Therefore Be It Resolved that staff report back to Council as soon as possible on which area/department we could see the most cost savings by doing business electronically (email).

**Carried**

**9. Committee of the Whole for the Purpose of Such Matters as are Referred to it by the Council by Resolution**

**10. Adoption of Report of the Committee of the Whole**

**11. Consideration and Passing of By-laws**

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that all by-laws under item 11 of the Agenda under date 2018 02 20 be approved, save and except 2018-19, 2018-33 and 2018-37.

**Carried**

**11.1 By-laws before Council to be passed which do not require more than a simple majority**

**11.1.2 By-law 2018-31 (Agreement) Sault Ste. Marie Model Aircraft Radio Control Club**

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that By-law 2018-31 being a by-law to authorize the execution of the Agreement between the City and the Sault Ste. Marie Model Aircraft Radio Control Club for the use of a portion of Leigh's Bay Road for a model aircraft radio controlled flying site, be passed in open Council this 20th day of February, 2018.

**Carried**

**11.1.3 By-law 2018-32 (Property) Sale of 22 MacDonald Avenue**

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that By-law 2018-32 being a by-law to authorize the sale of surplus property being civic 22 MacDonald Avenue, legally described in PIN 31547-0002 (LT) to 2605046 Ontario Inc, In Trust (Joe Ruscio) be passed in open Council this 20th day of February, 2018.

**Carried**

**11.1.5 By-law 2018-34 (Agreement) Superior Seven Advertising Limited**

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that By-law 2018-34 being a by-law to authorize the execution of the Amending Agreement between the City and Superior Seven Advertising Limited to incorporate an insurance provision into the existing Licence to Occupy Agreement be passed in open Council this 20th day of February, 2018.

**Carried**

**11.1.6 By-law 2018-36 (Agreement) Ontario Municipal Commuter Cycling Program Funding**

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that By-law 2018-36 being a by-law to authorize the execution of the Agreement between the City and Her Majesty the Queen in Right of the Province of Ontario as Represented by the Minister of Transportation for the Province of Ontario for the Ontario Municipal Commuter Cycling Program be passed in open Council this 20th day of February, 2018.

**Carried**

**11.1.8 By-law 2018-38 (Agreement) Insurance Company AON**

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that By-law 2018-38 being a by-law for general insurance services for February 28, 2018 to February 28, 2021 be passed in open Council this 20th day of February, 2018.

**Carried**

**11.1.9 By-law 2018-40 (Property) Part Lot Control Exemption**

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that By-law 2018-40 being a by-law to designate part of Block 30, Plan IM-589, being Part 1 1R-13362 (Part Pin 31511-0315) in the Fox Run Subdivision - Phase 1, Sault Ste. Marie as an area not subject to part lot control be passed in open Council this 20th day of February, 2018

**Carried**

**11.1.1 By-law 2018-19 (Regulations) Animal Care and Control**

Mayor C. Provenzano declared a conflict on this item. (One of the parties is a former client.)

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that By-law 2018-19 being a by-law for responsible animal care and control for The Corporation of the City of Sault Ste. Marie be passed in open Council this 20th day of February, 2018

**Officially Read and Not Dealt With**

**11.1.4 By-law 2018-33 (Agreement) The Sault Ste. Marie Economic Development Corporation Funding**

Councillor M. Shoemaker declared a conflict on this item. (EDC is a client of law firm.)

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that By-law 2018-33 being a by-law to authorize the execution of the Agreement between the City and The Sault Ste. Marie Economic Development Corporation for funding be passed in open Council this 20th day of February, 2018.

**Carried**

**11.1.7 By-law 2018-37 (Agreement) The Sault Ste. Marie Innovation Centre Funding**

Moved by: Councillor S. Myers

Seconded by: Councillor M. Bruni

Resolved that By-law 2018-37 being a by-law to authorize the execution of the Agreement between the City and The Sault Ste. Marie Innovation Centre for funding be passed in open Council this 20th day of February, 2018.

**Carried**

**11.2 By-laws before Council for FIRST and SECOND reading which do not require more than a simple majority**

**11.3 By-laws before Council for THIRD reading which do not require more than a simple majority**

**12. Questions By, New Business From, or Addresses by Members of Council Concerning Matters Not Otherwise on the Agenda**

**13. Closed Session**

**14. Adjournment**

Moved by: Councillor S. Myers

Seconded by: Councillor F. Fata

Resolved that this Council now adjourn.

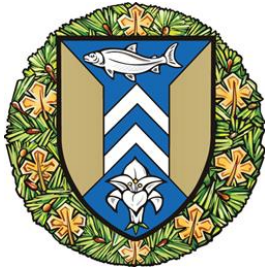
**Carried**

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Mayor

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City Clerk



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

March 5, 2018

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Malcolm White, Deputy CAO / City Clerk

**DEPARTMENT:** Corporate Services

**RE:** Algoma University Board Appointment

---

**PURPOSE**

This report seeks Council's approval to nominate Mayor Provenzano to the Algoma University Board of Directors.

**BACKGROUND**

Prior to 2007, City Council appointed a member of Council to the (then) Algoma University College board of directors. After a review of all board and committee appointments in 2007, this position was one of a number of appointments eliminated. In 2009, after Algoma University gained its independence from Laurentian University, a request was made to reinstate the appointment and Council appointed a member for a 2-year term. Following the 2010 municipal election, there was no appointment made. The University has reached out to Mayor Provenzano to fill the vacancy.

**ANALYSIS**

Given that it was the intention of Council in 2009 to reinstate the appointment to the Algoma University and that the University's by-laws recognize that the position is to be nominated by City Council, it is staff's view that Council should formally nominate Mayor Provenzano for this position. The appointment will be included in the regular slate of board and committee appointments following the 2018 municipal election.

**FINANCIAL IMPLICATIONS**

There is no financial impact associated with this item.

**STRATEGIC PLAN / POLICY IMPACT**

This report links to the Strategic Plan focus area Community Development & Partnerships – Develop Partnerships with Key Stakeholders.

**RECOMMENDATION**

Algoma University Appointment

2018 03 05

Page 2.

It is therefore recommended that Council take the following action:

Resolved that the report of the Deputy CAO/ City Clerk dated 2018 03 05 concerning Algoma University Board Appointment be received and Council nominate Mayor Provenzano to the Algoma University Board of Directors for the term 2018 03 05 to 2018 12 31.

Respectfully submitted,

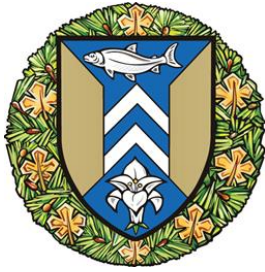


Malcolm White

Deputy CAO / City Clerk

705.705.5391

[m.white@cityssm.on.ca](mailto:m.white@cityssm.on.ca)



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

March 5, 2018

**TO: Mayor Christian Provenzano and Members of City Council**

**AUTHOR: Malcolm White, Deputy CAO / City Clerk**

**DEPARTMENT: Corporate Services**

**RE: 2018 Municipal Election Administration – Sault Locality**

---

**PURPOSE**

The purpose of this report is to seek Council's authorization for staff to negotiate an agreement with the Algoma District School Board (ADSB) to provide municipal election administration services for the Sault Locality (unorganized municipal territory north of Sault Ste. Marie).

**BACKGROUND**

The Sault Locality consists of unorganized territory north of Sault Ste. Marie comprising the Sault North Planning Board area.

For many years, the Algoma District School Board has provided election administration services for this area through contract with the other area school boards and, more recently, the District Social Services Administration Board (DSSAB). Electors who reside in the area vote for school board trustee positions and DSSAB board positions. The election administration function has been carried out by ADSB staff who also managed the Board's tax collection function. Over time, the tax collection function has been uploaded to the Province, with corresponding decreases in staff at the board level.

The ADSB has approached the City to request consideration of the City taking over the election administration role for the Sault Locality on a full cost recovery basis.

**ANALYSIS**

For at least the past 3 elections the ADSB has used a vote by mail process. This process has worked well for Sault Locality, being a cost effective process for a thinly populated large geographic area. It also has the advantage of being, administratively speaking, a fairly compact process, especially the human resource component.

Staff feel the ADSB request can be accommodated, as long as the vote by mail process is continued. Providing the services will allow the City to increase the utilization and effectiveness of some of our election processes while also providing the ADSB with expertise they would need to seek elsewhere if not provided by the City.

#### **FINANCIAL IMPLICATIONS**

The terms of the negotiated agreement will result in full recovery of the direct and indirect costs of providing the service. There will be some efficiencies realized in the City and Locality election processes, especially in the education trustee voting component. The final agreement will be brought to a future Council meeting for approval.

#### **STRATEGIC PLAN / POLICY IMPACT**

This report is linked to the Strategic Plan focus area Service Delivery – Streamlining Processes.

#### **RECOMMENDATION**

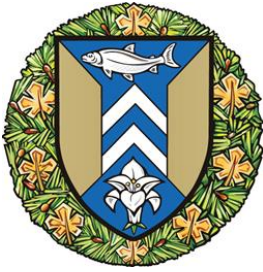
It is therefore recommended that Council take the following action:

Resolved that the report of the Deputy CAO / City Clerk dated 2018 03 05 concerning 2018 Municipal Election Administration – Sault Locality be received and the recommendation that Council authorize staff to negotiate an agreement with the Algoma District School Board to provide municipal election administration services for the Sault Locality

Respectfully submitted,



Malcolm White  
Deputy CAO / City Clerk  
705.759 5391  
[m.white@cityssm.on.ca](mailto:m.white@cityssm.on.ca)



**The Corporation of the  
City of Sault Ste. Marie**

**C O U N C I L   R E P O R T**

March 5, 2018

**TO:** Mayor Christian Provenzano and Members of City Council  
**AUTHOR:** Don Elliott, Director of Engineering  
**DEPARTMENT:** Public Works and Engineering Services  
**RE:** 2018 Capital Road Works - Adjustment

---

**PURPOSE**

The purpose of this report is to seek Council approval to make an adjustment to the 2018 Capital Road Works program, namely the reinstatement of Simpson Street reconstruction and the deferral of Bay Street resurfacing.

**BACKGROUND**

The 2018 Capital Road Works program was approved by Council at its meeting of December 4, 2017 with the acknowledgment that there were insufficient funds to complete all streets in the plan. Council approved the recommendation to defer the reconstruction of Simpson Street in favour of Bay Street resurfacing and conversion from four to three lanes.

**ANALYSIS**

In order for the Bay Street project to proceed, some contingencies needed to be resolved. A downtown traffic study is underway to address the question of one-way to two-way conversion of downtown streets. Although that study is progressing well, it is not likely it will be completed in sufficient time to complete the design and construction of Bay Street in the 2018 construction season. If the study recommends Bay Street be converted to two-way, then an addendum will be required to the Bay Street environmental assessment, and that will make it impossible to complete construction this year. Further, the Planning Division had hoped to apply to the Federation of Canadian Municipalities (FCM) Climate Innovation Fund (CIF) for additional funds for the planned Bay Street multiuse trail and amenities. Application opportunities are presently closed as that fund is under re-evaluation by FCM with an anticipated intake in Fall 2018. Accordingly, staff recommends that Bay be deferred another year, and that the reconstruction of Simpson Street be completed in 2018 instead. Simpson Street is being designed and administered in-house by engineering staff.

### **FINANCIAL IMPLICATIONS**

The 2018 Capital Budget as approved by Council on December 4, 2017 included resurfacing and streetscaping of Bay Street. The deferral of the Bay Street project and reinstatement of Simpson Street will decrease the planned 2018 capital budget for 2018 by \$2.3 million. Staff will report back to Council at a future meeting on the status of the 2018 Capital Roads program when tender values are known, and when MTO confirms whether or not Connecting Link funds are approved for Black Road.

### **STRATEGIC PLAN / POLICY IMPACT**

This report is linked to the existing infrastructure component of the strategic plan.

### **RECOMMENDATION**

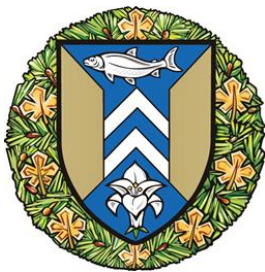
It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Engineering dated 2018 03 05 be received, and that the recommendation to defer the Bay Street project and reinstate the Simpson Street project into the 2018 Capital Road Works program, be approved.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Don Elliott', is positioned above the printed name and title.

Don Elliott, P. Eng,  
Director of Engineering  
705.759.5329  
[d.elliott@cityssm.on.ca](mailto:d.elliott@cityssm.on.ca)



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

March 5, 2018

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Don Elliott, Director of Engineering

**DEPARTMENT:** Public Works and Engineering Services

**RE:** Black Road EA – Engineering Fees

---

**PURPOSE**

The purpose of this report is to obtain Council approval for additional fees to complete the Black Road municipal class environmental assessment.

**BACKGROUND**

An environmental assessment has been completed for improvements to the Black Road and Third Line corridor between McNabb Street and the entrance to the hospital. The preferred alternative includes widening Black Road between McNabb and Second Line to four lanes, and platform widening north of Second Line along with intersection improvements. The Notice of Completion was posted in January 2016 followed by an addendum in early 2017. A request for a bump-up (Part II Order) was denied by the Minister on February 1<sup>st</sup>, 2018. This approval was conditional upon 1) The City preparing a Stage 1 Archaeological Assessment four months prior to construction for submission to the Ministry of Tourism, Culture and Sport for acceptance; and 2) The City considering dedicated cycle lanes as part of the final design for the Project.

**ANALYSIS**

In order to fulfil the first condition, the consultant can complete a Stage 1 archaeological assessment for an additional fee of \$10,200. A Stage 2 assessment may be required based on the first assessment, but it is unlikely. The second condition is already met as cycling lanes have already been considered during the design stage.

**FINANCIAL IMPLICATIONS**

It is not possible to accurately estimate engineering fees for environmental assessments. The original approved fee prior to implementation of the new procurement by-law was \$101,800. An in-scope addition of \$7,500 was approved by the CAO in June 2017 for efforts incurred in addressing the bump-up request. The addition of \$10,200 now requires Council approval as it exceeds 10 percent of the original fee. The new fee limit will be \$119,200 and the additional \$10,200

can be accessed from the 2018 miscellaneous construction budget by a corresponding decrease in the 2018 resurfacing allocation. All previous funding for this EA has been provided by past miscellaneous construction budgets.

**STRATEGIC PLAN / POLICY IMPACT**

Road improvements are addressed in the Infrastructure component of the strategic plan.

**RECOMMENDATION**

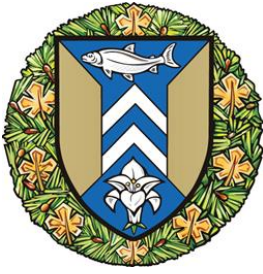
It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Engineering dated 2018 03 05 be received, and that the recommendation to increase the fee limit for the Black Road EA to \$119,500 with funds from the 2018 miscellaneous construction budget, be approved.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Don Elliott', is positioned above the printed name and title.

Don Elliott, P. Eng.,  
Director of Engineering  
705.759.5329  
[d.elliott@cityssm.on.ca](mailto:d.elliott@cityssm.on.ca)



The Corporation of the  
City of Sault Ste. Marie  
**COUNCIL REPORT**

March 5, 2018

**TO:** Mayor Christian Provenzano and Members of City Council  
**AUTHOR:** Carl Rumiel, Design & Construction Engineer  
**DEPARTMENT:** Public Works and Engineering Services  
**RE:** Gore/Albert and Andrew/Albert Streets – Intersection Safety

---

**PURPOSE**

The purpose of this report is to address the Council resolution from January 22, 2018 which reads:

*Whereas in or about the fall of 2016 following construction in the Gore Street area traffic lights were removed from the intersections of Gore and Albert Streets and Albert and Andrew Streets; and*

*Whereas after the traffic lights were removed from these intersections, there appeared to be more accidents occurring in the immediate months following; and*

*Whereas City staff suggested that the drivers need time to get used to the new intersections; and*

*Whereas ample time has passed and this does not appear to be the case; and*

*Whereas the following actions were taken by Public Works as per the direction of City Council on August 21, 2017*

- extra-large stop signs were installed replacing existing signs*
- “New” starburst signs indicating the “STOP sign” were installed*
- Thermoplastic wording was installed on the roadway stating “STOP AHEAD”; and*

*Whereas PWT indicated that staff would continue to monitor the intersections and provide updates to Council; and*

*Whereas to date the situation has not improved and current statistics indicate that there are unprecedented numbers of accidents involving these intersections with the Gore and Albert Street intersection ranking first as having the most accidents for the year 2017 and Gore and Andrew Streets ranking second; and*

*Whereas on one day alone in January 2018, there were three accidents with personal injuries at the Albert and Gore Street intersection; and*

*Whereas the neighbours continue to be upset; and*

*Whereas the sightlines at Albert and Gore Streets continue to be a concern to drivers who park on the west side of Gore Street making it difficult to see oncoming traffic on Gore Street at the Albert Street intersection; and*

*Whereas the City has recently purchased properties on Gore Street that could provide off-street parking to businesses on Gore Street to alleviate the sightline problem by removing some of the parking spots;*

*Now Therefore Be It Resolved that staff be requested to further investigate these scenarios and bring a recommendation back to Council by the March 5th Council meeting to rectify this problem including the reinstallation of the traffic lights at these two intersections.*

## **BACKGROUND**

Public Works and Engineering Services understand that this resolution was a result of an increase in accidents at the intersections of Gore and Albert Streets and Andrew and Albert Streets. At the May 30, 2016 Council meeting, Council approved the removal of traffic signals at several locations throughout the City including these two intersections. In the fall of 2016, the traffic signals at these two intersections were removed and replaced with stop signs at the west leg of the Gore Street/Albert Street intersection and the north leg of the Andrew Street/Albert Street intersection.

## **ANALYSIS**

In order to determine which intersections are controlled by traffic signals, a warrant process is applied. Traffic signal warrants were conducted on these two intersections as per Ontario Traffic Manual ('OTM') Book 12 procedures prior to the removal of the signals in 2016. Warrant studies have indicated traffic signals are not necessary at these intersections.

However, since the removal of the traffic signals at both locations there has been a clear spike in angle collisions starting in Dec. 2016. The OTM states that converting from a specific type of traffic control to signalization may be justified after adequate trial or consideration of less restrictive remedies when satisfactory observance and enforcement has failed to reduce collision frequency. At these two intersections, motorists are failing to stop at the new stop signs to yield the right of way. It is the belief of City Staff that with the passage of time, motorists will become more familiar with these stop signs and accidents will decline.

There is precedence for this. In 2001, the City removed the traffic signals at a very similar intersection at Queen and Andrew Streets. In the following year of 2002, there were 17 accidents at this intersection due to failing to obey the stop sign. This number is in line with the 18 accidents in 2017 at Gore/Albert and the

17 accidents at Andrew/Albert. The next five years of accident data for the Queen and Andrew intersection showed a steady decline in accidents with 6 occurring in 2003, 6 in 2004, 4 in 2005, 3 in 2006 and 3 in 2007. If this trend proves to be the case at the Gore/Albert and Andrew/Albert intersections, one would expect occurrences of accidents to decline here as well.

That is not to say the safety of these intersections should be ignored. The City is currently monitoring these locations and has installed larger stop signs, removed parking at the south leg of the Gore/Albert intersection to improve sight distance and increased police presence at these locations to enhance obedience of stop signs. In fact, Police Services has confirmed that recently over a five day period, 41 drivers were charged with failing to obey these stop signs.

Further, the City is currently working with IBI Group, a traffic engineering specialist, on the Downtown Traffic Study. IBI has indicated that a formal intersection safety study of these two locations could be completed for approximately \$6,500. This study is in scope with the current Downtown Traffic Study and could be added to that assignment and completed in May of this year. Given the number of injury collisions to go along with the other accidents, the safety study would be wise and is recommended to see what, if any, other measures should be taken.

#### **FINANCIAL IMPLICATIONS**

The financial impact includes IBI Group's fee estimate of \$6,500 (excluding HST) to conduct two Intersection Safety Studies. This would increase IBI's fee estimate on the Downtown Traffic Study from \$100,910 to \$107,410. This additional fee can be covered within the 2018 Capital Budget.

#### **STRATEGIC PLAN / POLICY IMPACT**

This report is linked to the infrastructure focus area of the strategic plan.

#### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Design and Construction Engineer dated March 5, 2018 be received and the recommendations that the City continue to monitor the intersections of Gore Street/Albert Street and Andrew Street/Albert Street and furthermore that the City adds Intersection Safety Studies conducted by IBI Group to the Downtown Traffic Study already underway increasing the fee limit to \$107,410, be approved.

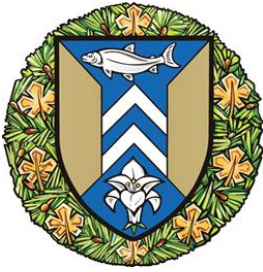
Respectfully submitted,



Carl Rumel, P. Eng.  
Design & Construction Engineer  
705.759.5379

Gore and Albert Streets and Albert and Andrew Streets Intersections  
2018 03 05  
Page 4.

[c.rumiel@cityssm.on.ca](mailto:c.rumiel@cityssm.on.ca)



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

Date of Council Meeting

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Jeffrey King, Solicitor/Prosecutor

**DEPARTMENT:** Legal Department

**RE:** Mar-Li Investments Inc – Insurance & Tax Provision

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**PURPOSE**

The purpose of this report is to request Council's authorization of an Amending Agreement between the City and Mar-Li Investments Inc. to incorporate insurance and payment of tax provisions into the existing Licence to Occupy Agreement.

**BACKGROUND**

The City of Sault Ste. Marie has a Licence of Occupation Agreement \*the "Agreement") with Mar-Li Investments Inc. to permit Mar-Li Investments Inc. the right to travel over the property of the City identified as a portion of Great Northern Road, Champlain Street, and Blake Street road allowances. The Agreement was entered into on March 15, 2008 and remains in force.

**ANALYSIS**

Since this Agreement was entered into, the City has made changes to its requirements for a Licence of Occupation. Mar-Li Investments Inc. is still using the above-mentioned City property and wishes to maintain the Agreement. The Legal Department has prepared an Amending Agreement in order to incorporate an insurance provision and requirements regarding the payment of taxes into the existing Licence to Occupy Agreement.

**FINANCIAL IMPLICATIONS**

Not applicable.

**STRATEGIC PLAN / POLICY IMPACT**

Not applicable.

**RECOMMENDATION**

It is therefore recommended that Council take the following action:

By-law 2018-41 authorizing the execution of an Amending Agreement between the City and Mar-Li Investments Inc. appears elsewhere on the Agenda and is recommended for approval.

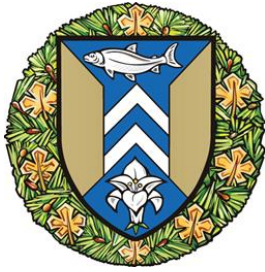
Respectfully submitted,



Jeffrey King  
Solicitor/Prosecutor

JK/tj

\\citydata\LegalDept\Legal\Staff\COUNCIL\REPORTS\2018\Mar-Li Investments - Insurance and Tax Provision .docx



The Corporation of the  
City of Sault Ste. Marie  
**COUNCIL REPORT**

March 5, 2018

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Sam Piraino, Manager of Transit & Parking

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** Municipal Law Enforcement Officers

---

**PURPOSE**

The purpose of this report is to update By-law 90-305, which appoints municipal law enforcement officers.

**BACKGROUND**

By-Law 90-305 is a By-law appointing municipal law enforcement officers and is amended from time to time.

**ANALYSIS**

Not applicable.

**FINANCIAL IMPLICATIONS**

There is no budgetary impact.

**STRATEGIC PLAN / POLICY IMPACT**

This is an operational activity not articulated in the strategic plan.

**RECOMMENDATION**

It is therefore recommended that Council take the following action:

By-law 2018-39 appears elsewhere on the Agenda and is recommended for approval.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'S. Piraino'.

Sam Piraino  
Manager of Transit and Parking  
705.759.5848  
[s.piraino@cityssm.on.ca](mailto:s.piraino@cityssm.on.ca)

The Corporation of the  
City of Sault Ste. Marie



Community Development and  
Enterprise Services  
**Sam Piraino**  
Manager of  
Transit & Parking

2017 03 05

Nuala Kenny, City Solicitor  
Legal Department  
Civic Centre

**RE: MUNICIPAL -LAW ENFORCEMENT OFFICERS**

In November 1990 City Council approved By-law 90-305. Please amended Schedule "A" to By-law 90-305, being a by-law to appoint Municipal Law Enforcement officers for the issuing of parking infractions on private property.

Schedule "A" of this by-law lists all officers that are eligible to issue tickets. The following individuals have applied to be a Municipal Law Enforcement Officers in regards to parking and have been approved by the Police Services and the Parking Section for this position.

We request that Schedule "A" be amended to include:

| <u>NO.</u> | <u>NAME</u>        | <u>EMPLOYER</u>              | <u>PROP. LOCATION</u>                                                        |
|------------|--------------------|------------------------------|------------------------------------------------------------------------------|
| 729        | Douchamie, Chelsey | G4S Security                 | Sault Area Hospital                                                          |
| 730        | Thompson, Josiah   | Norpro Security              | Queenscentre, APH, 726 Queen St. E                                           |
| 731        | Nott, Reginald     | Corps of<br>/Commissionaires | Sault Ste. Marie Airport                                                     |
| 732        | Maki, Brandon      | NorthEast Security           | Sault College, Algoma University, Tenaris<br>Algoma Tubes, Essar Centre, GHC |

And that the following be deleted:

| <u>NO.</u> | <u>NAME</u> | <u>EMPLOYER</u> | <u>PROP. LOCATION</u> |
|------------|-------------|-----------------|-----------------------|
|            |             |                 |                       |
|            |             |                 |                       |

Would you please amend By-law 90-305 with the new attached Schedule "A."

Thank you.

Yours truly,

A blue ink signature, likely of Sam Piraino, written in a cursive style.

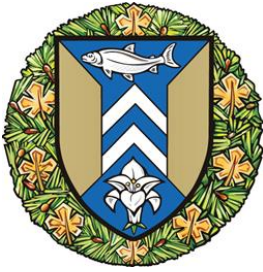
Sam Piraino  
Manager of Transit and Parking

# SCHEDULE "A"

| BADGE | SPECIAL CONSTABLE     | EMPLOYER                | PROPERTY LOCATION                                                                                                                       |
|-------|-----------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                   |
| 109   | SEBECIC, JOHN         | DENTAL BUILDING         | 946 & 216 QUEEN ST E                                                                                                                    |
| 151   | PARR, DEREK           | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 153   | TASSONE, VITO         | TASSONE CHIROPRACTIC    | 673 QUEEN ST E                                                                                                                          |
| 163   | BUMBACCO, PHILIP      | ALGOMA CENTRAL PROP     | STATION MALL/STATION 49/STATION TOWER                                                                                                   |
| 196   | MCGRAYNE, LAURA LEE   | ALGOMA CENTRAL PROP     | STATION MALL/STATION 49/STATION TOWER                                                                                                   |
| 241   | COGHILL, ROBIN        | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 253   | TRAVSON, TERRANCE     | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 267   | CORBIERE, JOHN (TED)  | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 276   | SMITH, DENNIS, ROBERT | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 321   | LORENZO, COREY        | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 334   | MILLER, BRADLEY       | CITY OF SAULT STE MARIE | TRANSIT SERVICE AREA                                                                                                                    |
| 335   | GROSSO, DONALD        | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 344   | HARPE, KEN            | HOLIDAY INN             | 320 BAY ST                                                                                                                              |
| 346   | HAZLETON, MARGARET    | CITY OF SAULT STE MARIE | BELLUVUE MARINA & PARK/ BONDAR MARINE & PARK/STRATHCLAIR DOG PARK&SPORTS COMPLEX/QE SPORTS COMPLEX                                      |
| 366   | TROINOW, VICTORIA     | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 370   | HANSEN, LOUIS         | ONT FINNISH HOME ASS.   | 725 NORTH ST                                                                                                                            |
| 372   | BENOIT, ALAIN         | ONT FINNISH HOME ASS.   | 725 NORTH ST                                                                                                                            |
| 374   | TAAVEL, ANDRE         | CITY OF SAULT STE MARIE | TRANSIT SERVICE AREA                                                                                                                    |
| 391   | MCLEOD, HEATHER       | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 397   | LAFFRAMBOISE, YVON    | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 400   | JOHNSON, MICHAEL      | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 410   | POYNER, HAROLD        | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 411   | MOORE, ROBERT         | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 420   | FABIANO, ANTONIO      | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 435   | TRAMBLE, GEORGE       | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 441   | WILSON, DAVID         | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 442   | MACCLENNAN, MATTHEW   | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 443   | MARCIL, MARK          | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 446   | HALLIDAY, DANA        | SAULT COLLEGE           | 443 NORTHERN AVE                                                                                                                        |
| 456   | CONEYBEARE, KEVIN     | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 459   | SLEEMAN, RAY          | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 460   | BOUGIE, DAN           | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 463   | MORIN, ALEX           | CORPS OF COMM           |                                                                                                                                         |
| 464   | DITOMMASO, RYAN       | 2220917 ONT. INC.       | 489 BAY ST/535 QUEEN ST E                                                                                                               |
| 465   | DELAVALLE, DON        | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 484   | MCLEOD VIRGINIA       | CITY OF SAULT STE MARIE | BELLUVUE MARINA & PARK/ BONDAR MARINE & PARK/STRATHCLAIR DOG PARK&SPORTS COMPLEX/QE SPORTS COMPLEX                                      |
| 486   | LONGO, NADIA          | GT NORTH RETIREMENT     | 760 NORTHERN RD.                                                                                                                        |
| 487   | ROUGEAU, MARISA       | GT NORTH RETIREMENT     | 760 NORTHERN RD.                                                                                                                        |
| 488   | LEFLEUR, MARILYN      | GT NORTH RETIREMENT     | 760 NORTHERN RD.                                                                                                                        |
| 489   | MCQUEEN, WANDA        | GT NORTH RETIREMENT     | 760 NORTHERN RD.                                                                                                                        |
| 490   | LUXTON, JEFF          | GT NORTH RETIREMENT     | 760 NORTHERN RD.                                                                                                                        |
| 493   | BROWN, FRASER         | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 516   | GAY, JAMES            | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 517   | ROY, BRENDA           | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 522   | MCNAMA, STEVEN        | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 523   | MCBRIDE, GUY          | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 526   | JOHNSTON, CORY        | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 537   | GRAWBARGER, KYLE      | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 541   | DIMMA, WILLIAM        | 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. (CIVC CENTRE)                                                                                                             |
| 556   | ARCAND, SCOTT         | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 565   | LISCUMB, GERALD       | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 566   | SWEET, WILLARD        | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 568   | PICK, DENNY           | CORPS OF COMM           | SAULT AIRPORT                                                                                                                           |
| 574   | BOUCHARD, DARYL       | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 580   | CHARETTE, ROBERT      | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 587   | GIULETTI, MATTHEW     | G4S SECURE SOLUTIONS    | SAULT AIRPORT / HOSPITAL                                                                                                                |
| 599   | BUMBACCO, CARL        | CB HOME INSTALLTIONS    | 321 JOHN ST /342,346 ST GEORGE'S AVE                                                                                                    |
| 601   | HART, JASON           | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 602   | GREENWOOD, LESLIE     | GREENWOOD HARDWARD      | 41 ALBERT ST W                                                                                                                          |
| 603   | LAMMING, DAVE         | CITY OF SAULT STE MARIE | TRANSIT SERVICE AREA                                                                                                                    |
| 604   | WAGNER, MATTHEW       | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 607   | FROST, CHRISTIAN      | CITY OF SAULT STE MARIE | TRANSIT SERVICE AREA                                                                                                                    |
| 608   | ALISAT, THOMAS        | ALISATS RUST PROOFING   | 24 QUEEN ST W                                                                                                                           |
| 609   | ROBINSON, SHAWN       | ALISATS RUST PROOFING   | 24 QUEEN ST W                                                                                                                           |
| 611   | MIZZI, PRESTON        | WENDY'S                 | 1 QUEEN ST W                                                                                                                            |
| 617   | SAVAGE, SAMUEL        | G4S SECURITY            | SAULT HOSPITAL                                                                                                                          |

|     |                      |                           |                                                                                                                                         |
|-----|----------------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 619 | BERTO,DEBORAH        | GATEVIEW REALTY INC       | 304-310 ALBERT ST/420A&B MCNABB/715 DOUGLAS/67 ELGIN/47 PRINCESS/18 FERGUSON                                                            |
| 622 | PROULX,PATRICK       | CITY OF SAULT STE MARIE   | JOHN RHODES/ESSAR CENTRE/MCKEN CENTRE/NORTHERN COMMUNITY CENTRE                                                                         |
| 623 | AYTON,BENJAMIN       | CITY OF SAULT STE MARIE   | JOHN RHODES/ESSAR CENTRE/MCKEN CENTRE/NORTHERN COMMUNITY CENTRE                                                                         |
| 624 | MIHAILIUK,JASON      | CITY OF SAULT STE MARIE   | JOHN RHODES/ESSAR CENTRE/MCKEN CENTRE/NORTHERN COMMUNITY CENTRE                                                                         |
| 626 | CHARRON,ROBERT       | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 627 | BAKER,WILLIAM        | STANDARD PARKING          | ONTARIO REALITY CORP/ROBERTA BONDAR PLACE/426 QUEEN ST E/BREWERY BLOCK                                                                  |
| 632 | SAVAGE,MATT          | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 633 | HILL,MICHAEL         | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 634 | TIBBLES,COLLEEN      | STANDARD PARKING          | ONTARIO REALITY CORP/ROBERTA BONDAR PLACE/426 QUEEN ST E/BREWERY BLOCK                                                                  |
| 637 | TOMASONE,LUIGI       | LOU'S AUTOMOTIVE          | 317 ALBERT ST E                                                                                                                         |
| 638 | SICOLY,TERESA        | AIRPORT                   | 1-475 AIRPORT RD                                                                                                                        |
| 639 | PANITTLA,KIM         | NORPROP SECURITY          | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 643 | SHAW,KEVIN           | CITY OF SAULT STE MARIE   | BELLUVUE MARINA & PARK/ BONDAR MARINE & PARK/STRATHCLAIR DOG PARK&SPORTS COMPLEX/QE SPORTS COMPLEX                                      |
| 644 | SANTA MARIE,ROBERT   | CITY OF SAULT STE MARIE   | JOHN RHODES/ESSAR CENTRE/MCKEN CENTRE/NORTHERN COMMUNITY CENTRE                                                                         |
| 646 | BOOTH,ABBY           | CITY OF SAULT STE MARIE   | JOHN RHODES/ESSAR CENTRE/MCKEN CENTRE/NORTHERN COMMUNITY CENTRE                                                                         |
| 647 | DAFOE,TRUDY          | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 648 | ELWGREN,STEPHEN      | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 649 | GRAHAM,STEVEN        | FENGATE PROPERTY          | 248 NORTHERN AVE                                                                                                                        |
| 650 | LANG,RICHARD         | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 651 | HUTCHINSON, HILLARY  | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 653 | BIOCCHI,CHRISTOPHER  | AIRPORT                   | 1-475 AIRPORT RD                                                                                                                        |
| 659 | MARCIL,BONNIE        | STRICTLY CONFIDENTIAL INC | RJ'S MARKET                                                                                                                             |
| 664 | HAMMERSTEDT,ERIC     | STRICTLY CONFIDENTIAL INC | RJ'S MARKET                                                                                                                             |
| 665 | MATTHEWS,SUANNE      | NORTHLAND ANIMAL HOSP     | 695 TRUNK RD                                                                                                                            |
| 666 | AITKEN,ANDREW        | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 667 | MCLAUGHIN,RYAN       | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 669 | BOREAN,RICK          | CITY OF SAULT STE MARIE   | BELLUVUE MARINA & PARK/ BONDAR MARINE & PARK/STRATHCLAIR DOG PARK&SPORTS COMPLEX/QE SPORTS COMPLEX                                      |
| 670 | MCGUIRE,STEVE        | REGENT PROPERTY           | 402/302 BAY ST/390 BAY/RIVERSEDGE CONDOS                                                                                                |
| 671 | MCGUIRE,PATRICK      | REGENT PROPERTY           | 402/302 BAY ST/390 BAY/RIVERSEDGE CONDOS                                                                                                |
| 672 | LEWIS,RYAN           | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 674 | DERASP,RICHARD       | CORPS OF COMM             | SAULT AIRPORT                                                                                                                           |
| 675 | KELLY,MATTHEW        | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 676 | THOMPSON,JOHN        | CORPS OF COMM             | SAULT AIRPORT                                                                                                                           |
| 677 | MACMILLAN,TYLER      | CORPS OF COMM             | SAULT AIRPORT                                                                                                                           |
| 678 | PERRON,JENNIFER      | CORPS OF COMM             | SAULT AIRPORT                                                                                                                           |
| 679 | CHATEAUNEUF,YVON     | CORPS OF COMM             | SAULT AIRPORT                                                                                                                           |
| 680 | MACGREGOR,CHRIS      | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 681 | SCHMIDT,KEATON       | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 682 | HALFORD,KEVIN        | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 683 | SEMENYEI, ADAM       | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 684 | RICKARD,EVAN         | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 685 | HORNBY,BRANDON       | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 686 | ASH,KEITH            | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 687 | POSSAMAI,MIKE        | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 688 | KING,MICHAEL         | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 689 | SUBRAMANIAM,DASA     | DAYS INN                  | 332 BAY ST                                                                                                                              |
| 690 | VANDERKLIFT, RENE    | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 691 | ADDISON, ERIN        | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 692 | RHEAUME, DANIEL      | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 693 | O'SHAUGHNESSY, CONO  | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 694 | LIPPE, ANDREW        | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 695 | LAURICELLA, DIEGO    | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 696 | CLARIDA, JEFF        | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 697 | OLAR, GREG           | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 698 | DEPLONTY, HERBERT    | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 699 | QUARELL, ROBERT      | SKYLINE LIVING            | 621, 627, 631 MACDONALD AVE                                                                                                             |
| 700 | FORD, BRIAN          | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 701 | CHIMFWEMBE, CHILUFYA | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 702 | CARRICATO, CHELSEA   | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 703 | DIAS, CODY           | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 704 | GLOVER, LAURA        | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 705 | DEGILO, JOEY         | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 706 | GAGNON, JACQUES      | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 708 | POWLEY, CHAD         | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 709 | SCHMIDT, ALEX        | CITY OF SAULT STE MARIE   | BELLUVUE MARINA & PARK/ BONDAR MARINE & PARK/STRATHCLAIR DOG PARK&SPORTS COMPLEX/QE SPORTS COMPLEX                                      |
| 710 | HOTCHKISS, ROBERT    | Riversedge Developments   | 503 BAY ST                                                                                                                              |
| 711 | MASON, STEPHEN       | Riversedge Developments   | 503 BAY ST                                                                                                                              |
| 712 | KOOSTACHIN, ANDREW   | Ontario Finnish Resthome  | 725 North St                                                                                                                            |
| 713 | Cho, Linda           | Jennex Cho Enterprises    | 129 Second Line West                                                                                                                    |
| 714 | DESANDO, ALEXANDER   | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 715 | MITCHELL, SPENCER    | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 716 | MALLINGER, FRANCES   | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 717 | GUY, AMY             | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 718 | SCOTLAND, KEVIN      | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 719 | JENKINSON, MICHAEL   | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 720 | LORENZO, COREY       | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 721 | MACNEIL, ALICIA      | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 722 | MACTYRE, ANDREW      | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 723 | ROCCA, ANTHONY       | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 724 | ROULEAU, MICHEAL     | CORPS OF COMM             | SAULT AIRPORT                                                                                                                           |
| 725 | PAAT, EMMA LEE       | AIRPORT                   | SAULT AIRPORT                                                                                                                           |

|     |                    |                       |                                                                                                                                         |
|-----|--------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 726 | DIVECHA, HARRISON  | NORTHEAST SECURITY    | S.COLLEGE/A UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 727 | CLARK, DYLAN       | G4S SECURITY          | SAULT AREA HOSPITAL                                                                                                                     |
| 728 | BRANDOW, TRACY     | NORTH 44 PROPERTY MGM | 844 QUEEN ST E/ 524-536A GOULAIS AVE                                                                                                    |
| 729 | DOUCHAMIE, CHELSEY | G4S SECURITY          | SAULT AREA HOSPITAL                                                                                                                     |
| 730 | THOMPSON, JOSIAH   | NORPRO SECURITY       | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 731 | NOTT, REGINALD     | CORPS OF COMM         | SAULT AIRPORT                                                                                                                           |
| 732 | MAKI, BRANDON      | NORTHEAST SECURITY    | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

March 5, 2018

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Land Development and Environmental Engineer

**DEPARTMENT:** Public Works and Engineering Services

**RE:** Stormwater Financing Study

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**PURPOSE**

The purpose of the report is to provide Council with an update regarding the stormwater financing study and to advise of the upcoming Public Information Centre scheduled for March 6, 2018 from 4:00 p.m. to 7:00 p.m. at the Civic Centre. AECOM is in attendance to present information in relation to the study which is attached to this report.

**BACKGROUND**

The City is responsible for ensuring a sustainable funding mechanism for construction, operation, and maintenance for stormwater infrastructure. These assets include infrastructure such as storm sewers, catch basins, pump stations, aqueducts, channels, ditches, stormwater management facilities, culverts, outfalls, and snow disposal sites. The asset management plan completed in 2015 identified a funding deficit for stormwater infrastructure. This deficit is in addition to funding requirements for operations and ongoing maintenance. The annual amount on the levy is insufficient to meet the existing and future requirements.

As a result, the City is completing a financing study in order to explore options for a sustainable stormwater funding mechanism. On September 25, 2017 Council approved AECOM as the Consultant for purposes of completing the study. The associated Engineering Agreement was approved at the October 10, 2017 Council Meeting.

**ANALYSIS**

Many municipalities are looking toward implementing a stormwater fee to alleviate existing funding deficits. The stormwater financing study is timely given some of the noteworthy Federal and Provincial legislative and policy considerations related to stormwater management as follows:

- The Province is developing a Low Impact Development Stormwater Management Guidance Manual which may have budgetary impacts on the City's stormwater management program.
- In 2016 the Environmental Commissioner of Ontario recommended that the Province require municipalities to have full cost recovery for stormwater management.
- Proposed Provincial municipal asset management planning regulation may require municipalities to report on stormwater funding shortfalls, and indicate how they will be addressed. If the shortfalls cannot be addressed, risk assessment discussion may be required. The City's current asset management plan indicates that the City may be required to implement a user-fee program in order to adequately fund stormwater management.
- The St. Marys River was identified as one of 43 Areas of Concern (AOC) in 1987 under the Canada-U.S. Great Lakes Water Quality Agreement. Several impairments were identified that require specific actions to be completed prior to removal. The beneficial use impairment category of beach closings is currently under review for re-designation to a not-impaired status for the St. Marys River AOC. This redesignation is subject to several conditions, which include commencement of implementation of the Stormwater Management Master Plan. In 2015 the City's Stormwater Management Master Plan and Guidelines were completed which recommended several capital improvements among other initiatives. Although the City has started implementation of some of the recommendations, there is currently insufficient budget to complete all recommendations.
- On November 28, 2017, the International Joint Commission released its first triennial assessment of progress on Great Lakes water quality pursuant to the 2012 Great Lakes Water Quality Agreement. In order to address Areas of Concern, the report noted that continued, if not accelerated, funding and public engagement, is required.

#### **FINANCIAL IMPLICATIONS**

Identification, review and evaluation of a sustainable funding mechanism is underway in order to support existing and future stormwater management and drainage needs.

#### **STRATEGIC PLAN / POLICY IMPACT**

The report links to the Strategic Plan focus area of infrastructure.

#### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Stormwater Financing Study

2018 03 05

Page 3

It is recommended that the report of the Land Development and Environmental Engineer dated 2018 03 05 concerning the stormwater financing study be received as information.

Respectfully submitted,

A handwritten signature in cursive script, reading "C. Taddo".

Catherine Taddo, P. Eng.  
Land Development and Environmental Engineer  
705.759-5380  
[c.taddo@cityssm.on.ca](mailto:c.taddo@cityssm.on.ca)



City of  
**Sault Ste. Marie**

# **Stormwater Financing Study**

## **Council Information**

### **Session No. 1**

### **March 5, 2018**

Project Manager: Catherine Taddo, P.Eng.  
Consultant Team: Pippy Warburton, P.Eng.,  
Mike Gregory, P.Eng. and Rick Talvitie, P.Eng.

**AECOM** Imagine it.  
Delivered.



## Meeting Purpose and Objectives

- Reintroduce stormwater management: what it is and why it is important
- Revisit the 2015 Stormwater Management Plan, the 2015 Asset Management Plan, and the City's long-term stormwater management goals
- Introduce the financing study: why it is needed and what is involved
- Provide information about Sault Ste. Marie's current stormwater management program and funding sources
- Identify future needs and potential alternative funding sources
- Describe next steps in the study process
- Seek feedback on stormwater management financing issues and concerns



## 2015 Stormwater Management Plan

- The City of Sault Ste. Marie developed the Stormwater Management Master Plan and Guidelines to address stormwater quality and quantity concerns related to new and existing development.
- This plan, adopted by Council in 2015, identified a long-term, City-wide stormwater management approach, including:
  - Improving snow disposal sites
  - Education
  - Point source monitoring plan
  - Oil grit separators at various locations
  - New Stormwater Management Guidelines

**The Stormwater Management Master Plan recommends approximately \$40M of NEW stormwater management works.**



# 2015 Asset Management Plan



The 2015 Asset Management Plan shows between a **\$1.5 to \$6.6 million annual funding gap for Stormwater.**

| <u>Storm Water</u>                          | 2015             | 2016             | 2017             | 2018             | 2019             |
|---------------------------------------------|------------------|------------------|------------------|------------------|------------------|
| Storm Water Pumps                           |                  | 285,000          |                  |                  |                  |
| Aqueducts                                   | 3,500,000        | 6,445,000        | 6,535,000        | 7,585,000        | 8,610,000        |
| <b>Funding Required - Storm Water</b>       | <b>3,500,000</b> | <b>6,730,000</b> | <b>6,535,000</b> | <b>7,585,000</b> | <b>8,610,000</b> |
| Available Funding-Aqueducts                 |                  |                  |                  |                  |                  |
| Capital Levy Urban Only                     | 1,400,000        | 1,400,000        | 1,400,000        | 1,400,000        | 1,400,000        |
| Federal Gas Tax                             | 600,000          | 600,000          | 600,000          | 600,000          | 600,000          |
| <b>Current Funding</b>                      | <b>2,000,000</b> | <b>2,000,000</b> | <b>2,000,000</b> | <b>2,000,000</b> | <b>2,000,000</b> |
| <b>Infrastructure Deficit - Storm Water</b> | <b>1,500,000</b> | <b>4,730,000</b> | <b>4,535,000</b> | <b>5,585,000</b> | <b>6,610,000</b> |

Note 1

**However**, this does not include all current stormwater assets, such as ditches, culverts, and treatment facilities, nor does it include the construction of new infrastructure and treatment facilities identified in the Stormwater Management Plan. **Part of this Study** will be to work with City Staff to update these numbers to include ALL stormwater related spending requirements and identify all existing funding sources.



# What is Sault Ste. Marie Currently Doing?

The City's stormwater management systems protect the health and safety of the public and the environment by controlling the quality and quantity of stormwater reaching our lakes and rivers.



## Inspection, Operation and Maintenance

Such as catchbasin and culvert cleaning, sewer and culvert flushing, cleaning and monitoring storm grates, storm pump station maintenance



## Flood Control and Emergency Response

Recovery, clean-up and by-law enforcement



## Snow Ditching

Snow removal



## Rehabilitation / Capital Improvement Projects

Renewal, retrofit, and/or upgrade of stormwater infrastructure; design, permitting, construction, and inspection of new infrastructure

## Administration

Staffing, computer resources, asset management, equipment



**AECOM**



Debris



Erosion

11 11 2004



Water Quality

5/6/1999 1:57pm



Flooding

# Capital Projects



# Operations and Maintenance



*Repair*



*Debris Removal*



*Ditch  
Cleaning*



*Creek Dredging*



*Floodway Dredging*

# Stormwater Financing Study Overview



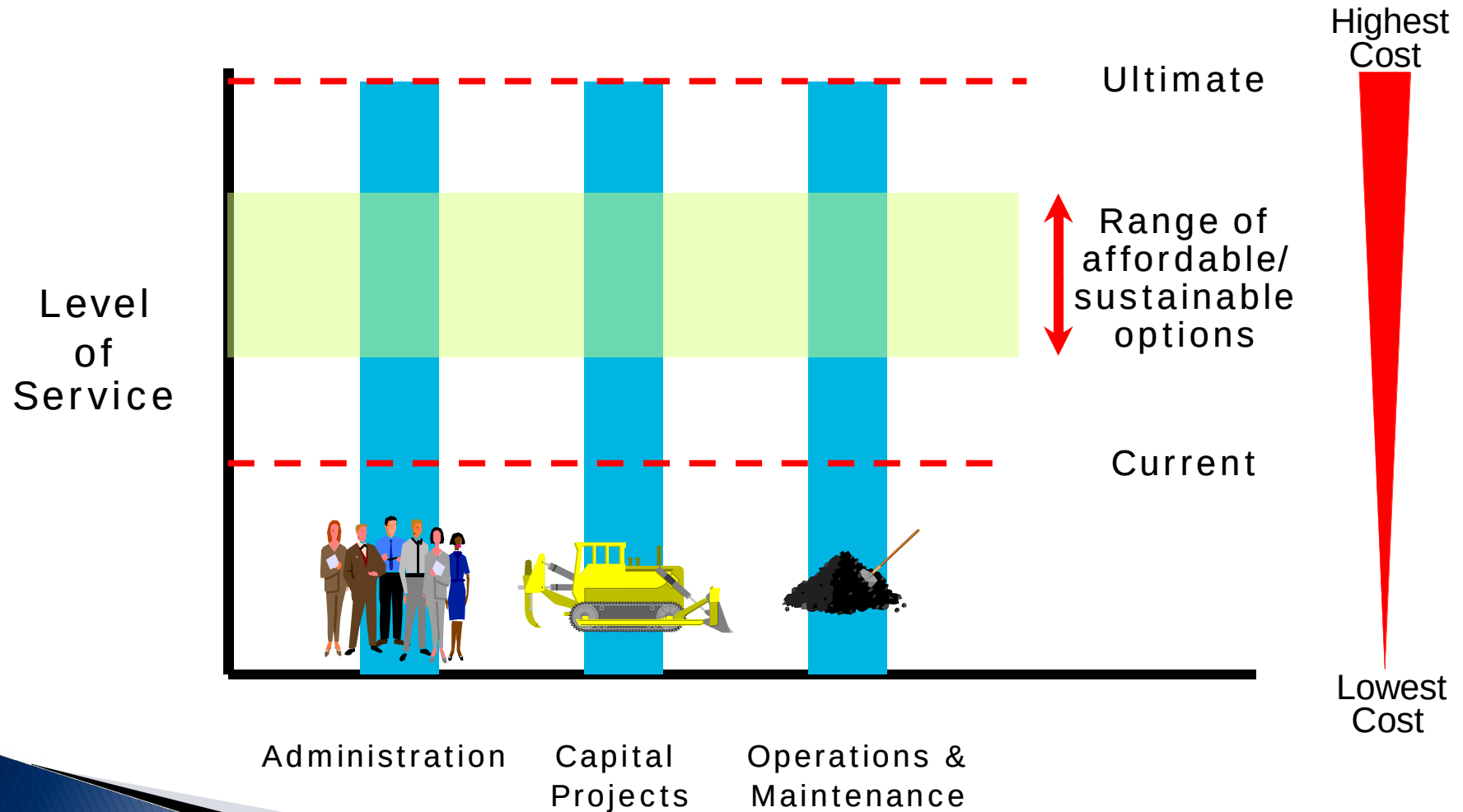
1. Determine the appropriate and affordable level of service for future stormwater program projects and activities
2. Identify and evaluate funding options and alternatives
3. Solicit feedback from a Stormwater Advisory Committee as well as residents and business owners
4. Recommend a preferred option and determine the impacts compared to current funding sources
5. Present project findings and study recommendations to Council later this year

## Study Highlights



- Range of funding options to be investigated
  - Do nothing (no change to current funding sources)
  - Changes to property tax funding
    - o Increasing property taxes
    - o Dedicated stormwater tax levy
    - o Re-prioritize tax revenue distribution
  - Initiate new development charges (for new development)
  - New user-fee funded program
- Led by City Internal Steering Committee
- Advised by Stormwater Advisory Committee as well as the general public and interested stakeholders
- Direction from (and decisions will be made by) City Council

# Level of Service Decisions Affect Program Affordability



**AECOM**



## Consultant Team Experience

- Stormwater financing studies in Canada, 2005-present

| Municipality / Agency          | Year Completed | Study Type        | Advisory Committee | Credits Explored |
|--------------------------------|----------------|-------------------|--------------------|------------------|
| Stratford, ON                  | 2007           | Feasibility study | Yes                | Somewhat         |
| Calgary, AB                    | 2008           | Feasibility study | No                 | No               |
| Credit Valley Conservation, ON | 2008           | Concept study     | n/a                | n/a              |
| Kitchener & Waterloo, ON       | 2009           | Feasibility study | Yes                | Yes              |
| Hamilton, ON                   | 2010           | Feasibility study | No                 | Somewhat         |
| Kitchener, ON                  | 2010           | Implementation    | No                 | Yes              |
| Mississauga, ON                | 2013           | Feasibility study | Yes                | Yes              |
| Markham, ON                    | 2014           | Feasibility study | No                 | Somewhat         |
| Mississauga, ON                | 2014           | Implementation    | Yes                | Yes              |
| Prince George, BC              | 2014           | Feasibility study | No                 | No               |
| Markham, ON                    | 2015           | Implementation    | No                 | Somewhat         |
| Vernon, BC                     | 2015           | Feasibility study | No                 | No               |
| Guelph, ON                     | 2016           | Feasibility study | Yes                | Yes              |
| Ottawa, ON                     | 2016           | Feasibility study | No                 | No               |
| Guelph, ON                     | 2018           | Implementation    | Yes                | Yes              |
| Thunder Bay, ON                | in progress    | Feasibility study | Yes                | ???              |
| Sault Ste. Marie, ON           | in progress    | Feasibility study | Yes                | ???              |



## Property Tax Funding

|                   | Pros                                                                                                                                                                                                                                                           | Cons                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tax-Based Funding | <ul style="list-style-type: none"><li>• Already accepted as the primary existing source of revenue for municipalities</li><li>• Can be used to fund all stormwater management program activities</li><li>• The billing system is already established</li></ul> | <ul style="list-style-type: none"><li>• Property taxes are based on a property's assessed value, not runoff contribution, so the fairness and equity of this revenue source is low</li><li>• Not a dedicated* or stable funding source</li><li>• Annual competition for general tax funds to support other community services</li><li>• No incentive to adopt source controls to reduce runoff</li><li>• Tax-exempt properties don't contribute to stormwater program</li></ul> |

*\*Note: A dedicated tax levy for specific stormwater services could be adopted*



## Development/Growth Related Funding

|                       | Pros                                                                                                                                                         | Cons                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dev't Related Funding | <ul style="list-style-type: none"><li>• Accepted by development community</li><li>• Based on contributing area, more equitable than property value</li></ul> | <ul style="list-style-type: none"><li>• Limited by developable land within municipality (i.e., not applicable throughout municipality)</li><li>• Directly dependent on growth and growth rates (i.e., if growth rate declines, so does the revenue collected)</li><li>• Development charges are generally limited to the capital costs associated with the development</li></ul> |



## Stormwater User Fee

- Progression of public utilities once funded from general tax support and then shifted to enterprise fund
  - Water – Volume used
  - Wastewater – Volume generated
  - Solid Waste – Quantity generated
  - Stormwater – Runoff contribution
- Variable rate with charge based on total impervious area (hard surfaces):
  - Rooftops
  - Driveways
  - Parking areas
  - Patios
  - Sidewalks



## Stormwater User Fee (continued)

- Typical range in Ontario is \$4-15 per month for average homeowner
- Wide variety in service levels and portion of program that is rate financed
- Flat fee: equal charge to all utility customers (Calgary)
- Tiered flat fee: charges by customer type (London, Aurora, Richmond Hill)
- Variable rate: property owners based on measured impervious area (Kitchener, Waterloo, Saskatoon, Halifax, Guelph)



| Municipality            | Fee Type (as of 2016)       | Start |
|-------------------------|-----------------------------|-------|
| <b>Nova Scotia</b>      |                             |       |
| Halifax                 | Variable Rate               | 2013  |
| <b>Ontario</b>          |                             |       |
| London                  | Tiered Flat Fee             | 1996  |
| Aurora                  | Tiered Flat Fee             | 1998  |
| St. Thomas              | Tiered Flat Fee             | 2000  |
| Kitchener               | Variable Rate               | 2011  |
| Waterloo                | Variable Rate               | 2011  |
| Richmond Hill           | Tiered Flat Fee             | 2013  |
| Markham                 | Tiered Flat Fee             | 2015  |
| Mississauga             | Variable Rate               | 2016  |
| <b>Saskatchewan</b>     |                             |       |
| Regina                  | Tiered Flat Fee             | 2001  |
| Saskatoon               | Variable Rate               | 2012  |
| <b>Alberta</b>          |                             |       |
| Calgary                 | Flat Fee                    | 1994  |
| Edmonton                | Variable Rate               | 2003  |
| St. Albert              | Tiered Flat Fee             | 2003  |
| Strathcona County       | Flat Fee                    | 2007  |
| <b>British Columbia</b> |                             |       |
| Pitt Meadows            | Tiered Flat Fee             | 2009  |
| Richmond                | Tiered Flat Fee             | n/a   |
| West Vancouver          | Tiered Flat Fee             | n/a   |
| Surrey                  | Tiered Flat Fee/ Parcel Tax | n/a   |
| White Rock              | Tiered Flat Fee/ Parcel Tax | n/a   |
| Langley Township        | Parcel Tax                  | n/a   |
| Victoria                | Variable Rate               | 2016  |

# Stormwater User Fee Funding



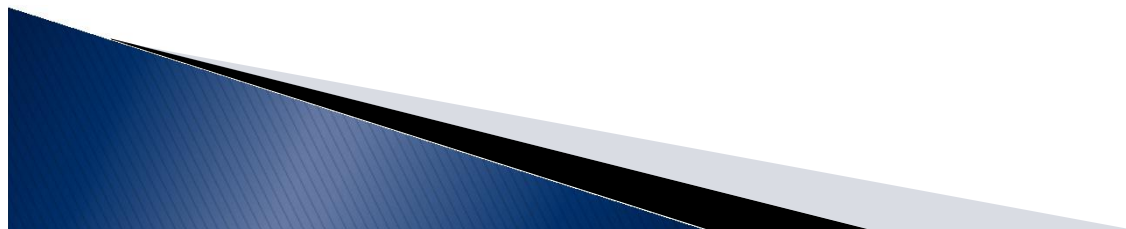
|                                                                      | Pros                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Cons                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| User-Fee Funding<br>(e.g., Stormwater Rate based on impervious area) | <ul style="list-style-type: none"> <li>• Dedicated and stable funding source for all stormwater activities (i.e., sustainable)</li> <li>• Fair and equitable fee based on runoff contribution (assessed to all private and publicly-owned properties in the same manner)</li> <li>• With a credit program, provides an incentive for property owners to reduce stormwater runoff and pollutant discharge</li> <li>• Mechanism to ensure privately owned stormwater facilities are maintained</li> </ul> | <ul style="list-style-type: none"> <li>• Additional implementation costs (rate study, database management, billing and customer service*)</li> <li>• Possibility that a new fee may not be well received by the public</li> </ul> <p>*Note: Potential to administer stormwater rate through other existing billing systems (e.g. Public Utilities Commission )</p> |



## Next Steps

- Collect input on the key questions and factor all ideas into the evaluation of the different funding options
- Continue parcel analysis (impervious area measurements)
- Continue to communicate via the City website

[www.saultstemarie.ca/stormwater](http://www.saultstemarie.ca/stormwater)



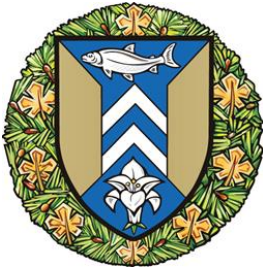


## **Next Steps (continued)**

- Upcoming Meetings
- First Stormwater Advisory Committee - TOMORROW
- First Public Information Centre - TOMORROW
- Present project findings and study recommendations to Council after the Fall Municipal Election.



# Questions?



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

March 5, 2018

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Jeffrey King, Solicitor/Prosecutor

**DEPARTMENT:** Legal Department

**RE:** Zoning – 267 Cathcart Street – OMB

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**PURPOSE**

The purpose of this report is to inform City Council of the decision rendered by Board Member Hodgins of the Ontario Municipal Board regarding the above noted matter.

**ATTACHMENT**

Attached as Schedule “A” to this report is the decision of the Ontario Municipal Board regarding the appeal of Irma Giovanatti-Bre to By-laws 2016-176 and 2016-177.

**BACKGROUND**

On October 24, 2016 City Council heard an application made by 1188061 Ontario Ltd. to rezone 267 Cathcart Street. The purpose of 2016-177 was to change the zone designation of 267 Cathcart Street from R3 (Low Density Residential) zone to R3.S (Low Density Residential) zone with a “Special Exception” to permit, in addition to those uses permitted in an R3 zone:

1. Not more than sixteen (16) dwelling units to locate within the existing building.
2. The ground floor of the existing building to be utilized for commercial purposes as part of ‘Social Innovation Hub’ which for the purposes of this By-law is defined as;
  - a. A business incubator to support a number of small start-up businesses in a collaborative environment with on-site support services.
3. That there is no outdoor storage associated with the ground floor commercial uses.

4. That where commercial uses occupy the ground floor, the required parking be reduced from 37 spaces to 21 spaces.

The purpose of By-law 2016-176 was to adopt Amendment No. 217 to the Official Plan to accommodate the above change.

As required by the *Planning Act* notice was sent to all residents within 120m from the subject lands.

Ms. Giovanatti-Bre appealed this decision, and the appeal was heard on November 21, 2017.

### **ANALYSIS**

Board Member Hodgins of the Ontario Municipal Board reached his decision on February 20, 2018. He ordered that the appeal be allowed in part. By-law 2016-176 and Amendment 217 to the Official Plan for the City of Sault Ste. Marie has been approved as is; and the City is directed to amend By-law 2017-177 to prohibit outdoor storage associated with the ground floor commercial uses. The prohibition on outdoor storage was the original intent; however, there was an error made in drafting the by-law. This will be corrected per the Board's Order. In his decision, Board Member Hodgins relied heavily on the excellent planning evidence given by Peter Tonazzo, Planner for the City of Sault Ste. Marie.

### **FINANCIAL IMPLICATIONS**

The appeal was argued by in-house staff. As such the financial impact was nominal.

### **STRATEGIC PLAN / POLICY IMPACT**

Not applicable.

### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

It is recommended that Council accept this report as information.

Respectfully submitted,



Jeffrey King  
Solicitor/Prosecutor

JK/tj

\\citydata\\LegalDept\\Legal\\Staff\\COUNCIL\\REPORTS\\2018\\Zoning - 267 Cathcart Street - OMB.docx

## Schedule "A"

### Ontario Municipal Board Commission des affaires municipales de l'Ontario



**ISSUE DATE:** February 20, 2018

**CASE NO(S):** PL161196

**PROCEEDING COMMENCED UNDER** subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

|                |                                           |
|----------------|-------------------------------------------|
| Appellant:     | Irma Giovanatti-Bre                       |
| Subject:       | Proposed Official Plan Amendment No. 217  |
| Municipality:  | City of Sault Ste. Marie                  |
| OMB Case No.:  | PL161196                                  |
| OMB File No.:  | PL161196                                  |
| OMB Case Name: | Giovanatti-Bre v. Sault Ste. Marie (City) |

**PROCEEDING COMMENCED UNDER** subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

|               |                          |
|---------------|--------------------------|
| Appellant:    | Irma Giovanatti-Bre      |
| Subject:      | By-law No. 2016-177      |
| Municipality: | City of Sault Ste. Marie |
| OMB Case No.: | PL161196                 |
| OMB File No.: | PL161197                 |

**Heard:** November 21, 2017 in Sault Ste. Marie,  
Ontario

#### **APPEARANCES:**

##### **Parties**

Irma Giovanatti-Bre  
  
City of Sault Ste. Marie

##### **Counsel\*/Representative**

Self-Represented  
  
J. King\*  
H. Henley (Student-at-Law)

## **DECISION DELIVERED BY THOMAS HODGINS AND ORDER OF THE BOARD**

### **INTRODUCTION**

[1] In response to a development application by the Sault Community Career Centre, the Council of the City of Sault Ste. Marie ("City") adopted Official Plan Amendment 217 ("OPA") and re-zoning By-law No. 2016-177 ("RZBL") to facilitate the re-use of the former Blessed Sacrament Church at 267 Cathcart Street ("Site") as a residential building or as a mixed-use building with a residential component on the upper floors and a commercial use on the ground floor.

[2] Attachment 1 is a copy of City By-law No. 2016-176 which adopts the OPA.

[3] Attachment 2 is a copy of the RZBL - By-law No. 2016-177.

[4] Ms. Irma Giovanatti-Bre ("Appellant") appealed the OPA and the RZBL to this Board and her Appellant Form indicates a number of concerns including the permissibility of outdoor storage associated with the commercial use.

[5] At the hearing, Gene Theriault was granted Participant status by the Board and spoke in opposition to the OPA and RZBL.

[6] At the outset of the hearing, Ms. Henley advised that there was an error in the RZBL. She explained that the Council resolution approving the development application directs that outdoor storage associated with the commercial uses not be permitted but the opposite is reflected in the RZBL. Ms. Henley said that the City would not be contesting the Appellant's position that outdoor storage for the commercial uses should be prohibited. She requested that the Board, as appropriate, amend the RZBL to prohibit outdoor storage associated with the commercial uses. Accordingly, the Board did not hear any evidence on the outdoor storage issue.

## **EVIDENCE AND SUBMISSIONS**

### **Mr. Tonazzo's Fact Evidence**

[7] Peter Tonazzo is employed by the City in its Planning Department and was called by the City to give evidence in support of the OPA and RZBL. The Board considers Mr. Tonazzo qualified to give independent expert opinion evidence in land use planning.

[8] Mr. Tonazzo advised that the Site is located just west and north of the defined Downtown but is well within the downtown core of the community. It is a through-lot with Cathcart Street to the north and Alexandra Street to the south. It has frontage of about 53 metres ("m") on both streets, a lot depth of about 32 m between the streets and a lot area of about 1696 square metres ("sq m"). The former church building is on the easterly part of the Site and a central parking lot, with 21 parking spaces, is on the westerly part of the Site. Mr. Tonazzo indicated the church has been closed for several years and is largely vacant.

[9] Mr. Tonazzo described the area surrounding the Site as a mixed residential area, including single detached residences and a number of converted dwellings with two or three units. He advised that there are also a number of commercial properties in the area north and west of the Site.

[10] Mr. Tonazzo said the Site is designated Residential in the Official Plan ("OP"). The Residential designation primarily includes buildings used as dwellings but also permits other uses that are associated with and accessory to residential uses, compatible with residential uses and which contribute to the completeness of a neighbourhood such as schools, churches, recreation centres, other institutional uses and small scale commercial uses.

[11] Mr. Tonazzo advised that the Site is in the Low Density Residential Zone (R3) which includes the following permitted uses: single detached, semi-detached and duplex dwellings, multiple attached dwellings, triplexes, rooming houses, elementary

schools, group homes and group residences and places of worship.

[12] Mr. Tonazzo indicated that the subject development application was submitted in 2016 to permit up to 16 residential units in the former church, a Social Innovation Hub ("SIH") on the ground floor and a reduction in the required parking in the event the SIH is established. An SIH (as defined in the RZBL) is a business incubator to support a number of small start-up businesses in a collaborative environment with on-site support services. An OPA is required because a commercial use of the size and nature of the SIH is not permitted as-of-right in the Residential designation. A rezoning is required because the R3 Zone does not permit the 16 dwelling units, the SIH or the reduced parking.

[13] Mr. Tonazzo said the application was processed by the City and culminated in Council's adoption in 2016 of the OPA and the RZBL.

[14] The OPA permits commercial uses in the Residential designation on the ground floor of the existing building by means of a notwithstanding clause or exception.

[15] The RZBL rezones the Site from R3 to R3.S with a Special Exception that continues to permit all of the uses currently permitted in the R3 zone but also permits:

- a. Not more than sixteen dwelling units in the existing building;
- b. The SIH on the ground floor of the existing building;
- c. A reduction in the required parking supply from 37 spaces to 21 spaces in the event commercial uses occupy the ground floor; and
- d. Outdoor storage associated with the ground floor commercial uses—although this is an error as indicated earlier.

[16] Mr. Tonazzo testified that the RZBL allows two options for the existing building

on the Site: a solely residential option with up to 16 dwelling units; and a mixed-use option with the SIH on the ground floor and 7 dwelling units above. He said the SIH can be up to about 600 sq m in size and that 10 units for entrepreneurs are planned.

[17] Mr. Tonazzo said that the solely residential option is required to comply with the standard City requirement for on-site parking. He advised that the City standard for the 16 dwelling units is 20 spaces (16 dwelling units X 1.25 spaces per unit) and the Site will have 21 spaces.

[18] Mr. Tonazzo explained that the parking reduction in the RZBL (from 37 spaces to 21 spaces) applies to the mixed-use option and allows for 9 spaces for the 7 dwelling units on the upper floors (7 dwelling units x 1.25 spaces per unit = 9 spaces which complies with the City standard) and 12 spaces for the SIH. He said the 12 space requirement for the SIH is a reduction from the 27 spaces typically required by the City for a commercial use of this size.

#### **Mr. Tonazzo's Opinion Evidence**

[19] Mr. Tonazzo authored and signed the staff report that recommended the OPA and RZBL to Council, including advice to prohibit outdoor storage associated with the commercial uses. He advised that he consulted the Sault Ste. Marie Economic Development Corporation, which operates a local business incubator, as part of his research and assessment of the application.

[20] Mr. Tonazzo recommended the OPA and RZBL to the Board as well and his reasoning is set out in the following paragraphs.

[21] Mr. Tonazzo advised that the City already has two business incubators, that there is a defined need for more such facilities and that the proponent intends to operate the SIH in a fashion complementary to the other two incubators. He characterized the SIH as a public service that supports economic development. Mr. Tonazzo said a facility like the SIH has a strong social and institutional function in that it

provides assistance to people and entrepreneurs in a supportive, social environment and that it was intended to be operated by a non-profit organization.

[22] Mr. Tonazzo said the OPA and RZBL are consistent with the Provincial Policy Statement ("PPS") and serve to advance the adaptive reuse of an under-utilized building on existing services, residential intensification in an appropriate location, a redevelopment that is compatible with adjacent uses and employment growth.

[23] Mr. Tonazzo testified that the OPA and RZBL also conform to the Growth Plan for Northern Ontario ("GPNO") and serve to encourage and improve economic development opportunities, including in emerging priority economic sectors, in an Economic and Service Hub.

[24] Mr. Tonazzo also advised that the OPA, including the exception within it, is consistent with the overall direction of the OP including the Economic Development Goals and Social Development Goals which include ensuring that there are adequate employment opportunities, identifying new wealth creating opportunities and assisting local business and community groups to develop these opportunities. Mr. Tonazzo advised that the OPA also advances the Physical Development - Built Environment Goals of the OP by encouraging the reuse, rehabilitation and redevelopment of an existing building. He was of the opinion that the SIH is similar in character to the type of institutional uses permitted in the Residential designation as-of-right. Mr. Tonazzo said the OP prioritizes the use of existing vacant commercial space and the Downtown area for business but noted that the proposal is located close to the Downtown, involves a specialized use with a strong social/institutional component and supports other OP policies such as the reuse of buildings. Mr. Tonazzo reported that no commercial uses, no commercial landlords and no commercial property owners in the City expressed any objection to the proposal to establish the SIH at the Site. He noted that the Site is in an area that has not seen much redevelopment in recent years and felt that the proposal could potentially invigorate the area and lead to more investment consistent with the OP.

[25] Mr. Tonazzo testified that the RZBL advances an appropriate proposal with two reasonable options for the property owner. He said the fully residential option has sufficient parking consistent with the typical City standard for an apartment building and appropriate on-site and off-site amenities are available to residents. Mr. Tonazzo also advised that the residential option will be compatible with the area.

[26] Mr. Tonazzo said the mixed use option will not create any off site impacts. He advised that the SIH will be quite low key and will be occupied by small start-ups with few employees and a small client base. Mr. Tonazzo explained that the SIH is similar to a business incubator and will have office-type uses that do not generate noise, dust or similar disturbances. He said the main input for the SIH is human capital as opposed to other types of commercial uses that have requirements for machinery, deliveries, etc.. Mr. Tonazzo said there should be no outdoor storage associated with the SIH to promote the aesthetics of the Site. He advised that entrepreneurs will move out of the SIH to other facilities as their businesses grow. Mr. Tonazzo testified that the SIH will have a low traffic demand and a low parking demand and that it would not be fair or appropriate to apply the standard commercial rate of 4.5 spaces per 100 sq m of floor space to a unique, low key use like the SIH.

[27] Mr. Tonazzo also said that the SIH will be part of a mixed-use option with apartments and that these two uses complement one another and have offsetting peak demands for parking - peak SIH parking demand is during the workday Monday to Friday while peak parking demand for the residential use is pre and post working hours Monday to Friday and on weekends. This will provide some flexibility and will open some parking spaces for use by the SIH if required on weekdays. Mr. Tonazzo also said that not all residential tenants, entrepreneurs and visitors will drive a vehicle to the Site given the central location of the Site and its close proximity to a wide range of amenities within walking distance. He was confident that 21 spaces will satisfy the parking demand of the mixed-use project and advised that the City can use enforcement to ensure that the parking spaces remain open and usable and are not blocked as a result of such things as snow plowing practices.

[28] Mr. Tonazzo said the OPA and RZBL, amended to prohibit outdoor storage associated with the commercial uses, represent sound planning.

[29] In response to questions from the Board, Mr. Tonazzo advised that: the term “commercial use” in the OPA is not too broad and will not act as a gateway for a future rezoning application for a more robust commercial use than the SIH; site plan approval was not required for the proposal; that the safe and appropriate separation of uses in the SIH from the dwelling units above, such as fire separations etc., will be required and will be handled as part of the construction approval/building permit process and that he has no concerns with the mix of uses permitted by the OPA and RZBL; and neither the City’s Building Division nor the Fire Department identified any issue with the mixed occupancy/mixed-use nature of the proposal.

#### **Mr. Hollingsworth**

[30] At the suggestion of the Board, the City called an individual directly experienced with one of the existing business incubators in the City. Dan Hollingsworth is the Executive Director of Business Development, Sault Ste. Marie Economic Development Corporation (“EDC”). Mr. Hollingsworth advised that the EDC has operated a business incubator about 5000 square feet (465 sq m) in size for about one and a half years and has 8 entrepreneurs in their program at the incubator. From an operational perspective, he said that visitors only come to the incubator occasionally and that the incubator’s entrepreneurs take lots of meetings off site which reduces the number of visitors and the parking demand at the incubator. Although they have additional parking spaces available, there are usually 8 spaces in total utilized by the entrepreneurs. Mr. Hollingsworth said the EDC’s incubator is an “excellent success”.

#### **Appellant**

[31] The Appellant lives at 176 Huron Street which is on the south-east corner of Huron and Alexandra Streets and she is concerned that there is not enough parking associated with the proposal. She said that a reduction in the required parking from 37

spaces to 21 spaces was unacceptable and should not be approved. She described the streets in the area, the parking restrictions on those streets, the manner in which the residents in the area utilize the on street parking and the many driveways and snow removal requirements that reduce the on street parking capacity. She said the streets in the area have no ability to absorb any parking that overflows from the Site and that it is therefore critical to be careful and cautious about reducing the parking supply on the Site from that which is required by the typical City standards. She said the SIH is a unique use with fluidity in its business plan and that it is difficult to predict how it will function in terms of users, visitors, parking and traffic demand. Accordingly, it is too risky to reduce the parking given the unknown and unpredictable nature of the proposal and that applying the typical City parking standards is a better way to protect the neighbourhood from the risk of negative off-site impacts. She said the Site is unsuitable for the SIH because of its inability to provide the parking required by the typical City standards. She also pointed out that the Site is in the middle of a block and that this will result in any negative impacts being felt on many adjacent and nearby properties. She did not feel that a decision to reduce the parking should be based on the input of one person from the EDC. The Appellant has no confidence that City enforcement will ensure that the limited number of parking spaces on the Site are not compromised or blocked by snow plowing practices and snow storage piles.

[32] The Appellant also advised that: the building on the Site is not the best place for the proposal and that it may be too costly to actually undertake the intended renovations to the church; there are a number of other properties in the area that are better suited to the proposal; the types of uses permitted in the SIH should be better defined as should the number of units permitted in the SIH (as opposed to just identifying that the SIH is restricted to the ground floor of the existing building); and that the proposal should be subject to site plan approval.

### **Participant**

[33] Mr. Theriault lives at 253 Alexandra Street, south of the Site. He advised that the

proposal does not have enough on-site parking. He does not accept the off peak concept put forward by Mr. Tonazzo in support of the reduced parking. Mr. Theriault feels that the entrepreneurs will park on the street so that there is room in the on-site parking lot for visitors. He feels that parking will overflow from the Site onto the streets in the area and that this will reduce the on street parking available to residents. If he cannot use the on street parking in front of his house, he may be required to build a driveway in his front yard (he uses a back laneway now) at a cost of about \$8,000.

### **ANALYSIS AND FINDINGS**

[34] The Board has considered all of the evidence and submissions in arriving at its findings and decision.

[35] The Board accepts the evidence of Messrs. Tonazzo and Hollingsworth and will rely on it.

[36] The Board will approve the OPA as adopted by Council and will approve the RZBL subject to an amendment to prohibit outdoor storage associated with the commercial uses. Technically, this means that the appeal is allowed in part given the need to amend the Council approved RZBL.

[37] The Board acknowledges the Appellant's passion for her neighbourhood and her City. She presented her case in a forthright and professional manner but, with all due respect, did not convince the Board that the OPA and RZBL should not be approved. The Appellant's case was based on an apprehension of problems and her approach to the reduced parking proposal is understandable but is offset by the other evidence presented to the Board.

[38] Further, the hearing was about the suitability of the Site for the proposed use not the suitability of other alternative properties.

[39] Mr. Theriault's concern was also an apprehension of a potential problem that,

based on the evidence, will not occur.

[40] Ms. Henley said in closing that the nature of planning involves uncertainty and, in the Board's opinion, the City exhibited sufficient forethought and provided sufficient evidence to convince the Board that the OPA and RZBL should be approved.

[41] The Board finds that the OPA is consistent with the overarching goals and objectives of the OP. The SIH is a low key, compatible commercial use with a distinct institutional flavour and is not dissimilar in impact to some of the non-residential uses already permitted in the Residential designation of the OP. The RZBL, as amended to prohibit outdoor storage associated with the commercial uses, conforms to the OPA and also advances the applicable goals, objectives and policies of the OP.

[42] The Board also finds that the parking reduction is acceptable based on the evidence of an operator of an incubator in the City and Mr. Tonazzo's research and experience with mixed use developments in the City. Parking at the incubator operated by the EDC is utilized at a rate of about 1 space per 58 sq m of floor space or about 1 space per entrepreneur. Parking at the SIH will be provided at a more conservative rate of about 1 space per 50 sq m of floor space and slightly more than 1 space per entrepreneur based on one entrepreneur per unit in the SIH. The Board recognizes that this is not a precise study but it is, in the absence of evidence to the contrary and Mr. Tonazzo's opinion on offsetting parking peaks, sufficient in scope to support the parking supply approved by Council. Further, it is apparent to the Board that the SIH is quite different in scope and intensity from other uses that are required by the City to provide parking at the 4.5 spaces per 100 sq. m rate.

[43] The Board further finds that the OPA and the rezoning are in the public interest. The proposal will be compatible with its host neighbourhood and has several up-sides for the community including the ability to create additional housing and to foster and incubate, as the OP says, "northern ingenuity".

[44] The Board's decision has regard to matters of Provincial Interest as set out in the

*Planning Act* and is consistent with the PPS and conforms to the GPNO. The proposal will not harm the environment and is intended to revitalize an under-utilized building on existing services for appropriate and meaningful uses.

[45] In arriving at its decision, the Board had regard to the Council decision and the material Council considered in making its decision as provided to the Board. This decision is consistent with Council's decision.

[46] The approval of the OPA and the RZBL represent a significant opportunity for the City of Sault Ste. Marie to further advance its objectives of supporting entrepreneurs and new businesses, promoting emerging economic sectors and revitalizing underutilized buildings. The Site, however, is in an established neighbourhood and the Board trusts that the City, the Site owner and the operator of the SIH will be most respectful of their host neighbourhood during construction and operations. This will be an important element for success.

## **ORDER**

[47] The Board orders that:

- a. the appeal is allowed in part ;
- b. By-law No. 2016-176 and Amendment No. 217 to the Official Plan for the City of Sault Ste. Marie are approved as set out in Attachment 1; and
- c. the City of Sault Ste. Marie is directed to amend By-law No. 2016-177 to prohibit outdoor storage associated with the ground floor commercial uses.

*"Thomas Hodgins"*

THOMAS HODGINS  
MEMBER

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Ontario Municipal Board**

A constituent tribunal of Environment and Land Tribunals Ontario

Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

## THE CORPORATION OF THE CITY OF SAULT STE. MARIE

**BY-LAW 2016-176**

**OFFICIAL PLAN AMENDMENT:** A by-law to adopt Amendment No. 217 to the Official Plan for the City of Sault Ste. Marie (1188061 Ontario Limited – 267 Cathcart Street).

**THE COUNCIL** of The Corporation of the City of Sault Ste. Marie, pursuant to section 21 of the *Planning Act*, R.S.O. 1990, c. P.13 and amendments thereto, **ENACTS** as follows:

1. The Council hereby adopts Amendment No. 217 to the Official Plan for the Sault Ste. Marie planning area in the form attached hereto.
2. Subject to any referrals under the Planning Act, this by-law shall come into force on the date of its final passing.

PASSED in open Council this 24<sup>th</sup> day of October, 2016.

**“Christian Provenzano”**

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**MAYOR – CHRISTIAN PROVENZANO**

**“Malcolm White”**

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**CITY CLERK - MALCOLM WHITE**

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**AMENDMENT NO. 217  
TO THE  
SAULT STE. MARIE OFFICIAL PLAN**

**PURPOSE**

This Amendment is an amendment to the Text of the Official Plan as it relates to the Residential policies.

**LOCATION**

PLAN 12983 LOTS 77 to 81 and PT LOT 82 RP 13095 PART 2, located on the south side of Cathcart Street, approximately 60m (197') west of its intersection with John Street. Civic No. 267 Cathcart Street.

**BASIS**

This Amendment is necessary in view of a request to permit the ground floor of the existing building to be utilized for commercial purposes, more specifically a 'social innovation hub' or business incubator.

The proposal does not conform to the Residential Policies contained within the OP.

Council now considers it desirable to amend the Official Plan.

**DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO**

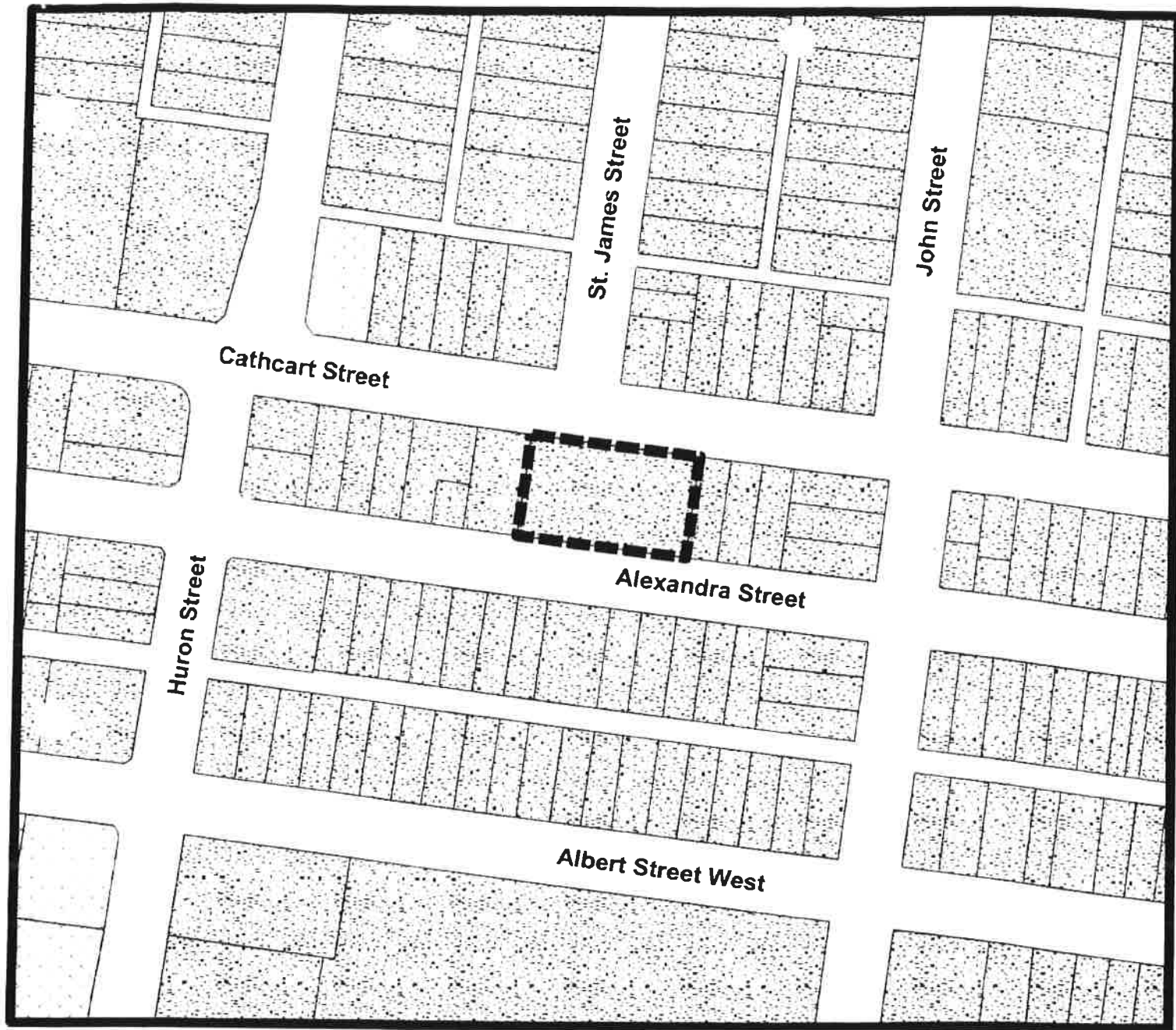
The Official Plan for the City of Sault Ste. Marie is hereby amended by adding the following paragraph to the Special Exceptions Section:

"Special Exceptions"

145. Notwithstanding the Residential Policies of the Official Plan, lands described as PLAN 12983 LOTS 77 to 81 and PT LOT 82 RP 13095 PART 2, located on the south side of Cathcart Street, approximately 60m (197') west of its intersection with John Street, Civic No. 267 Cathcart Street, may be utilized to permit commercial uses upon the ground floor within the existing building.

**INTERPRETATION**

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.



# OFFICIAL PLAN LAND USE MAP

## SCHEDULE "C" 267 Cathcart Street

### PLANNING APPLICATION A-14-16-Z-OP

#### Legend

 Subject Property = 267 Cathcart Street

**Official Plan Land Use Designation**

#### Land Use Designation

 Residential

 Commercial



METRIC SCALE  
1 : 1800

ROLL NUMBER  
040-026-039-00

MAP NUMBERS  
16 & 1-27

MAIL LABEL  
A-14-16-Z

**OFFICIAL PLAN  
AMENDMENT**

NUMBER 217

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE****BY-LAW NO. 2016-177**

**ZONING:** A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 267 Cathcart Street (1188061 Ontario Limited).

**THE COUNCIL** of The Corporation of the City of Sault Ste. Marie, pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c. P.13 and amendments thereto, **ENACTS** as follows:

1. **267 CATHCART STREET; LOCATED ON THE SOUTH SIDE OF CATHCART STREET, APPROXIMATELY 60M WEST OF ITS INTERSECTION WITH JOHN STREET; CHANGE FROM R3 TO R3.S WITH A "SPECIAL EXCEPTION"**

The zone designation of the lands described in section 2 of this by-law, which lands are shown on Map 16 & 1-27 of Schedule "A" to By-law 2005-150, is changed from R3 (Low Density Residential) zone to R3.S (Low Density Residential) zone with a "Special Exception".

2. **BY-LAW 2005-151 AMENDED**

Section 2 of By-law 2005-151 is amended by adding the following subsection 2(365) and heading as follows:

**"2(365) 267 Cathcart Street**

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the south side of Cathcart Street, approximately 60m west of its intersection with John Street and having civic no. 267 Cathcart Street and outlined and marked "Subject Property" on the map attached as Schedule 365 hereto is changed from R3 (Low Density Residential) zone to R3.S (Low Density Residential) zone with a "Special Exception" to permit, in addition to those uses permitted in an R3 zone:

1. Not more than sixteen (16) dwelling units to locate within the existing building.
2. The ground floor of the existing building to be utilized for commercial purposes as part of 'Social Innovation Hub' which for the purposes of this By-law is defined as;
  - a. A business incubator to support a number of small start-up businesses in a collaborative environment with on-site support services.

3. That there is outdoor storage associated with the ground floor commercial uses.
4. That where commercial uses occupy the ground floor, the required parking be reduced from 37 spaces to 21 spaces."

3. **SCHEDULE "A"**

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

4. **CERTIFICATE OF CONFORMITY**

It is hereby certified that this by-law is in conformity with the Official Plan for the City of Sault Ste. Marie authorized and in force on the day of the passing of this by-law as amended by Official Plan Amendment No. 217.

PASSED in Open Council this 24<sup>th</sup> day of October, 2016.

**"Christian Provenzano"**

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**MAYOR – CHRISTIAN PROVENZANO**

**"Malcolm White"**

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**CITY CLERK - MALCOLM WHITE**

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SCHEDULE "A" TO BY-LAW 2016-177 AND  
SCHEDULE 365 TO BY-LAW 2005-151



## SUBJECT PROPERTY MAP

PLANNING APPLICATION A-14-16-Z-OP

267 Cathcart Street



METRIC SCALE  
1 : 1800

ROLL NUMBER  
040-026-039-00

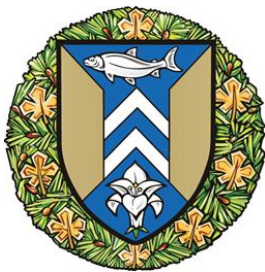
MAP NUMBERS  
16 & 1-27

MAIL LABEL  
A-14-16-Z

### Legend



Subject Property = 267 Cathcart Street  
Page 90 of 136



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

March 5, 2018

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Tom Vair, Deputy CAO - Community Development and Enterprise Services

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** Study related to expansion of ice capacity and related facilities

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**PURPOSE**

The purpose of this report is to seek council's approval to proceed in engaging a consultant to assist in determining criteria for design, scope and costs associated with developing new ice capacity in Sault Ste. Marie and analyze options related to soccer pitch expansion at the Northern Community Centre.

**BACKGROUND**

On January 22<sup>nd</sup>, 2018 LeisurePlan International Inc provided a comprehensive review and evaluation of indoor ice utilization at the City's arenas. This concluded that there is demand for the replacement of the W.J. McMeeken Centre and further recommended that two, new ice pads be constructed. The study also included the following details:

- The proposed two, new indoor ice pads based on the NHL rink dimensions
- Spectator seating for 300-500 spectators associated with each ice pad
- Plan and design the new facility in a manner to allow for the potential for expansion in the future.
- Select a site for the proposed new municipal twin-pad arena facility that will allow for the potential to create an integrated multi-purpose community centre facility in the future including outdoor sport and recreation infrastructure

City Council resolved that the report of the Deputy CAO, Community Development and Enterprise Services concerning a third party ice time utilization study be received. Council further requested staff complete a report that outlines

facility options, the cost associated with these options and financing options (including sources of external funding) to add ice capacity to the City's current stock of ice rinks.

Further, the Council report referenced the potential expansion of the soccer facility to enable a full indoor soccer pitch and other events to be held within a larger facility. It needs to be confirmed if completing this work while constructing a twin pad arena would yield cost savings.

It was also requested that Staff investigate if there was any potential to invest in the McMeeken to refurbish the arena which would result in a reduced cost to the City. Since the media coverage of the ice utilization study, the City has also had interest expressed from some user groups as to whether the McMeeken could be converted into other uses (e.g. indoor courts).

#### **ANALYSIS**

To assist in properly planning the future development of ice arenas in the community, assess the costs of expanding the soccer pitch, evaluate the condition of the McMeeken arena for future potential investment and examine other options to optimize the City investment it is requested a third party firm be engaged.

A Project Scoping Analysis would assist with estimated costs associated for optional build criteria. There was initial design work conducted when the Northern Community Centre was being developed and City staff will work to obtain an updated cost estimate for the construction of the twin pad arena based on today's cost. Further analysis needs to take into account the recommendations from the ice utilization study and any additional considerations that result from the project activities. While previous reports were done, Staff feels that additional analysis is required based on changes in scope of the project and a current review of available options.

Recommended options to determine the Project Scope Cost would include but not be limited to:

1. Options for expanding ice capacity with phased construction considerations
2. Renovation costs associated with the existing McMeeken Arena and the suitability for further investment
3. Considerations for construction on the existing site

Project Scoping Costs would include:

- Site Development costs. (includes landscaping of the grounds, construction of parking lots, and the provision of servicing utilities)
- Fitting, Furnishings, and equipment.

- Soft cost allowance: (include professional fees incurred associated with the design of the building, management of the construction process, legal services, etc.)
- Contingencies: An 8% contingency allows for any increase in the capital cost of a facility due to unforeseen circumstances
- Estimated operational costs and opportunities to optimize community benefit

An RFP would be conducted to select the third party consultant to undertake this work and it is anticipated the work would not exceed \$25,000.

Staff has already reached out to the Provincial government to inquire about the Build ON program. The Province is currently negotiating a bi-lateral agreement for all four federally determined streams (e.g., public transit, green infrastructure, community, culture and recreation, and rural and northern funding). It is anticipated it will be two-four weeks before additional details are released on the timing and criteria for the \$407 million in federal funding for community, culture and recreational funding.

#### **FINANCIAL IMPLICATIONS**

It is estimated that a Project Scoping Analysis consultant report will cost up to \$25,000. It is recommended the funds available in the Facilities Maintenance Reserve account be utilized to cover the cost of this study.

#### **STRATEGIC PLAN / POLICY IMPACT**

The Project Scoping Analysis consultant report most closely links to the infrastructure strategic focus area of the Corporate Strategic Plan. The information collected and recommendations made will assist council in making future decisions with respect to planning for new infrastructure to replace a deteriorating indoor ice arena asset and address community demand documented in the ice utilization study.

#### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

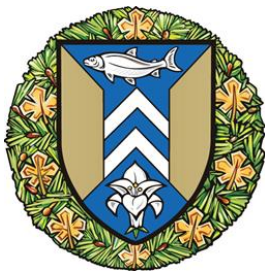
“Resolved that the report of the Deputy CAO Community Development and Enterprise Services dated 2018 03 05 concerning a third party Project Scoping Cost Analysis Study be received.

Further that Council approve the allocation of up to \$25,000 from the Facilities Maintenance Reserve fund to conduct an RFP and select a third party to undertake a Project Scoping and Cost Analysis study.”

Respectfully submitted,



Tom Vair  
Deputy CAO  
Community Development &  
Enterprise Services  
(705)759-5264  
t.vair@cityssm.on.ca



**The Corporation of the  
City of Sault Ste. Marie**

**C O U N C I L   R E P O R T**

March 5, 2018

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Peter Tonazzo, RPP, Senior Planner

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** A-11-17-Z.OP and 57T-17-502 – 418 Fourth Line West – Deferral No. 2

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**PURPOSE**

The applicant is seeking Council's approval to rezone the subject property, amend the Official Plan and receive Draft Plan of Condominium approvals to permit the creation of 48 new multiple attached, condominium dwelling units, to be located upon the existing driving range within the golf course property.

The applicant has requested an indefinite postponement.

**BACKGROUND**

On December 11, 2017, Council deferred this application to March 19<sup>th</sup>, 2018, so the applicant could address a number of concerns that were raised by the Province, neighbours and members of the existing Crimson Ridge Condominium Corporation.

**ANALYSIS**

The applicant has requested (see attached) and indefinite deferral so that he can continue to address concerns that have been raised.

When the applicant decides to bring this matter back to Council, new notices will be sent out to neighbours and agencies, in accordance with the Planning Act.

**FINANCIAL IMPLICATIONS**

Deferring this application will not impact municipal finances. When this matter is brought back to Council, a \$310 fee will be charged to the applicant, to cover the costs associated with providing new public notice.

**STRATEGIC PLAN / POLICY IMPACT**

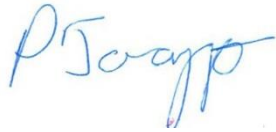
Deferring this application is not directly linked to any policies contained within the Corporate Strategic Plan.

**RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the Report of the Senior Planner, dated 2018 03 05 concerning Rezoning/Official Plan Amendment Application A-11-17-Z.OP and Draft Plan of Condominium Application 57T-17-502 be received and that Council postpone this application indefinitely.

Respectfully submitted,



Peter Tonazzo, RPP  
Senior Planner  
705.759.2780  
p.tonazzo@cityssm.on.ca

**Peter Tonazzo**

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**Subject:** FW: defer

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**From:** Peter Tarvudd [REDACTED] **On Behalf Of** Peter Tarvudd  
**Sent:** Thursday, February 22, 2018 10:30 AM  
**To:** Peter Tonazzo  
**Subject:** defer

Peter Tonazzo

Please see this E mail as a request to defer our application until we can resolve the few issues we have especially the Province , we will notify you when we want to go to council with this matter

Thank You

*Peter Tarvudd*

**Maple Leaf Forest Products**

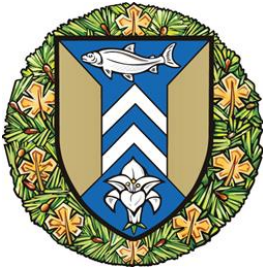
Ph. 705.450.2696 Fax 705.575.0378

Cell. 705.542.8570 US cel 231 838 4260

Products .. [www.mapleleafmillworks.com](http://www.mapleleafmillworks.com)

Development....[www.mapleleafcustomhome.com](http://www.mapleleafcustomhome.com)

Golf.Ski.Dining...[www.golfcrimsonridge.com](http://www.golfcrimsonridge.com)



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

March 5, 2018

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Peter Tonazzo, RPP, Senior Planner

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** A-4-18-Z – 145 McNabb Street – Infrastructure Ontario

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**PURPOSE**

The Applicant is seeking Council's approval to apply a 'Holding Provision' to the subject property (former jail) to require additional archaeological work to locate potential burials on-site prior to site alteration.

**PROPOSED CHANGE**

The Applicant, Infrastructure Ontario, wishes to apply a 'Holding Provision' pursuant to Section 36 of the Planning Act, so that archaeological work can be undertaken to locate potential burials, prior to any on-site grading, excavation or building demolition.

**Subject Property**

- Location – The subject property is located on the south side of McNabb Street, approximately 81m (266') west of its intersection with Pim Street.
- Size – The irregularly shaped lot has approximately 100.8m (330.7') of frontage along McNabb Street and 127.8m (419') frontage along Melrose Avenue, with a total area of 1.04ha (2.58 acres).
- Present Use – Currently vacant – Former Sault and Area Jail.
- Owner – Her Majesty the Queen in Right of Ontario, as represented by the Minister of Infrastructure (Infrastructure Ontario)

**BACKGROUND**

The subject property was occupied by the Sault and Area Jail from 1917-2003. Commencing in the mid-1990's to 2014, MNRF's Aviation Forest Fire and Emergency Services Centre occupied a portion of the site.

There have been no previous rezoning applications upon the subject property.

**ANALYSIS**

**Conformity with the Official Plan (OP)**

The applicant is not seeking a change in land use or other development related approvals, but rather, the application of a Holding Provision to ensure that additional archaeological work is conducted upon the subject property prior to any on-site grading, excavation or building demolition.

There is evidence that at least two people were hanged at the jail (in 1948 and 1958) and their bodies cannot be accounted for. It is therefore speculated that these bodies were buried somewhere on the jail property.

There are a number Archaeological Policies contained within the Official Plan which address protecting and preserving archaeological resources, as well as identifying when an archeological study is required. Most Planning Act applications (rezoning, OPA, severance) would trigger the need for an archaeological review, but site alteration such as grading, excavation or demolition may not require Planning Act approvals that would 'trigger' the need for additional archaeological work.

Archaeological policy 8 provides direction where burial sites are encountered during an excavation or other action. In this case, the provisions of the *Cemeteries Act* apply. All work must immediately cease and the site must be secured. The Sault Ste. Marie Police, Provincial Registrar of Cemeteries and the Ministry of Tourism and Culture must be contacted immediately for further direction.

The overall focus of Provincial Policies and current Official Plan policies is to identify, protect and conserve archaeological resources and ensure they are not inadvertently damaged by development work.

The application of a Holding Provision upon the subject property, to require further archaeological work prior to grading, excavating or demolishing would achieve this overall goal. Consequently, it is Staff's opinion that this application adheres to the Archaeological Policies within the Official Plan.

### **Comments**

The jail was constructed upon the subject property in 1915. There was a small addition in 1951 and another much larger addition in 1985.

Given the potential for burials on-site, Stage 1 and 2 Archaeological Assessments were conducted in 2001 and again in 2012. The 2012 assessment recommended additional investigation.

In 2016 Timmins Martelle Heritage Consultants Inc. were hired by Infrastructure Ontario to conduct a Stage 2 Archaeological Assessment and Stage 3 Search for Burials. The full report is available for review in the Planning and Enterprise Services Office. The 2016 Assessment consisted of machine excavation within

two investigation areas deemed most likely to contain burials, namely a portion of the former jail yard (currently the courtyard along the southern portion of the building) and a roughly 25m by 25m (82'x82') triangular area in the ravine near the south lot line. No archaeological materials or burials were discovered during the course of this assessment, and it is the Archaeologists opinion that these areas can be considered clear of archaeological concern.

The Archeologist notes there is still potential for burials, particularly in the northwest corner of the property and beneath several metres of fill in the rear of the property. It is noted that the 1985 addition was constructed above where the jail yard was at the time of the hangings. It is possible the burials are underneath the 1985 addition, which was constructed as a slab on gravel. The Archaeologist recommends further investigation prior to any grading, excavating or building demolition on the subject property.

Infrastructure Ontario has declared the property surplus, and in advance of selling the parcel, wish to place a Holding Provision on the lot to ensure that further archaeological investigation is conducted prior to any activities, such as building demolition, grading and excavation, which might impact the burial sites. In this regard, a change of use or renovations to the existing buildings would not require the need for additional archaeological work.

### **Consultation**

The following Departments/Agencies commented on this application as part of the consultation process:

No comments/objections – Municipal Heritage Committee, Public Works & Transportation, Engineering, Fire Services, Economic Development Corporation, Legal, Building Division, PUC Services, Accessibility Committee, Conservation Authority, Ministry of Municipal Affairs and Housing, Ontario Power Generation

### **FINANCIAL IMPLICATIONS**

Approval of this Application will not impact municipal finances.

### **STRATEGIC PLAN / POLICY IMPACT**

Approval of this application is not linked to any Strategic Directions contained within the Corporate Strategic Plan.

### **Summary**

While it is Planning staff's preference that Infrastructure Ontario conduct further assessments, it is recognized that conclusively determining if burials exist may not be practical at this point in time, especially underneath the building which was constructed in 1985.

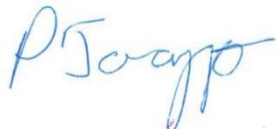
The proposed Holding Provision would appropriately require further studies to identify any burials prior to site alterations that could negatively impact them, while at the same time allow the existing site to be repurposed, so long as there is no on-site grading, excavation or building demolitions. To this end, the requested Holding Provision is an appropriate, practical approach in balancing the need to protect these burials, while at the same time allowing the site to be repurposed without impacting the burials.

**RECOMMENDATION**

Resolved that the Report of Senior Planner, dated 2018 03 05 concerning Rezoning Application A-4-18-Z be received and that Council approve the application of a 'Holding Provision' to the Subject Property.

Pursuant to Section 36 of the Planning Act, no site grading, excavation or building demolition may occur upon the subject property, without further archaeological assessment, prepared by a qualified Archaeologist, which either identifies the burial sites or determines that the area is clear of archaeological concern.

Respectfully submitted,



Peter Tonazzo, RPP  
Senior Planner  
705.759-5368  
p.tonazzo@cityssmo.on.ca

1039273: Sault Ste. Marie - 145 McNabb St.  
Zoning By-law Amendment Sketch



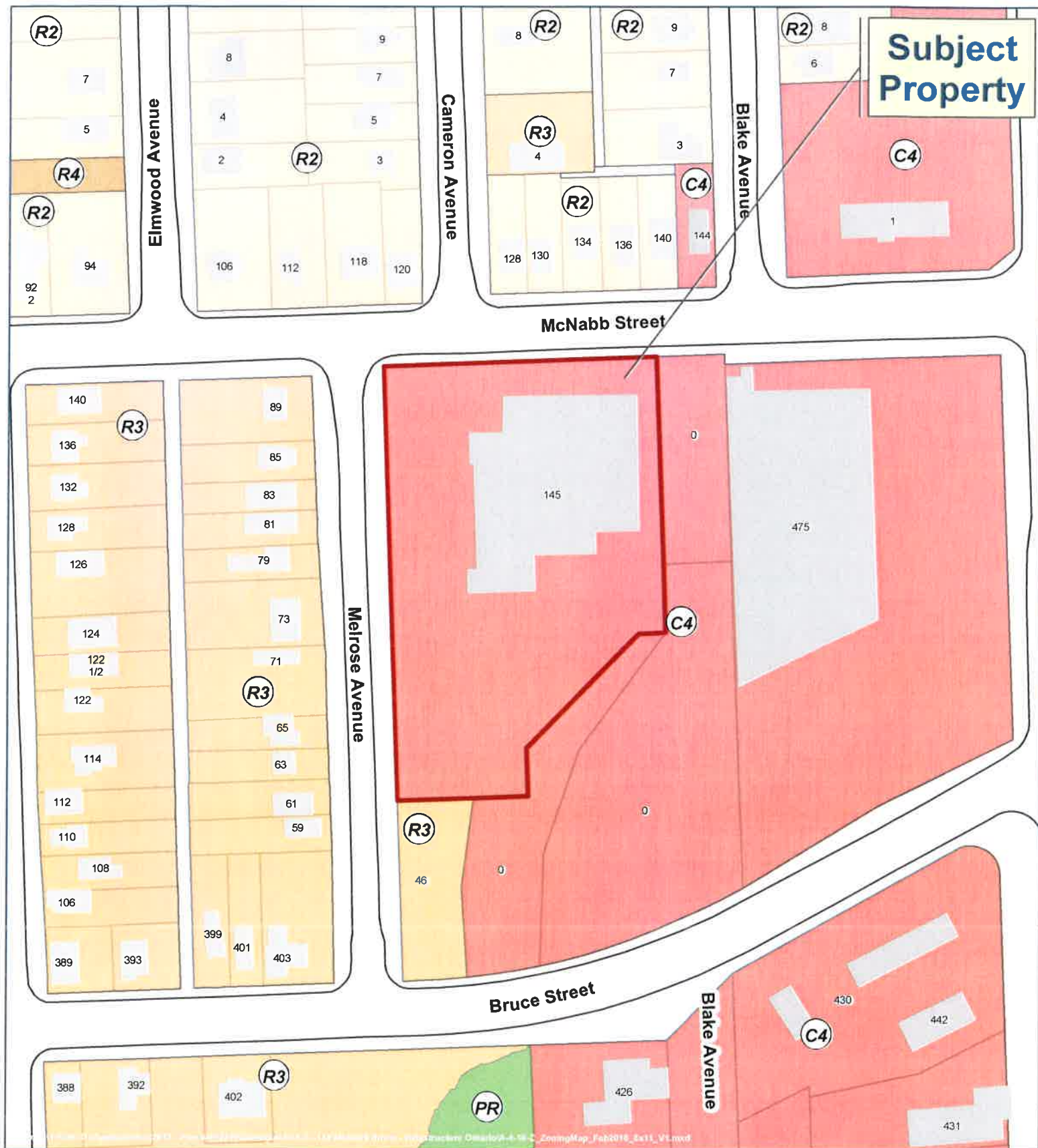


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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Application Map Series</b></p> <p><input type="checkbox"/> Subject Property <input type="checkbox"/> Official Plan Landuse</p> <p><input type="checkbox"/> Existing Zoning <input checked="" type="checkbox"/> Aerial Image</p> <p><input type="checkbox"/> Official Plan Amendment</p> | <p><b>Legal Department Reference</b></p>                                                                     | <div data-bbox="1117 1743 1226 1837"> </div> <p><b>City of Sault Ste. Marie</b></p> <p><b>Planning and Enterprise Services</b></p> <p>Community Development and Enterprise Services Department</p> <p>99 Foster Drive, Sault Ste Marie, ON P6A 5X6</p> <p>saultstemarie.ca   705-759-5368   planning@cityssm.on.ca</p> <p><small>This map is for general reference only<br/>Orthophoto 2016 20cm Colour<br/>Projection Details<br/>NAD 1983 UTM Zone 16N<br/>GCS North American 1983</small></p> <div data-bbox="1315 1953 1542 2037"> </div> |
| <p><b>Property Information</b></p> <p>Civic Address: 145 McNabb Street</p> <p>Roll No.: 020029001000000</p> <p>Map No.: 27/1-30</p> <p>Application No.: A-4-18-Z</p> <p>Date Created: February 01, 2018</p>                                                                                   | <p><b>Legend</b></p> <p> Subject Property 145 McNabb Street</p> <p> Parcel Fabric</p> <p>Page 103 of 136</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



|                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <b>Application Map Series</b><br><input checked="" type="checkbox"/> Subject Property <input type="checkbox"/> Official Plan Landuse<br><input type="checkbox"/> Existing Zoning <input type="checkbox"/> Aerial Image<br><input type="checkbox"/> Official Plan Amendment | <b>Legal Department Reference</b><br>Schedule "A"                                                                                                                                                                                                                                                                                                                                                                                                 |  <b>City of Sault Ste. Marie</b><br><b>Planning and Enterprise Services</b><br>Community Development and Enterprise Services Department<br>99 Foster Drive, Sault Ste Marie, ON P6A 5X6<br><a href="http://saultstemarie.ca">saultstemarie.ca</a>   705-759-5368   <a href="mailto:planning@cityssm.on.ca">planning@cityssm.on.ca</a><br><small>This map is for general reference only<br/>         Orthophoto: None<br/>         Projection Details<br/>         NAD 1983 UTM Zone 16N<br/>         GCS North American 1983</small> |
| <b>Property Information</b><br>Civic Address: 145 McNabb Street<br>Roll No.: 020029001000000<br>Map No.: 27/1-30<br>Application No.: A-4-18-Z<br>Date Created: February 01, 2018                                                                                           | <b>Legend</b><br><div style="display: flex; align-items: center;"> <div style="border: 2px solid red; width: 20px; height: 10px; margin-right: 5px;"></div> <div style="margin-left: 5px;">Subject Property 145 McNabb Street</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 15px; height: 10px; margin-right: 5px;"></div> <div style="margin-left: 5px;">Parcel Fabric</div> </div> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |



## Application Map Series

- ☐ Subject Property
 ☐ Official Plan Landuse
 ☒ Existing Zoning
 ☐ Aerial Image
 ☐ Official Plan Amendment

## Property Information

Civic Address: 145 McNabb Street  
 Roll No.: 020029001000000  
 Map No.: 27/1-30  
 Application No.: A-4-18-Z  
 Date Created: February 01, 2018

## Legend

- |                                              |                                       |
|----------------------------------------------|---------------------------------------|
| C1 - Traditional Commercial Zone             | R3 - Low Density Residential Zone     |
| C2 - Central Commercial Zone                 | R4 - Medium Density Residential Zone  |
| C3 - Commercial Transitional Zone            | R5 - High Density Residential Zone    |
| C4 - Riverfront Zone - C4hp                  | R6 - Mobile Home Residential Zone     |
| C5 - General Commercial Zone - C5hp          | I - Institutional Zone                |
| C6 - Shopping Centre Zone                    | EM - Environmental Management Zone    |
| H2 - Highway Zone                            | PPR - Parks and Recreation Zone       |
| M1 - Light Industrial Zone                   | RA - Rural Area Zone                  |
| M2 - Medium Industrial Zone - M2hp           | RP - Rural Precambrian Uplands Zone   |
| M3 - Heavy Industrial Zone                   | REX - Rural Aggregate Extraction Zone |
| R1 - Estate Residential Zone                 | AIR - Airport Zone                    |
| R2 - Single Detached Residential Zone - R2hp | Named Use - Commercial Dock           |
| PR - Public Fabric                           | Named Use - Commercial Dock           |



City of Sault Ste. Marie

## Planning and Enterprise Services

Community Development and Enterprise Services Department

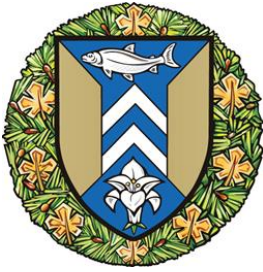
99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
 saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

This map is for general reference only  
 Orthophoto: None  
 Projection Details

NAD 1983 UTM Zone 16N  
 GCS North American 1983

0 5 10 20 Meters  
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**The Corporation of the  
City of Sault Ste. Marie**

**C O U N C I L   R E P O R T**

March 5, 2018

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Peter Tonazzo, RPP, Senior Planner

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** A-5-18-Z – 531 and 535 Trunk Road – Your Neighbourhood Credit Union (LTD)

---

**PURPOSE**

The Applicant is seeking Council's approval to rezone the southern 33m (108') of the subject properties to permit the construction of two semi-detached dwellings for a total of four dwelling units, in conjunction with the existing apartments and multiple attached dwellings to the south.

**PROPOSED CHANGE**

The Applicant, Silver Birch Developments (Sault Ltd.) (c/o Dave Ruscio), is seeking Council's approval to rezone the southern 33m (108') of the subject properties from General Commercial Zone (C4) to Medium Density Residential Zone (R4.S144) with an amended special exception to permit the semi-detached dwellings to be located upon the same lot as the multiple attached dwellings and apartment dwellings.

**Subject Property**

- Location – The subject properties are located on the south side of Trunk Road, approximately 100m (328') west of its intersection with South Market Street.
- Size – 531 and 535 Trunk Road Combined: 69m frontage by +/- 102m (226'x334') depth totalling approximately 0.7ha (1.73acres)  
The portion of the subject properties to be rezoned = 38.44m x 32.48m totalling 1248.53m<sup>2</sup> (126'x106' = 13,439ft<sup>2</sup>)
- Present Use – Vacant Land
- Owner – Your Neighbourhood Credit Union (LTD)

**BACKGROUND**

There have been no previous rezoning applications upon the subject properties.

## **ANALYSIS**

### **Conformity with the Official Plan (OP)**

The portion of the subject property proposed to be rezoned is designated 'Residential' Land Use Schedule 'C' of the Official Plan.

The Applicant's proposal to rezone the southern 33m (108') of the subject properties for residential development purposes adheres to the Residential policies contained within the Official Plan.

There are no site specific concerns such as hazards, significant environmental features or areas of archaeological potential upon the subject properties.

### **Comments**

The Applicant is seeking Council's approval to rezone the subject properties from General Commercial Zone (C4) to Medium Density Residential Zone (R.4S144) with an amended special exception 144, to consolidate and expand the previously approved mixed residential development on the abutting lot to the south. Current approvals permit 2 18-unit apartment buildings and 13 multiple attached dwelling units. At present, one apartment building has been developed, and 6 multiple attached units are under construction. It is likely that the remaining multiple attached and semi-detached units will be constructed next, and there are no immediate plans to construct the second apartment unit.

The western subject property (531 Trunk Road) is vacant, and owned by the Applicant, Silver Birch Developments (Sault Ltd.). The eastern subject property (535 Trunk Road) is owned and occupied by Your Neighbourhood Credit Union. The Credit Union has determined the rear +/-33m (108') is surplus to their current and future needs. The rear portions (proposed to be rezoned) of each subject property are vacant at this time.

Referring to the Applicant's site plan (attached) the 'property extension' and area to be rezoned would accommodate 2 semi-detached dwellings, totalling 4 units (Units 14-17). It is the Applicant's intent to merge the southern portion of the subject properties with the abutting property to the south, resulting in a residential development on one contiguous parcel.

If approved by Council, the overall development will be improved. The proposed semi-detached dwellings will 'round out' the current development and the lot addition will allow for an additional access to the development, making overall access easier and eliminating the need for larger vehicles, such as the Parabus to reverse out of the development. The revised plan also creates additional space for snow storage and garbage receptacles.

It is noted that although City staff recommended access to the stub-end of Silver Birch Drive, such access was prohibited by the Committee of Adjustment, due to neighbourhood concerns that were raised at the time of the application (2014).

The abutting property to the south (537 Trunk Road) does not have frontage upon a publicly owned and maintained roadway. Access is obtained via a private road which also accesses a number of apartment buildings to the east, owned by the Moose Lodge. The Applicant has an existing easement in place with the Moose Lodge to obtain access from this private roadway.

Given the lack of frontage, the abutting parcel to the south (which the rezoned portions of the subject property would eventually be added to) is zoned with a special exception (144) permitting development without the required frontage. The private access road is built and maintained to a standard that can accommodate the limited additional traffic generated by the additional 4 dwelling units; therefore, it is appropriate to extend Special Exception 144 to encompass the portion of the subject properties proposed to be rezoned.

Current Medium Density Residential Zone (R4) regulations specifically note that multiple attached dwellings may be developed upon the same lot as apartment buildings (and vice versa) but does not include semi-detached dwellings. The overall nature and built form of semi-detached dwellings versus multiple attached dwellings is virtually identical. It is therefore recommended that Special Exception 144 be amended to permit semi-detached, multiple attached and apartment buildings to be constructed together upon the subject property.

A review of the Applicant's preliminary plan indicates that with the exception of the frontage requirement and dwelling type mix, all other setbacks, lot coverage and parking requirements will be adhered to. Given the residential/commercial zone boundary, the Applicant will be required to erect a 1.8m (6') fence, which will appropriately buffer the residential dwellings from the abutting commercial use.

The properties are also subject to Site Plan Control, and the Applicant is aware that an agreement with respect to, building/driveway layout and servicing among other things will be required prior to the issuance of a building permit.

### **Consultation**

The following Departments/Agencies commented on this Application as part of the consultation process:

- No comments/objections – Municipal Heritage Committee, Public Works and Transportation, Fire Services, Building Division, Economic Development Corporation, PUC Services, Conservation Authority, Ministry of Municipal Affairs and Housing, The Accessibility Advisory Committee
- See attached comments from Engineering

The attached correspondence from the Municipal Services Engineer recommends that the portion of the subject properties to be rezoned be merged with the abutting lot to the south, to address issues that arise when providing private services to multiple properties. It is the applicant's intent to merge the properties, so that the resulting rental residential development will be on one contiguous parcel. Such a requirement need not form a condition of this rezoning, as required setbacks cannot be achieved without merging the parcels. Furthermore, setback reductions are not contemplated or recommended, which has the effect of requiring the merger.

#### **FINANCIAL IMPLICATIONS**

Approval of this Application will not impact municipal finances.

#### **STRATEGIC PLAN / POLICY IMPACT**

Approval of this Application is not directly linked to any Strategic Directions contained within the Corporate Strategic Plan.

#### **SUMMARY**

The Applicant's proposal to rezone the southern 33m (108') of the subject properties will result in a number of improvements to the mixed residential development to the south. The portions of the subject properties to be rezoned are currently vacant, and surplus to the Credit Union's existing and future needs.

#### **RECOMMENDATION**

Resolved that the Report of the Senior Planner, dated 2018 03 05 concerning the Rezoning Application A-5-18-Z be received and that Council rezone the southern 33m (108') of the subject properties from General Commercial (C4) Zone to Medium Density Residential Zone (R4.S144) with Special Exception 144. Furthermore, it is recommended that Council amend Special Exception 144 by adding the following provision:

1. That the subject property may be developed with semi-detached, multiple attached and apartment dwellings, or any combination thereof.

Respectfully submitted,



Peter Tonazzo, RPP  
Senior Planner  
705.759.2780  
p.tonazzo@cityssm.on.ca



**The Corporation of the  
City of Sault Ste. Marie**



**Public Works &  
Engineering Services**

2018 02 13

**MEMO TO:** Don McConnell, RPP  
Planning Director

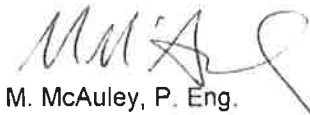
**RE:** A-5-18-Z  
531 & 535 Trunk Road  
Your Neighbourhood Credit Union

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

- The properties should be merged with the development to the south to address private servicing of multiple properties.

If you have any questions, please do not hesitate to contact the undersigned.

Regards,

  
M. McAuley, P. Eng.  
Municipal Services Engineer  
Public Works & Engineering Services  
705.759.5385  
[m.mcauley@cityssm.on.ca](mailto:m.mcauley@cityssm.on.ca)

MM  
cc. Susan Hamilton Beach, Public Works  
Don Elliott, Engineering



Document Path: G:\Applications (2017 - Present)\2018\Zoning\A-5-18-Z - 531 535 Trunk Road\Your Neighbourhood Credit Union\A-5-18-Z\_AerialMap\_Feb2018\_Ext1\_VLined

**Application Map Series**  
☐ Subject Property ☐ Official Plan Landuse  
☐ Existing Zoning ☒ Aerial Image  
☐ Official Plan Amendment

**Property Information**  
Civic Address: 531, 535 Trunk Road  
Roll No.: 010018036000000  
Map No.: 31/1-34  
Application No.: A-5-18-Z  
Date Created: February 05, 2018

**Legal Department Reference**

**Legend**  
 Subject Property 531, 535 Trunk Road  
 Area To Be Rezoned  
 Parcel Fabric

Page 112 of 136

**City of Sault Ste. Marie**

**Planning and Enterprise Services**  
Community Development and Enterprise  
Services Department  
99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

This map is for general reference only  
Orthophoto: 2015 20cm Colour  
Projection Details  
NAD 1983 UTM Zone 18N  
GCS North American 1983



**Subject  
Property**

Trunk Road

Victor Grondin Way

**Area To Be  
Rezoned**

### Application Map Series

- ☒ Subject Property ☐ Official Plan Landuse  
☐ Existing Zoning ☐ Aerial Image  
☐ Official Plan Amendment

### Property Information

Civic Address: 531, 535 Trunk Road  
 Roll No.: 010018036000000  
 Map No.: 31/1-34  
 Application No.: A-5-18-Z  
 Date Created: February 05, 2018

**Legal Department Reference**  
 Schedule "A"

### Legend

-  Subject Property: 531, 535 Trunk Road  
 Area To Be Rezoned  
 Parcel Fabric

Page 113 of 136



**City of  
Sault Ste. Marie**

### Planning and Enterprise Services

Community Development and Enterprise  
 Services Department

99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
[saultstemarie.ca](http://saultstemarie.ca) | 705-759-5368 | [planning@cityssm.on.ca](mailto:planning@cityssm.on.ca)

*This map is for general reference only*

Orthophoto: None  
 Projection Details

NAD 1983 UTM Zone 16N  
 GCS North American 1983

0 5 10 20 Meters  
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# Corporate Report

|                                 |                                        |                   |           |
|---------------------------------|----------------------------------------|-------------------|-----------|
| <b>DEPARTMENT/<br/>DIVISION</b> | Infrastructure & Operations -<br>Roads | <b>REPORT NO.</b> | R 99/2017 |
| <b>DATE PREPARED</b>            | 05/04/2017                             | <b>FILE NO.</b>   |           |
| <b>MEETING DATE</b>             | 06/05/2017 (mm/dd/yyyy)                |                   |           |
| <b>SUBJECT</b>                  | Driveway Snow Removal Program          |                   |           |

## **RECOMMENDATION**

With respect to Report No. R 99/2017 (Infrastructure & Operations - Roads), we recommend that an increase of \$200 to the existing Tax Credit Program for Low-Income Seniors and Low-Income Persons with Disabilities be included as an expansion of \$80,000.00 in the 2018 Operating Budget for City Council's consideration during 2018 budget deliberations;

AND THAT the Mayor and Clerk be authorized to sign all documentation related to this matter;

AND THAT any necessary By-law be presented to City Council for ratification.

## **EXECUTIVE SUMMARY**

This report recommends the existing Tax Credit Program for Low-Income Seniors and Low-Income Persons with Disabilities be increased by \$200 annually to assist with costs associated with the removal of snow from the end of driveways and that this expansion be included in the 2018 Operating Budget for consideration of Council.

This report also includes information related to a program funded by the Local Health Integration Network (LHIN) and information on a snow clearing attachment that can reduce windrows left in driveways from snow plowing operations.

## **DISCUSSION**

At the Committee of the Whole meeting on February 6, 2017, Administration was directed to report back to City Council on the creation of a program that would allow for clearing of windrows from the end of driveways for seniors and residents with a disability to allow ease of access to city streets.

An expansion to the existing tax credit program, subsidization of snow removal services through an existing community program and snow removal services from the end of driveways by roads operations were alternatives considered and are discussed below. Costs associated with each alternative are based on an average snow fall of 162.0 centimetres per winter and resulting average of 10 times per year that local streets are plowed.

### **Recommended Alternative – Increase to Tax Credit Program**

An increase to the existing tax credit program of \$200 per year is the recommended alternative to assist with snow removal costs for low income seniors and low-income persons with disabilities. The tax credit for eligible residents would increase by \$200 annually to assist with costs associated with retaining a snow removal service provider and residents would schedule them accordingly. Eligibility for the program is as follows:

#### Seniors

- Must be 65 years of age or older
- Receipt of an increment paid under the Guaranteed Income Supplement (GIS) program
- Total Income less than \$37,074

#### Persons with Disability

- An increment paid under the Ontario Disability Support Program Act, or
- Amount Paid under the Canada Pension Plan and
- Total household income less than \$37,074

Residents interested in the Tax Credit Program must meet the criteria above, complete the application by July 31 of each year, must own the property for at least one year, property must be principal residence and taxes must not be in arrears. In 2016, 388 residents qualified for the Tax Credit Program for Low-Income Seniors and Low-Income Persons with Disabilities and it is forecasted that 400 people will qualify for the program in 2017.

Based on 400 eligible applicants, the annual cost for the city to increase the credit amount is estimated at \$80,000.

### **Community Coordinated – Snow Removal Program**

The Red Cross of Thunder Bay offered a cost sharing program for snow removal services to an eligible senior that has now been taken over by another agency. The program coordinates individuals with a service provider that provides snow removal services to a senior's home.

To be eligible for the Red Cross program a senior has to meet the following criteria;

- Must be at least 55 years old
- No able body residing at residence
- Must have the capability to fund approximately 50% of the service

The Red Cross snow removal program is capped at the current level of 234 active clients, due to funding restrictions. There are approximately 200 clients on a waiting list for this service.

Under this program, a senior is estimated to pay between \$35 and \$45 per snow removal event, depending on the size of the driveway, based on a 50% cost sharing. For snow removal from just a sidewalk or walkway area the cost to a resident is approximately \$18 per snow removal event.

During a typical winter, total costs for snow removal would total \$900 with the resident's share of the cost totalling \$450.00 per year (50% share).

This program has been transitioned over to another agency to coordinate service delivery. The Victorian Order of Nurses (VON) will now be coordinating this program starting the winter of 2017.

Based on 400 eligible applicants, costs for the City to 50% subsidize this service is estimated at \$180,000. This community program is less restrictive than existing city credit programs, does not include subsidies for low-income persons with disabilities and does not consider household income in determining eligibility.

### Roads Operations – Snow Clearing Attachment

The introduction of a snow clearing attachment into Roads Operations to reduce driveway windrows is not recommended. Costs associated with employing a snow clearing attachment into roads operations are substantial - based on this service being available to the majority of residential properties. Capital costs to procure attachments, retrofit existing equipment, and procure additional heavy equipment to maintain service levels are estimated to exceed \$4.7 million. Annual operating costs are estimated at \$1.0 million per year.

There are limitations on the effective use of snow clearing attachments. The use of attachments are not recommended on multi-lane roadways due to the volume of snow being plowed and the effectiveness can be limited where on street parking is available and in areas of dense housing. Attachments cannot push snow up and over existing snow banks, resulting in snow accumulating on one side of the driveway on the roadway. Snow accumulation can encroach onto the roadway restricting safe passage of vehicles - requiring additional snow removal operations to prevent liability issues for the corporation.

The addition of this type of equipment would not address windrows created by sidewalk plowing operations.

### Roads Operations – Other Options

To accommodate the estimated 400 eligible applicants with snow removal service, other options were considered such as; snow removal by loader, by hand and by ½ ton pick-up truck with plow. These options were substantially more in cost based on the need to hire full-time staff to operate or manually remove the snow from driveway entrances when compared to subsidization alternatives.

If the Roads Operation coordinated a service provider to attend to a residence and remove the windrow snow only at the roadway it is estimated to cost a resident approximately \$25 per event. Total cost for service is estimated at \$150,000 plus administrative cost and incidentals cost associated with the performance of the service.

\$90/event  
400 applicants  
10 winter events  
90 \* 400 \* 10

34 gates @ 13.5k  
11 grades @ 390k

staff expansion 11 staff + equip op cost

• ZERO capability push snow up & over snowbank  
• not provided as multi lane roads  
• not practical where on street parking allows area of dense housing  
• sidewalk windrow not addressed

4 staff 280k  
4 staff 259k  
4 staff 256k

small driveway room to push snow  
\$37.50/event

$$25 * 10 * 400 = 100,000$$

$$(400 * 10) / 150,000 = 37.50/event$$

• sidewalk windrow not addressed  
• remainder of driveway not addressed

\$100,000 service  
\$5,000 administrative  
\$45,000 incidental/damage repairs

\* range of prices - \$25 to \$45 avg 35

### ***FINANCIAL IMPLICATION***

There are no immediate financial implications resulting from this report. An expansion to the budget of \$80,000 will be included in the 2018 Operating Budget for consideration of Council during budget deliberations, should Council support an increase of \$200 to the existing Tax Credit Program for Low-Income Seniors and Low-Income Persons with Disabilities.

### ***CONCLUSION***

It is concluded that should Council support and increase to the Tax Credit Program for Low-Income Seniors and Low-Income Persons with Disabilities, an expansion of \$80,000 will be included in the 2018 Operating Budget for Council's consideration.

### ***BACKGROUND***

At the February 6<sup>th</sup>, 2017 Committee of the Whole Meeting, Administration was directed to provide a report on the creation of a program that would allow for clearing of snow from the end of driveways to provide ease of access to city streets.

Corporate Report No. R26/2016 (Roads) was presented to Committee of the Whole on February 1, 2016, Snow Plowing Alternatives – Snow Gate Attachment, provided for information on the costs associated with the Snow Gate attachment and required changes to snowplowing operations in an effort to eliminate windrows left in driveways from snow plowing operations.

Corporate Report No. 2010.009 (Roads) was presented to Committee of the Whole on January 11, 2010, dealing with snow plowing operation and how it applies to a clean driveway policy and was presented "For Information Only."

Corporate Report No. 627-90 (Public Works) was presented to Committee of the Whole on December 11, 1990, dealing with snow plowing operation and how it applies to a clean driveway policy and was presented "For Information Only."

### ***REFERENCE MATERIAL ATTACHED***

None

***PREPARED BY:***     *Brad Adams, Manager - Roads*

|                                                                                                                                       |                           |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| THIS REPORT SIGNED AND VERIFIED BY:<br>(NAME OF GENERAL MANAGER)<br><br>Kerri Marshall, General Manager – Infrastructure & Operations | DATE:<br><br>May 24, 2017 |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------|

## Malcolm White

---

**From:** Mayor Provenzano  
**Sent:** Monday, March 05, 2018 12:31 PM  
**To:** City Councillors; Malcolm White; Nuala Kenny; Al Horsman  
**Subject:** Resolution 8.2

Council:

While I agree with the principle of this resolution (that the City can and should market its surplus property better), I don't think the resolution goes about achieving that properly.

I think the most appropriate course of conduct is for Council to direct staff to review our (dated) surplus property bylaw, the way in which the City markets its property and to report back to Council with an updated bylaw and a more substantial marketing process. Using a realtor may well be a part of that and I would support that outcome.

From my perspective, the motion as it is reads more like an act of management than an act of governance and it presupposes the outcome of work properly assigned to staff.

I'm copying the Clerk so that this can be added to the record.

CP

Sent from my iPhone

## SPORTS OTHER SPORTS

### Marcoux shines in World Cup on way to PyeongChang

By Sault Star Staff  
Tuesday, February 13, 2018 8:25:02 EST PM



Mac Marcoux wears the gold and two bronze medals he earned at the 2014 Paralympics in Sochi, Russia. Marcoux and guide Jack Leitch dominated the men's speed events at the World Para-Alpine Skiing World Cup Finals to win four back-to-back first-place finishes. JEFFREY OUGLER/SAULT STAR

The Canadian Para-Alpine Ski Team put an exclamation mark on its last World Cup performance prior to the start of the PyeongChang 2018 Paralympic Winter Games, raking in 15 medals – including nine first-place finishes – at the World Para-Alpine Skiing World Cup Finals in Kimberley, B.C.

The finals featured two downhill races on Saturday, and two super-G races on Sunday.

Sault Ste. Marie's Mac Marcoux and guide Jack Leitch, of Calgary, led the charge for the team, dominating the men's speed events to win for back-to-back first-place finishes. The golden results earned the duo the title of overall men's IPC Crystal Globe Champions for the 2017-18 season, as well as individual Crystal Globes in downhill and super-G. The haul adds to Marcoux's growing collection of Crystal Globes – he was downhill champion in 2016 and 2017, and super-G champion in 2016.

"Honestly, I don't think we could be any more excited coming out of this race series with four wins," said Marcoux, 20, who was, at times, more than four seconds ahead of the rest of the field. "It brings a lot of confidence heading into PyeongChang. I think we still have another gear in the tank, and we're just excited to get to South Korea and race."

All 12 athletes of the Canadian Para-Alpine Ski Team have now met technical qualification criteria for the Paralympic Winter Games. Alpine Canada will announce on Friday which athletes it will nominate to Team Canada.

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW 2018-39**

**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 5<sup>th</sup> day of March, 2018.

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**ACTING MAYOR – RICK NIRO**

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**CITY CLERK - MALCOLM WHITE**

**SCHEDULE "A"**

| <b>BADGE</b> | <b>SPECIAL CONSTABLE</b> | <b>EMPLOYER</b>         | <b>PROPERTY LOCATION</b>                                                                                                                |
|--------------|--------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                   |
| 109          | SEBECIC, JOHN            | DENTAL BUILDING         | 946 & 216 QUEEN ST E                                                                                                                    |
| 151          | PARR, DEREK              | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 153          | TASSONE, VITO            | TASSONE CHIROPRACTIC    | 673 QUEEN ST E                                                                                                                          |
| 163          | BUMBACCO, PHILIP         | ALGOMA CENTRAL PROP     | STATION MALL/STATION 49/STATION TOWER                                                                                                   |
| 196          | MCGRAYNE, LAURA LEE      | ALGOMA CENTRAL PROP     | STATION MALL/STATION 49/STATION TOWER                                                                                                   |
| 241          | COGHILL, ROBIN           | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 253          | TRAVSON, TERRANCE        | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 267          | CORBIERE, JOHN (TED)     | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 276          | SMITH, DENNIS ROBERT     | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 321          | LORENZO COREY            | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 334          | MILLER, BRADLEY          | CITY OF SAULT STE MARIE | TRANSIT SERVICE AREA                                                                                                                    |
| 335          | GROSSO DONALD            | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 344          | HARPE, KEN               | HOLIDAY INN             | 320 BAY ST                                                                                                                              |
| 346          | HAZLETON, MARGARET       | CITY OF SAULT STE MARIE | BELLUVUE MARINA & PARK/ BONDAR MARINE & PARK/STRATHCLAIR DOG PARK&SPORTS COMPLEX/QE SPORTS COMPLEX                                      |
| 366          | TROINOW, VICTORIA        | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 370          | HANSEN, LOUIS            | ONT FINNISH HOME ASS    | 725 NORTH ST                                                                                                                            |
| 372          | BENOIT, ALAIN            | ONT FINNISH HOME ASS    | 725 NORTH ST                                                                                                                            |
| 374          | TAAVEL, ANDRE            | CITY OF SAULT STE MARIE | TRANSIT SERVICE AREA                                                                                                                    |
| 391          | MCLEOD, HEATHER          | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 397          | LAFRAMBOISE, YVON        | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 400          | JOHNSON, MICHAEL         | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 410          | POYNER, HAROLD           | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 411          | MOORE, ROBERT            | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 420          | FABIANO, ANTONIO         | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 435          | TRAMBLE, GEORGE          | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 441          | WILSON, DAVID            | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 442          | MACCLENAN, MATTHEW       | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 443          | MARCIL, MARK             | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 446          | HALLIDAY, DANA           | SAULT COLLEGE           | 443 NORTHERN AVE                                                                                                                        |
| 456          | CONEYBEARE, KEVIN        | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 459          | SLEEMAN, RAY             | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 460          | BOUGIE, DAN              | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 463          | MORIN, ALEX              | CORPS OF COMM           |                                                                                                                                         |
| 464          | DITOMMASO, RYAN          | 2220917 ONT INC         | 489 BAY ST/535 QUEEN ST E                                                                                                               |
| 465          | DELAVALLE, DON           | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 484          | MCLEOD VIRGINIA          | CITY OF SAULT STE MARIE | BELLUVUE MARINA & PARK/ BONDAR MARINE & PARK/STRATHCLAIR DOG PARK&SPORTS COMPLEX/QE SPORTS COMPLEX                                      |
| 486          | LONGO, NADIA             | GT NORTH RETIREMENT     | 760 NORTHERN RD                                                                                                                         |
| 487          | ROUGEAU, MARISA          | GT NORTH RETIREMENT     | 760 NORTHERN RD                                                                                                                         |
| 488          | LEFLEUR, MARILYN         | GT NORTH RETIREMENT     | 760 NORTHERN RD                                                                                                                         |
| 489          | MCQUEEN, WANDA           | GT NORTH RETIREMENT     | 760 NORTHERN RD                                                                                                                         |
| 490          | LUXTON, JEFF             | GT NORTH RETIREMENT     | 760 NORTHERN RD                                                                                                                         |
| 493          | BROWN, FRASER            | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 516          | GAY, JAMES               | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 517          | ROY, BRENDA              | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 522          | MCNAMA, STEVEN           | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 523          | MCBRIDE, GUY             | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 526          | JOHNSTON, CORY           | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 537          | GRAWBARGER, KYLE         | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 541          | DIMMA, WILLIAM           | 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)                                                                                                             |
| 556          | ARCAND, SCOTT            | G4S SECURE SOLUTIONS    | SAULT HOSPITAL                                                                                                                          |
| 565          | LISCUMB, GERALD          | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 566          | SWEET, WILLARD           | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 568          | PICK, DENNY              | CORPS OF COMM           | SAULT AIRPORT                                                                                                                           |
| 574          | BOUCHARD, DARYL          | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 580          | CHARETTE, ROBERT         | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 587          | GIULETTI, MATTHEW        | G4S SECURE SOLUTIONS    | SAULT AIRPORT / HOSPITAL                                                                                                                |
| 599          | BUMBACCO, CARL           | CB HOME INSTALLTIONS    | 321 JOHN ST /342, 346 ST GEORGE'S AVE                                                                                                   |
| 601          | HART, JASON              | NORPROP SECURITY        | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 602          | GREENWOOD, LESLIE        | GREENWOOD HARDWARD      | 41 ALBERT ST W                                                                                                                          |
| 603          | LAMMING, DAVE            | CITY OF SAULT STE MARIE | TRANSIT SERVICE AREA                                                                                                                    |
| 604          | WAGNER, MATTHEW          | NORTH EAST SECURITY     | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 607          | FROST, CHRISTIAN         | CITY OF SAULT STE MARIE | TRANSIT SERVICE AREA                                                                                                                    |
| 608          | ALISAT, THOMAS           | ALISATS RUST PROOFING   | 24 QUEEN ST W                                                                                                                           |
| 609          | ROBINSON, SHAWN          | ALISATS RUST PROOFING   | 24 QUEEN ST W                                                                                                                           |
| 611          | MIZZI, PRESTON           | WENDY'S                 | 1 QUEEN ST W                                                                                                                            |
| 617          | SAVAGE, SAMUEL           | G4S SECURITY            | SAULT HOSPITAL                                                                                                                          |

|     |                      |                           |                                                                                                                                         |
|-----|----------------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 619 | BERTO,DEBORAH        | GATEVIEW REALTY INC       | 304-310 ALBERT ST/420A&B MCNABB/715 DOUGLAS/67 ELGIN/47 PRINCESS/18 FERGUSON                                                            |
| 622 | PROULX,PATRICK       | CITY OF SAULT STE MARIE   | JOHN RHODES/ESSAR CENTRE/MCKEN CENTRE/NORTHERN COMMUNITY CENTRE                                                                         |
| 623 | AYTON BENJAMIN       | CITY OF SAULT STE MARIE   | JOHN RHODES/ESSAR CENTRE/MCKEN CENTRE/NORTHERN COMMUNITY CENTRE                                                                         |
| 624 | MIHAILUK, JASON      | CITY OF SAULT STE MARIE   | JOHN RHODES/ESSAR CENTRE/MCKEN CENTRE/NORTHERN COMMUNITY CENTRE                                                                         |
| 626 | CHARRON, ROBERT      | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 627 | BAKER, WILLIAM       | STANDARD PARKING          | ONTARIO REALITY CORP/ROBERTA BONDAR PLACE/426 QUEEN ST E/BREWERY BLOCK                                                                  |
| 632 | SAVAGE, MATT         | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 633 | HILL, MICHAEL        | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 634 | TIBBLES, COLLEEN     | STANDARD PARKING          | ONTARIO REALITY CORP/ROBERTA BONDAR PLACE/426 QUEEN ST E/BREWERY BLOCK                                                                  |
| 637 | TOMASONE, LUIGI      | LOU'S AUTOMOTIVE          | 317 ALBERT ST E                                                                                                                         |
| 638 | SICOLY, TERESA       | AIRPORT                   | 1-475 AIRPORT RD                                                                                                                        |
| 639 | PANITILLA, KIM       | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 643 | SHAW KEVIN           | CITY OF SAULT STE MARIE   | BELLUVUE MARINA & PARK/ BONDAR MARINE & PARK/STRATHCLAIR DOG PARK&SPORTS COMPLEX/QE SPORTS COMPLEX                                      |
| 644 | SANTA MARIE, ROBERT  | CITY OF SAULT STE MARIE   | JOHN RHODES/ESSAR CENTRE/MCKEN CENTRE/NORTHERN COMMUNITY CENTRE                                                                         |
| 646 | BOOTH, ABBY          | CITY OF SAULT STE MARIE   | JOHN RHODES/ESSAR CENTRE/MCKEN CENTRE/NORTHERN COMMUNITY CENTRE                                                                         |
| 647 | DAFOE, TRUDY         | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 648 | ELWGREN, STEPHEN     | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 649 | GRAHAM, STEVEN       | FENGATE PROPERTY          | 248 NORTHERN AVE                                                                                                                        |
| 650 | LANG, RICHARD        | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 651 | HUTCHINSON, HILLARY  | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 653 | BIOCCHI, CHRISTOPHER | AIRPORT                   | 1-475 AIRPORT RD                                                                                                                        |
| 659 | MARCIL BONNIE        | STRICTLY CONFIDENTIAL INC | RJ'S MARKET                                                                                                                             |
| 664 | HAMMERSTEDT, ERIC    | STRICTLY CONFIDENTIAL INC | RJ'S MARKET                                                                                                                             |
| 665 | MATTHEWS, SIJANNE    | NORTH AND ANIMAL HOSP     | 695 TRUNK RD                                                                                                                            |
| 666 | AITKEN, ANDREW       | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 667 | MCLAUGHIN, RYAN      | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 669 | BOREAN, RICK         | CITY OF SAULT STE MARIE   | BELLUVUE MARINA & PARK/ BONDAR MARINE & PARK/STRATHCLAIR DOG PARK&SPORTS COMPLEX/QE SPORTS COMPLEX                                      |
| 670 | MCGUIRE, STEVE       | REGENT PROPERTY           | 402/302 BAY ST/390 BAY/RIVERSEDGE CONDOS                                                                                                |
| 671 | MCGUIRE, PATRICK     | REGENT PROPERTY           | 402/302 BAY ST/390 BAY/RIVERSEDGE CONDOS                                                                                                |
| 672 | LEWIS, RYAN          | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 674 | DERASP, RICHARD      | CORPS OF COMM             | SAULT AIRPORT                                                                                                                           |
| 675 | KELLY, MATTHEW       | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 676 | THOMPSON, JOHN       | CORPS OF COMM             | SAULT AIRPORT                                                                                                                           |
| 677 | MACMILLAN, TYLER     | CORPS OF COMM             | SAULT AIRPORT                                                                                                                           |
| 678 | PERRON, JENNIFER     | CORPS OF COMM             | SAULT AIRPORT                                                                                                                           |
| 679 | CHATEAUNEUF, YVON    | CORPS OF COMM             | SAULT AIRPORT                                                                                                                           |
| 680 | MACGREGOR, CHRIS     | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 681 | SCHMIDT, KEATON      | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 682 | HALFORD, KEVIN       | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 683 | SEMENYEI, ADAM       | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 684 | RICKARD, EVAN        | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 685 | HORNBY, BRANDON      | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 686 | ASH, KEITH           | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 687 | POSSAMAI, MIKE       | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 688 | KING, MICHAEL        | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 689 | SUBRAMANIAM, DASA    | DAYS INN                  | 332 BAY ST                                                                                                                              |
| 690 | VANDERKLIFT, RENE    | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 691 | ADDISON, ERIN        | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 692 | RHEAUME, DANIEL      | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 693 | O'SHAUGHNESSY, CONO  | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 694 | LIPPE, ANDREW        | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 695 | LAURICELLA, DIEGO    | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 696 | CLARIDA, JEFF        | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 697 | OLAR, GREG           | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 698 | DEPLONTY, HERBERT    | CITY OF SAULT STE MARIE   | PUBLIC WORKS PLOWING AREAS                                                                                                              |
| 699 | QUARELL, ROBERT      | SKYLINE LIVING            | 621, 627, 631 MACDONALD AVE                                                                                                             |
| 700 | FORD, BRIAN          | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 701 | CHIMFWEMBE, CHILUFYA | NORTH EAST SECURITY       | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 702 | CARRICATO, CHELSEA   | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 703 | DIAS, CODY           | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 704 | GLOVER, LAURA        | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 705 | DEGLIO, JOEY         | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 706 | GAGNON, JACQUES      | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 708 | POWLEY, CHAD         | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 709 | SCHMIDT, ALEX        | CITY OF SAULT STE MARIE   | BELLUVUE MARINA & PARK/ BONDAR MARINE & PARK/STRATHCLAIR DOG PARK&SPORTS COMPLEX/QE SPORTS COMPLEX                                      |
| 710 | HOTCHKISS, ROBERT    | Riversedge Developments   | 503 BAY ST                                                                                                                              |
| 711 | MASCN, STEPHEN       | Riversedge Developments   | 503 BAY ST                                                                                                                              |
| 712 | KOOSTACHIN, ANDREW   | Ontario Finnish Res/home  | 725 North St                                                                                                                            |
| 713 | Cho, Linda           | Jennex Cho Enterprises    | 129 Second Line West                                                                                                                    |
| 714 | DESANDO, ALEXANDER   | G4S SECURITY              | SAULT HOSPITAL                                                                                                                          |
| 715 | MITCHELL, SPENCER    | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 716 | MALLINGER, FRANCES   | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 717 | GUY, AMY             | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 718 | SCOTLAND KEVIN       | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 719 | JENKINSON, MICHAEL   | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 720 | LORENZO, COREY       | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 721 | MACNEIL, ALICIA      | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 722 | MACTYRE, ANDREW      | NORTHEAST SECURITY        | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                      |
| 723 | ROCCA, ANTHONY       | NORPRO SECURITY           | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERITES/ALGOMA PUBLIC HEALTH/556 QUEEN STRATHCLAIR DOG& SPORTS/QE ECOMPLEX/JOHN RHODES/726 QUEEN ST |
| 724 | ROULEAU, MICHAEL     | CORPS OF COMM             | SAULT AIRPORT                                                                                                                           |
| 725 | PAAT EMMA LEE        | AIRPORT                   | SAULT AIRPORT                                                                                                                           |

|     |                    |                       |                                                                                                                                          |
|-----|--------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| 726 | DIVECHA, HARRISON  | NORTHEAST SECURITY    | S.COLLEGE/A UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                       |
| 727 | CLARK, DYLAN       | G4S SECURITY          | SAULT AREA HOSPITAL                                                                                                                      |
| 728 | BRANDOW, TRACY     | NORTH 44 PROPERTY MGM | 844 QUEEN ST E/ 524-538A GOULAIS AVE                                                                                                     |
| 729 | DOUCHAMIE, CHELSEY | G4S SECURITY          | SAULT AREA HOSPITAL                                                                                                                      |
| 730 | THOMPSON, JOSIAH   | NORPRO SECURITY       | DAVEY HOME/QUEENSCENTRE/HURON ST PROPERTIES/ALGOMA PUBLIC HEALTH/558 QUEEN STRATHCLAIR DOG & SPORTS/QE ECOMPLEX/JOHN RHODES/728 QUEEN ST |
| 731 | NOTT, REGINALD     | CORPS OF COMM         | SAULT AIRPORT                                                                                                                            |
| 732 | MAKI, BRANDON      | NORTHEAST SECURITY    | S COLLEGE/A UNIVERSITY & RES /ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JOHN RHODES/QE SPORTS COMPLEX                                       |

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW 2018-41**

**AGREEMENT**: (7812) A by-law to authorize the execution of the Agreement between the City and Mar-Li Investments Inc. to incorporate insurance and payment of tax provisions into the existing Licence to Occupy Agreement.

**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 DOCUMENT**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Agreement dated March 5, 2018 between the City and Mar-Li Investments Inc., a copy of which is attached as Schedule "A" hereto. This Agreement is to incorporate insurance and payment of tax provisions into the existing Licence to Occupy Agreement.

2. **SCHEDULE "A"**

Schedule "A" 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 5<sup>th</sup> day of March, 201.

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**ACTING MAYOR – RICK NIRO**

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**CITY CLERK - MALCOLM WHITE**

## Schedule "A"

This Amending Agreement is made effective the 5<sup>th</sup> day of March, 2018 (the "Amending Agreement").

**BETWEEN:**

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

(hereinafter the "City")

– and –

**MAR-LI INVESTMENTS INC.**

(hereinafter the "Licencee")

**WHEREAS** the City granted the Licencee the right to occupy the property of the City identified as a portion of the Great Northern Road, Champlain Street and Blake Street road allowances on March 15, 2008 by a Licence to Occupy City Property (the "Agreement");

**AND WHEREAS** the Agreement no longer meets the City's insurance standards and requirements regarding the payment of taxes, but the parties wish to maintain the Agreement;

**NOW THEREFORE** the parties agree as follows:

1. That the following Section 9 be added to Schedule "B" of the Agreement:
  9. Should any of the subject properties become taxable as a result of the City granting this Licence, the Licencee will be responsible for the payment of all taxes assessed.
2. That Section 8 of the Agreement be amended as follows:

Delete: The Licencee shall keep in force during the term hereof liability insurance against claims for bodily injury, personal injury or property damage occurring on the City Property in an amount not less than Two Million (\$2,000,000.00) Dollars and the Licencee shall have the City listed as an "Additional Insured". Proof of said insurance shall be filed with the Legal Department of the City of Sault Ste. Marie.

and Insert: The Licencee(s) agrees to maintain at all times during the currency of this licence hereinbefore described, a minimum of Five Million (\$5,000,000.00) Dollars comprehensive general liability insurance in respect of personal injury, death, loss or damage of or to any person or property of third parties, with insurers licenced to conduct business in Ontario. The City shall be added as an Additional Insured to the required liability insurance policy or policies and no such policy shall be cancelled or allowed to lapse without at least thirty (30) days written notice having been given to the City. An Insurance Certificate, on the C.S.I.O. form and satisfactory to the City's Risk Manager, shall be provided to the City prior to the commencement of the Licence Date.

**IN WITNESS WHEREOF**, the Parties have executed this Amending Agreement effective as of the date written above.

**THE CORPORATION OF THE CITY OF SAULT  
STE. MARIE**

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MAYOR – CHRISTIAN PROVENZANO

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CITY CLERK – MALCOLM WHITE

**MAR-LIN INVESTMENTS INC.**

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NAME: FRANK PALUMBO

TITLE: PRESIDENT

*I have the authority to bind the corporation.*

\\CITYDATA\\Legal\\Staff\\AGREEMENTS\\Amending Agreement - Mar-li Investments - Insurance - Feb 5 2018.docx

THE CORPORATION OF THE CITY OF SAULT STE.MARIE

**BY-LAW 2018-42**

**OFFICIAL PLAN AMENDMENT:** A by-law to adopt Amendment No. 220 to the Official Plan for the City of Sault Ste. Marie (Ben Pino Investments Inc. – 435, 439, 449, 459 Great Northern Road and 41 Industrial Park Crescent).

**THE COUNCIL** of The Corporation of the City of Sault Ste. Marie, pursuant to section 21 of the *Planning Act*, R.S.O. 1990, c. P.13 and amendments thereto, **ENACTS** as follows:

1. The Council hereby adopts Amendment No. 220 to the Official Plan for the Sault Ste. Marie planning area in the form attached hereto.
2. Subject to any referrals under the Planning Act, this by-law shall come into force on the date of its final passing.

PASSED in open Council this 5<sup>th</sup> day of March, 2018.

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**MAYOR – CHRISTIAN PROVENZANO**

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**CITY CLERK - MALCOLM WHITE**

**AMENDMENT NO. 220  
TO THE  
SAULT STE. MARIE OFFICIAL PLAN**

**PURPOSE:**

This Amendment is an amendment to Schedule "C" of the Official Plan.

**LOCATION:**

Part of Lot 42 RCP H744 Tarentorus Part 1 1R8306 in Sault Ste. Marie located on the south side of Industrial Park Crescent approximately 85 m west of its intersection with Great Northern Road. Civic address 41 Industrial Park Crescent.

**BASIS:**

This Amendment is necessary in view of the request to rezone the subject property to permit a commercial shopping centre.

The proposal does not conform to the existing Industrial policies as they relate to the subject property.

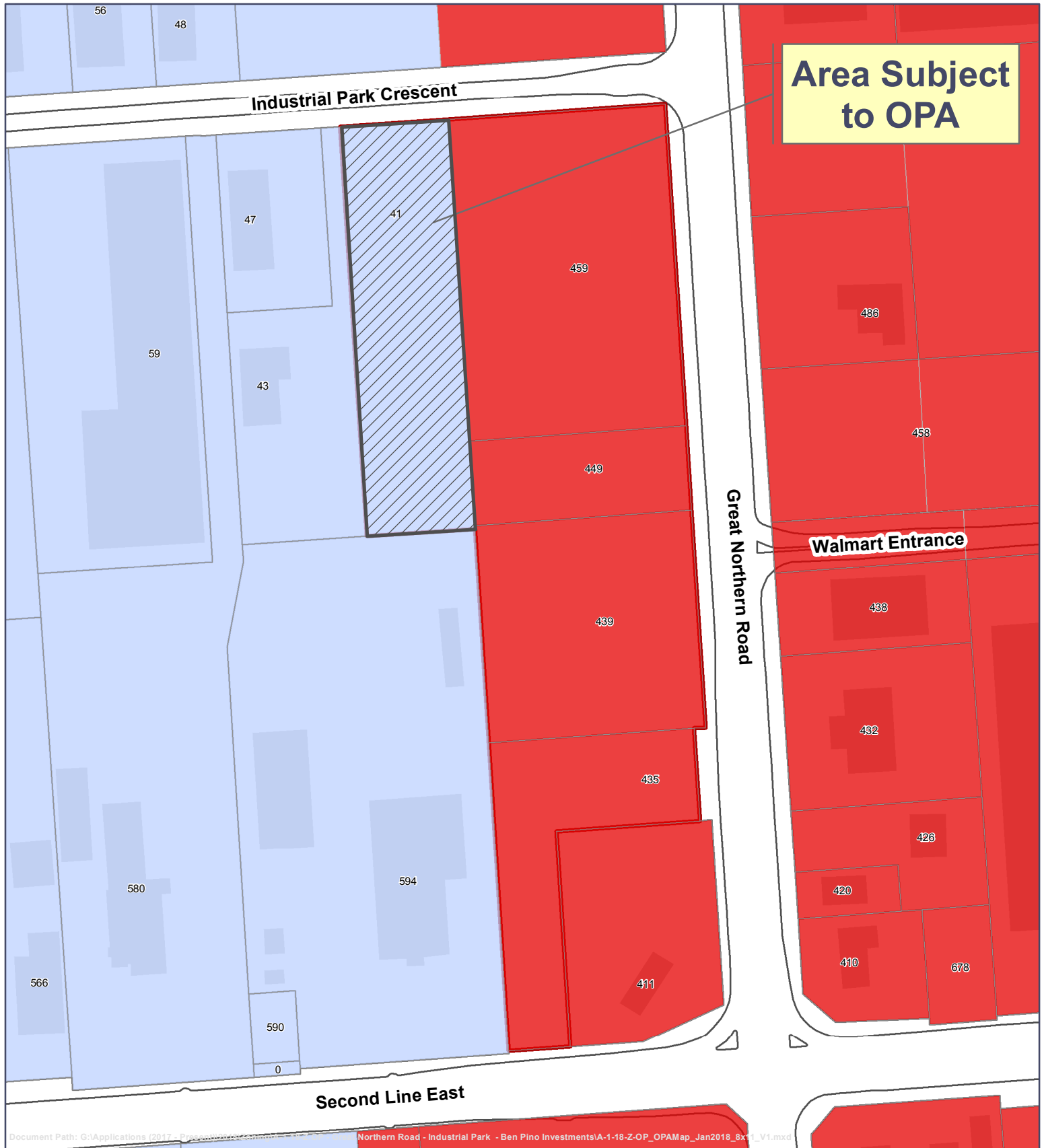
Council now considers it desirable to amend the Official Plan, re-designating the subject property from "Industrial" to "Commercial".

**DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO:**

Schedule "C" to the Sault Ste. Marie Official Plan is hereby amended re-designating Part of Lot 42 RCP H744 Tarentorus Part 1 1R8306 in Sault Ste. Marie located on the south side of Industrial Park Crescent approximately 85 m west of its intersection with Great Northern Road, civic address 41 Industrial Park Crescent, more specifically shown on the attached schedule, from "Industrial" to "Commercial".

**INTERPRETATION**

The provisions of the Official Plan as amended from time to time will apply to this Amendment.



Document Path: G:\Applications (2017 - Present)\2018\Zoning\A-18-Z-OP - Ben Pino Investments\A-18-Z-OP\_OPAMap\_Jan2018\_8x11\_V1.mxd

|                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |                    |            |            |               |               |               |  |                      |                     |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|------------|------------|---------------|---------------|---------------|--|----------------------|---------------------|--|--|
| <p><b>Application Map Series</b></p> <p><input type="checkbox"/> Subject Property   <input type="checkbox"/> Official Plan Landuse</p> <p><input type="checkbox"/> Existing Zoning   <input type="checkbox"/> Aerial Image</p> <p><input checked="" type="checkbox"/> Official Plan Amendment</p> | <p><b>Official Plan Amendment No.</b></p> <p><b>220</b></p>                                                                                                                                                                                                                                                                                                             | <div data-bbox="1120 1753 1226 1837"> </div> <p><b>City of Sault Ste. Marie</b></p> <p><b>Planning and Enterprise Services</b></p> <p>Community Development and Enterprise Services Department</p> <p>99 Foster Drive, Sault Ste Marie, ON P6A 5X6</p> <p>saultstemarie.ca   705-759-5368   planning@cityssm.on.ca</p> <p><i>This map is for general reference only</i></p> <p>Orthophoto: None</p> <p>Projection Details:</p> <p>NAD 1983 UTM Zone 16N</p> <p>GCS North American 1983</p> <div data-bbox="1266 2005 1485 2047"> <p>0 10 20 40 Meters</p> <p>1:2,000</p> </div> <div data-bbox="1502 1953 1550 2047"> </div> |            |                    |            |            |               |               |               |  |                      |                     |  |  |
| <p><b>Property Information</b></p> <p>Civic Address: 435,439,449,459 GNR &amp; 41 Industrial Park</p> <p>Roll No.: Multiple</p> <p>Map No.: 84/1-94</p> <p>Application No.: A-18-Z-OP</p> <p>Date Created: January 19, 2018</p>                                                                   | <p><b>Legend</b></p> <table border="0"> <tr> <td> Residential</td> <td> Industrial</td> <td> Subject Properties</td> </tr> <tr> <td> Commercial</td> <td> Rural Area</td> <td> Parcel Fabric</td> </tr> <tr> <td> Institutional</td> <td> Airport Lands</td> <td></td> </tr> <tr> <td> Parks and Recreation</td> <td> Area Subject to OPA</td> <td></td> </tr> </table> | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Industrial | Subject Properties | Commercial | Rural Area | Parcel Fabric | Institutional | Airport Lands |  | Parks and Recreation | Area Subject to OPA |  |  |
| Residential                                                                                                                                                                                                                                                                                       | Industrial                                                                                                                                                                                                                                                                                                                                                              | Subject Properties                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |                    |            |            |               |               |               |  |                      |                     |  |  |
| Commercial                                                                                                                                                                                                                                                                                        | Rural Area                                                                                                                                                                                                                                                                                                                                                              | Parcel Fabric                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |                    |            |            |               |               |               |  |                      |                     |  |  |
| Institutional                                                                                                                                                                                                                                                                                     | Airport Lands                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |                    |            |            |               |               |               |  |                      |                     |  |  |
| Parks and Recreation                                                                                                                                                                                                                                                                              | Area Subject to OPA                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |                    |            |            |               |               |               |  |                      |                     |  |  |

## THE CORPORATION OF THE CITY OF SAULT STE. MARIE

### BY-LAW NO. 2018-43

**ZONING:** A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 435, 439, 449, 459 Great Northern Road and 41 Industrial Park Crescent (Ben Pino Investments Inc.).

**THE COUNCIL** of The Corporation of the City of Sault Ste. Marie, pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c. P.13 and amendments thereto, **ENACTS** as follows:

1. **435, 439, 449, 459 GREAT NORTHERN ROAD AND 41 INDUSTRIAL PARK CRESCENT; LOCATED ON THE WEST SIDE OF GREAT NORTHERN ROAD BETWEEN SECOND LINE EAST AND INDUSTRIAL PARK CRESCENT INCLUDING 41 INDUSTRIAL PARK CRESCENT BUT EXCLUDING THE EXISTING PETRO CANADA GAS STATION; CHANGE FROM HZ AND M2 TO C5 WITH A “SPECIAL EXCEPTION”**

The zone designation on the lands described in section 2 of this by-law, which lands are shown on Map 84/1-94 of Schedule “A” to By-law 2005-150, is changed from HZ (Highway) zone and M2 (Medium Industrial) zone to C5 (Shopping Centre Commercial) zone with a “Special Exception”.

2. **BY-LAW 2005-151 AMENDED**

Section 2 of By-law 2005-151 is amended by adding the following subsection 2(375) and heading as follows:

**“2(375) 435, 439, 449, 459 Great Northern Road and 41 Industrial Park Crescent**

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the west side of Great Northern Road between Second Line East and Industrial Park Crescent including 41 Industrial Park Crescent but excluding the existing Petro Canada Gas Station and having civic numbers 435, 439, 449, 459 Great Northern Road and 41 Industrial Park Crescent and outlined and marked “Subject Property” on the map attached as Schedule 375 hereto is changed from HZ (Highway) zone and M2 (Medium Industrial) zone to C5 (Shopping Centre Commercial) zone with a “Special Exception”, subject to the following conditions:

- (a) reduce the required building setback from the westerly lot line from 15 m to 7.62 m; and
- (b) reduce the minimum parking requirement from 4.5 spaces per 100 m<sup>2</sup> to 4.25 spaces per 100 m<sup>2</sup>.

3. **SCHEDULE “A”**

Schedule “A” hereto forms a part of this by-law.

4. **CERTIFICATE OF CONFORMITY**

It is hereby certified that this by-law is in conformity with the Official Plan for the City of Sault Ste. Marie authorized and in force on the day of the passing of this by-law as amended by Official Plan Amendment No. 220.

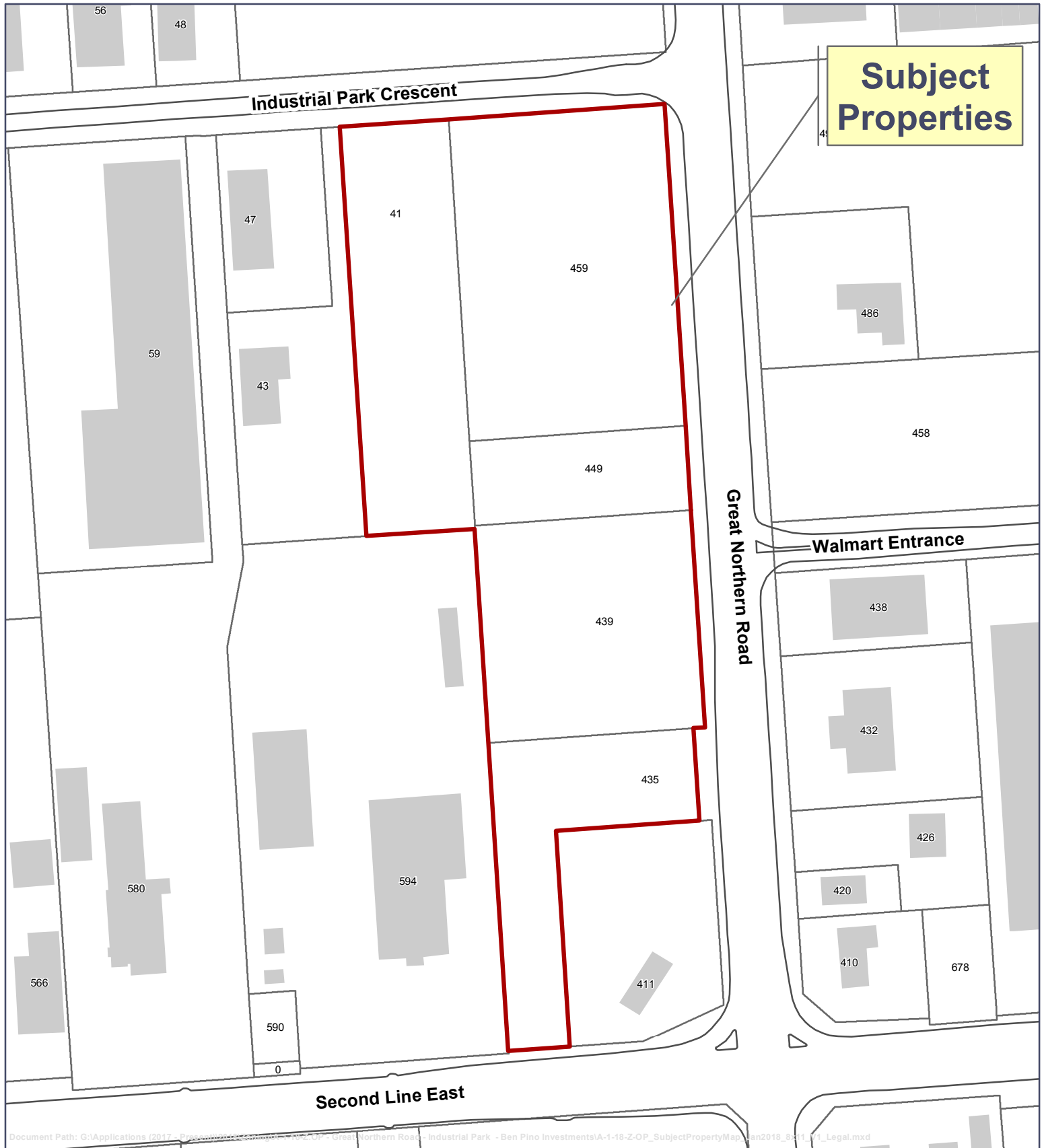
PASSED in open Council this 5<sup>th</sup> day of March, 2018.

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**ACTING MAYOR – RICK NIRO**

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**CITY CLERK - MALCOLM WHITE**



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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Map Series</b><br><input checked="" type="checkbox"/> Subject Property <input type="checkbox"/> Official Plan Landuse<br><input type="checkbox"/> Existing Zoning <input type="checkbox"/> Aerial Image<br><input type="checkbox"/> Official Plan Amendment | <b>Legal Department Reference</b><br>Schedule "A"                                                                                                                                                                                                   | <div data-bbox="1127 1751 1230 1839"></div> <div data-bbox="1230 1780 1463 1814">City of Sault Ste. Marie</div> <div data-bbox="1040 1835 1528 1866"><b>Planning and Enterprise Services</b></div> <div data-bbox="1040 1869 1398 1904">Community Development and Enterprise Services Department</div> <div data-bbox="1040 1906 1443 1929">99 Foster Drive, Sault Ste Marie, ON P6A 5X6</div> <div data-bbox="1040 1929 1570 1948">saultstemarie.ca   705-759-5368   planning@cityssm.on.ca</div> <div data-bbox="1040 1955 1305 1974">This map is for general reference only</div> <div data-bbox="1040 1974 1169 1992">Orthophoto: None</div> <div data-bbox="1040 1992 1169 2011">Projection Details:</div> <div data-bbox="1040 2011 1240 2030">NAD 1983 UTM Zone 16N</div> <div data-bbox="1040 2030 1240 2047">GCS North American 1983</div> <div data-bbox="1273 2011 1479 2047"> <div data-bbox="1273 2011 1479 2030">0 10 20 40 Meters</div> <div data-bbox="1273 2030 1479 2047">1:2,000</div> <div data-bbox="1500 1955 1544 2047"></div> </div> |
| <b>Property Information</b><br><br>Civic Address: 435,439,449,459 GNR & 41 Industrial Park<br>Roll No.: Multiple<br>Map No.: 84/1-94<br>Application No.: A-18-Z-OP<br>Date Created: January 19, 2018                                                                       | <b>Legend</b><br><br><div data-bbox="597 1948 639 1982"></div> Subject Property: 435, 439, 449, 459 GNR & 41 Industrial Park<br><div data-bbox="597 1982 639 2011"></div> Parcel Fabric<br><div data-bbox="695 2003 927 2039">Page 133 of 136</div> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

**BY-LAW NO. 2018-44**

**DEVELOPMENT CONTROL:** A by-law to designate the lands located at 435, 439, 449, 459 Great Northern Road and 41 Industrial Park Crescent (Ben Pino Investments Inc.)

**THE COUNCIL** of The Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. **DEVELOPMENT CONTROL AREA**

The lands described on Schedule “A” attached hereto are hereby designated to be an area of site plan control pursuant to section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13 and amendments thereto.

2. **SITE PLAN POWERS DELEGATED**

The Council hereby delegates to the Planning Director or his/her designate for the City of Sault Ste. Marie, Council’s powers to enter into a site plan agreement dealing with any of the works or matters mentioned in Section 41 of the *Planning Act* as amended, for the lands shown as Subject Property on the map attached as Schedule “A” to this by-law.

3. **SCHEDULE “A”**

Schedule “A” hereto forms a part of this by-law.

4. **PENALTY**

Any person who contravenes this by-law including the obligations pursuant to the agreement entered into under the authority of this by-law is liable upon conviction therefore to penalty provisions as contained in the *Planning Act* and the *Municipal Act, 2001*.

5. **EFFECTIVE DATE**

This by-law takes effect from the date of its final passing.

PASSED in open Council this 5<sup>th</sup> day of March, 2018.

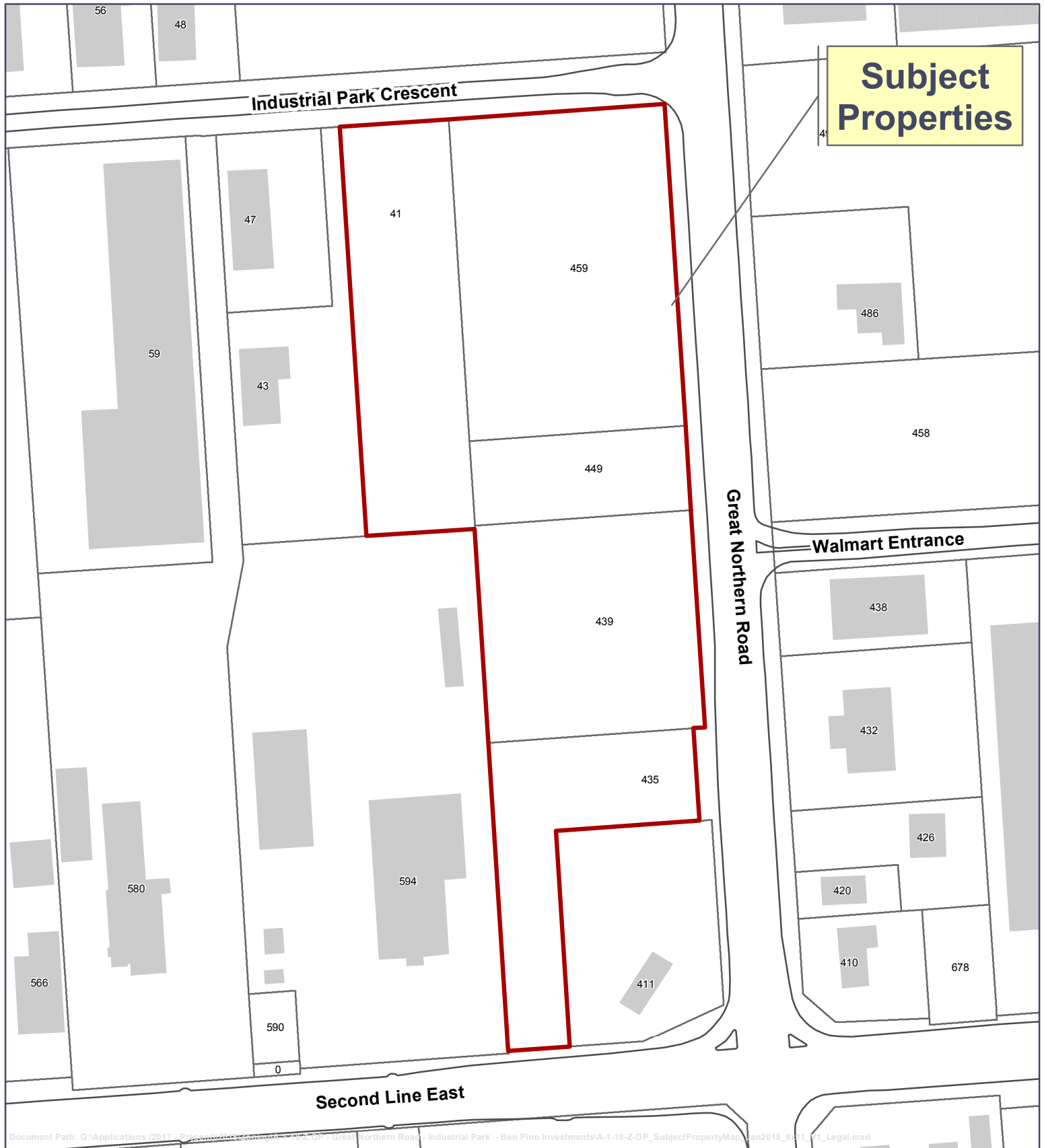
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**ACTING MAYOR – RICK NIRO**

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**CITY CLERK - MALCOLM WHITE**

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| <b>Application Map Series</b><br><input checked="" type="checkbox"/> Subject Property <input type="checkbox"/> Official Plan Landuse<br><input type="checkbox"/> Existing Zoning <input type="checkbox"/> Aerial Image<br><input type="checkbox"/> Official Plan Amendment | <b>Legal Department Reference</b><br>Schedule "A"                                                                                                                                       | <div data-bbox="1122 1749 1230 1837"></div> <div data-bbox="1218 1780 1463 1812">City of Sault Ste. Marie</div> <div data-bbox="1036 1835 1531 1866"><b>Planning and Enterprise Services</b></div> <div data-bbox="1036 1866 1401 1906">Community Development and Enterprise Services Department</div> <div data-bbox="1036 1906 1445 1927">99 Foster Drive, Sault Ste Marie, ON P6A 5X6</div> <div data-bbox="1036 1927 1570 1948">saultstemarie.ca   705-759-5368   planning@cityssm.on.ca</div> <div data-bbox="1036 1955 1305 1974">This map is for general reference only</div> <div data-bbox="1036 1974 1169 1992">Orthophoto: None</div> <div data-bbox="1036 1992 1169 2011">Projection Details:</div> <div data-bbox="1036 2011 1240 2030">NAD 1983 UTM Zone 16N</div> <div data-bbox="1036 2030 1240 2047">GCS North American 1983</div> <div data-bbox="1268 2011 1479 2047"> <div data-bbox="1268 2011 1479 2047">0 10 20 40 Meters</div> <div data-bbox="1430 2030 1479 2047">1:2,000</div> <div data-bbox="1502 1955 1544 2047"></div> </div> |
| <b>Property Information</b><br><br>Civic Address: 435,439,449,459 GNR & 41 Industrial Park<br>Roll No.: Multiple<br>Map No.: 84/1-94<br>Application No.: A-18-Z-OP<br>Date Created: January 19, 2018                                                                       | <b>Legend</b><br><br><div data-bbox="597 1948 639 1980"></div> Subject Property: 435, 439, 449, 459 GNR & 41 Industrial Park<br><div data-bbox="597 1980 639 2011"></div> Parcel Fabric |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |