



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

Monday, April 26, 2021

4:30 pm

Video Conference

	Pages
1. Adoption of Minutes	11 - 24
Mover Councillor M. Scott Seconder Councillor L. Vezeau-Allen Resolved that the Minutes of the Regular Council meeting of April 12, 2021 be approved.	
2. Questions and Information Arising Out of the Minutes and not Otherwise on the Agenda	
3. Declaration of Pecuniary Interest	
4. Approve Agenda as Presented	
Mover Councillor M. Scott Seconder Councillor L. Dufour Resolved that the Agenda for April 26, 2021 City Council meeting as presented be approved.	
5. Proclamations/Delegations	
5.1. Motorcycle Awareness Month	25 - 25
5.2. Melanoma and Skin Cancer Awareness Month	26 - 26
5.3. Community Living Awareness Month	27 - 27
5.4. Children's Mental Health Week	28 - 28

- 5.5. Young Professionals Week** 29 - 29
- 5.6. National Day of Mourning** 30 - 30
- 6. Communications and Routine Reports of City Departments, Boards and Committees – Consent Agenda**
- Mover Councillor C. Gardi
Seconder Councillor L. Vezeau-Allen
Resolved that all the items listed under date April 26, 2021 – Agenda item 6 – Consent Agenda be approved as recommended.
- 6.1. First Quarter Financial Report – March 31, 2021** 31 - 51
- A report of the Manager of Finance is attached for the information of Council.
- Mover Councillor M. Scott
Seconder Councillor L. Vezeau-Allen
Resolved that the report of the Manager of Finance dated April 26, 2021 concerning the First Quarter Financial Report to March 31, 2021 be received as information.
- 6.2. Finance Committee – 2022 Budget Schedule** 52 - 54
- A report of the Chief Financial Officer and Treasurer is attached for the consideration of Council.
- Mover Councillor C. Gardi
Seconder Councillor L. Dufour
Resolved that the report of the Chief Financial Officer and Treasurer dated April 26, 2021 concerning 2022 Budget Schedule be received and that the recommendation of the Finance Committee for the 2022 Operating and Capital schedule be approved.
- 6.3. 2021 Tax Policy and Rates** 55 - 60
- A report of the Chief Financial Officer and Treasurer is attached for the consideration of Council.
- The relevant By-laws 2021-75, 2021-83, and 2021-84 are listed under item 11 of the Agenda and will be read with all by-laws under that item.
- 6.4. 2021 Property Tax Capping Options** 61 - 64
- A report of the Chief Financial Officer and Treasurer is attached for the consideration of Council.
- The relevant By-law 2021-82 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

- 6.5. Tender for Ready-Mix Concrete** 65 - 67
- A report of the Manager of Purchasing is attached for the consideration of Council.
- Mover Councillor C. Gardi
Seconder Councillor L. Dufour
Resolved that the report of the Manager of Purchasing dated April 26, 2021 concerning Tender for Ready-Mix Concrete be received and that the tender submitted by Lafarge for the supply of ready-mix concrete for the 2021 construction season commencing May 1, 2021 at the tendered pricing (HST extra) be approved.
- 6.6. Tender for Asphalt** 68 - 70
- A report of the Manager of Purchasing is attached for the consideration of Council.
- Mover Councillor M. Scott
Seconder Councillor L. Dufour
Resolved that the report of the Manager of Purchasing dated April 26, 2021 concerning Tender for Asphalt be received and that the tender submitted by Trimount Construction for the supply of asphalt for the 2021 construction season commencing May 1, 2021 at the tendered pricing (HST extra) be approved.
- 6.7. Tender for One (1) 10-Ton Rubber Tired Excavator** 71 - 73
- A report of the Manager of Purchasing is attached for the consideration of Council.
- Mover Councillor C. Gardi
Seconder Councillor L. Vezeau-Allen
Resolved that the report of the Manager of Purchasing dated April 26, 2021 concerning Tender for One (1) 10-Ton Rubber Tired Excavation be received and that the tender for the supply and delivery of one (1) 10-ton rubber tired excavator as required by Public Works and Engineering Services be awarded to Construction Equipment Co. (Sault) Ltd. at their tendered price of \$173,290.16 (including non-rebatable portion of HST) be approved.
- 6.8. Accessible Transit Wayfinding Pilot Project** 74 - 75
- A report of the Manager of Purchasing is attached for the consideration of Council.
- The relevant By-law 2021-81 is listed under item 11 of the Agenda and will be read with all by-laws under that item.
- 6.9. Professional Services – Assessment and Property Taxation Support for Sault** 76 - 77

Ste. Marie

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

Mover Councillor C. Gardi

Seconder Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Purchasing dated April 26, 2021 concerning Professional Services – Assessment and Property Taxation Support for Sault Ste. Marie be received and that the provision of additional professional services associated with assessment and taxation support for the City of Sault Ste. Marie and an upset limit of \$76,565.00 (including the non-rebatable portion of the HST) by the Municipal Taxation Advisory Group for 2021 be approved on a single-source basis.

6.10. James Street Neighbourhood Strategy – 2021 Priorities 78 - 81

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

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that the report of the Senior Planner and Manager of Recreation and Culture dated April 26, 2021 concerning the James Street Neighbourhood Strategy – 2021 Priorities be received as information.

6.11. Financial Assistance for Sports Competitions – Olivia Starzomski 82 - 85

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

Mover Councillor M. Scott

Seconder Councillor L. Dufour

Resolved that the report of the Manager of Recreation and Culture dated April 26, 2021 concerning request for financial assistance be received and that the recommendation of the Parks and Recreation Advisory Committee to provide a financial assistance grant in the amount of \$200 for Olivia Starzomski to attend the Canadian Olympic Trials on May 24 - 28, 2021 in Toronto, Ontario be approved.

6.12. Heritage Register – Listed Properties 86 - 88

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

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Recreation and Culture dated April

26, 2021 concerning Heritage Register – Listed Properties be received and that the Municipal Heritage Committee be authorized to conduct virtual information session(s) with property owners and report to City Council.

6.13. Millworks Centre for Entrepreneurship Overview and Lease Agreement 89 - 104

A report of the Manager of Enterprise Services and Millworks is attached for the consideration of Council.

The relevant By-law 2021-71 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

6.14. Third Line Reconstruction 105 - 112

A report of the Manager of Design and Transportation Engineering is attached for the consideration of Council.

The relevant By-laws 2021-78 and 2021-79 are listed under item 11 of the Agenda and will be read with all by-laws under that item.

6.15. 724 Bonney Street – Property Declared Surplus 113 - 115

A report of the Assistant City Solicitor / Senior Litigation Counsel is attached for the consideration of Council.

The relevant By-law 2021-80 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

6.16. Deeming By-law – Pineland Subdivision M241 (Colette Michel-Fall and Richard Fall) 116 - 118

A report of the Assistant City Solicitor / Senior Litigation Counsel is attached for the consideration of Council.

The relevant By-law 2021-77 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

6.17. Sale of 352 Northland Rd. to Sal-Dan Developments Ltd. 119 - 121

A report of the Assistant City Solicitor / Senior Litigation Counsel is attached for the consideration of Council.

The relevant By-law 2021-76 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

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-6-21-Z 883 Trunk Road (1584920 Ontario Inc. c/o Christine Whalen) 122 - 132

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

Mover Councillor C. Gardi

Seconder Councillor L. Vezeau-Allen

Resolved that the Report of the Planner dated April 26, 2021 concerning Rezoning Application A-6-21-Z be received and that Council rezone 883 Trunk Road from Highway Zone (HZ) to Highway Zone (HZ.S) with a special exception to, in addition to the uses permitted in an HZ zone:

- Permit retail trade on the subject property; and
- Reduce the required number of parking spaces from 25 to 19 spaces.

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

7.8. Boards and Committees

7.8.1. Tourism Board

The Board and Committee Nominating Committee met on April 19, 2021 to consider applications to the Tourism Board as a result of an unexpected vacancy. Applications have been made available to Council under separate cover.

The recommended nomination is listed below.

Mover Councillor C. Gardi

Seconder Councillor L. Dufour

Resolved that Kelly Walker be appointed to the Tourism Board from April 26, 2021 to December 31, 2022.

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

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 M. Scott
Seconder Councillor L. Vezeau-Allen
Resolved that all By-laws under item 11 of the Agenda under date April 26, 2021 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 2021-71 (1188004 Ontario Inc.) Millworks Portion of 83 Huron Street** 133 - 154

A report from the Manager of Enterprise Services & Millworks is on the Agenda.

Mover Councillor M. Scott
Seconder Councillor L. Vezeau-Allen
Resolved that By-law 2021-71 being a by-law to authorize the execution of the Agreement between the City and 1188004 Ontario Inc. (Millworks) for the lease of a portion of the property at 83 Huron Street for the use of a small business incubation project be passed in open Council this 26th day of April, 2021.
 - 11.1.2. **By-law 2021-75 (Taxes) Tax Ratios** 155 - 156

A report from the Chief Financial Officer and Treasurer is on the Agenda.

Mover Councillor M. Scott
Seconder Councillor L. Vezeau-Allen
Resolved that By-law 2021-75 being a by-law to provide for the adoption of tax ratios be passed in open Council this 26th day of April, 2021.
 - 11.1.3. **By-law 2021-76 (Property Sale) 352 Northland Sale to Sal-Dan Developments Ltd.** 157 - 158

A report from the Assistant City Solicitor/Senior Litigation Counsel is on the Agenda.

Mover Councillor M. Scott
Seconder Councillor L. Vezeau-Allen
Resolved that By-law 2021-76 being a by-law to authorize the sale of surplus property being civic 352 Northland Road, legally described in PIN 31572-

0139 (LT) to Sal-Dan Developments Limited be passed in open Council this 26th day of April, 2021.

11.1.4. By-law 2021-77 (Subdivision Control) Lots 11 and 12 M241 Pinewood Subdivision (Colette Michel-Fall and Richard Fall) 159 - 161

A report from the Assistant City Solicitor/Senior Litigation Counsel is on the Agenda.

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that By-law 2021-77 being a by-law to deem not registered for purposes of subdivision control certain lots in the Pineland Subdivision, pursuant to section 50(4) of the *Planning Act* be passed in open Council this 26th day of April, 2021.

11.1.5. By-law 2021-78 (Agreement) Third Line Reconstruction (Contract 2021-1E) 162 - 164

A report from the Manager of Design and Transportation Engineering is on the Agenda.

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that By-law 2021-78 being a by-law to authorize the execution of the Contract between the City and Avery Construction Ltd. for the reconstruction of Third Line East (Sault Area Hospital Entrance to Black Road) (Contract 2021-1E) be passed in open Council this 26th day of April, 2021.

11.1.6. By-law 2021-79 (Temporary Street Closing) Third Line East 165 - 165

A report from the Manager of Design and Transportation Engineering is on the Agenda.

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that By-law 2021-79 being a by-law to permit the temporary closing of Third Line East between the Sault Area Hospital Entrance and Black Road from May 1, 2021 to November 30, 2021 be passed in open Council this 26th day of April, 2021.

11.1.7. By-law 2021-80 (Property Surplus) 724 Bonney Street 166 - 167

A report from the Assistant City Solicitor/Senior Litigation Counsel is on the Agenda.

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that By-law 2021-80 being a by-law to declare the City owned

property legally described as PIN 31592-0236 (LT) LT 11-13 BLK 11 PL 1751 KORAH; PT LANE BLK 11 PL 1751 KORAH CLOSED BY T220708 PT 2 & 3 1R4853; SAULT STE. MARIE being civic 724 Bonney Street, as surplus to the City's needs and to authorize the disposition of the said property be passed in open Council this 26th day of April, 2021.

11.1.8. By-law 2021-81 (Agreement) Accessible Transit Wayfinding Agreement 168 - 177

A report from the Manager of Purchasing is on the Agenda.

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that By-law 2021-81 being a by-law to authorize the execution of the agreement between the City and CNIB for the Accessible Transit Wayfinding Pilot Project be passed in open Council this 26th day of April, 2021.

11.1.9. By-law 2021-82 (Taxes) Tax Capping Options 178 - 180

A report from the Chief Financial Officer and Treasurer is on the Agenda.

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that By-law 2021-82 being a by-law to end the application of Part IX of the *Municipal Act, 2001*, S.O. 2001 c. 25 to the Multi-Residential Property Class and Adopt Optional Tools for the purposes of administering limits for the commercial and industrial property classes be passed in open Council this 26th day of April, 2021.

11.1.10. By-law 2021-83 (Taxes) Final Tax Billing 181 - 182

A report from the Chief Financial Officer and Treasurer is on the Agenda.

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that By-law 2021-83 being a by-law to provide for 2021 final tax billing be passed in open Council this 26th day of April, 2021.

11.1.11. By-law 2021-84 (Taxes) Tax Rates 183 - 184

A report from the Chief Financial Officer and Treasurer is on the Agenda.

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that By-law 2021-84 being a by-law to provide for the adoption of property tax rates for 2021 be passed in open Council this 26th day of April, 2021.

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 C. Gardi

Seconder Councillor L. Dufour

Resolved that this Council move into closed session to discuss one item concerning information supplied in confidence by the Province of Ontario;

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.

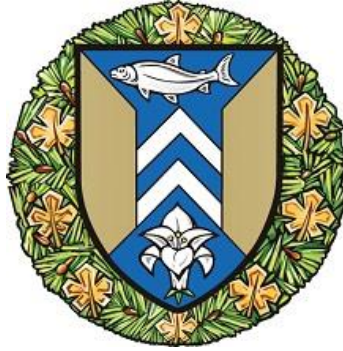
Municipal Act R.S.O. 2002 – section 239 2 (h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them

14. Adjournment

Mover Councillor C. Gardi

Seconder Councillor L. Dufour

Resolved that this Council now adjourn.



REGULAR MEETING OF CITY COUNCIL MINUTES

Monday, April 12, 2021
4:30 pm
Video Conference

Present: Mayor C. Provenzano, Councillor P. Christian, Councillor S. Hollingsworth, Councillor L. Dufour, Councillor L. Vezeau-Allen, Councillor D. Hilsinger, Councillor M. Shoemaker, Councillor M. Bruni, Councillor R. Niro, Councillor C. Gardi, Councillor M. Scott

Officials: M. White, R. Tyczinski, T. Vair, K. Fields, S. Schell, P. Johnson, D. Elliott, S. Hamilton Beach, D. McConnell, B. Lamming, T. Anderson, F. Coccimiglio, T. Vecchio, M. Zuppa, M. Borowicz-Sibenik

1. Adoption of Minutes

Moved by: Councillor C. Gardi
Seconded by: Councillor L. Dufour

Resolved that the Minutes of the Regular Council meeting of March 29, 2021 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 R. Niro – Partnership with Sault YMCA for Day Camp Services

Daughter is employed by Sault YMCA

3.2 Councillor M. Shoemaker – Sale of 206 Cathcart Street to JHCD Unlimited Inc. (Frank Shunock)

Purchaser is a client of law firm.

3.3 Councillor M. Shoemaker – By-law 2021-72 (Property Sale) 206 Cathcart Street (JHCD Unlimited Inc. Frank Shunock)

Purchaser is a client of law firm.

4. Approve Agenda as Presented

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the Agenda for April 12, 2021 City Council meeting as presented be approved.

Carried

5. Proclamations/Delegations

5.1 National Day of Action on the Overdose Epidemic

5.2 Sault Ste. Marie Public Library Annual Report

Wayne Greco, Chair and Chief Executive Officer Matthew MacDonald were in attendance.

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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that all the items listed under date April 12, 2021 – Agenda item 6 – Consent Agenda be approved as recommended.

Carried

6.1 Outstanding Council Resolutions

6.2 Foundation Restoration Repair – Old Stone House Ermatinger Clergue National Historic Site

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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Purchasing dated April 12, 2021 concerning Foundation Restoration Repair – Old Stone House Ermatinger Clergue National Historic Site

be received and that the tender for foundation restoration be awarded to Robertson Restoration (818185 Ontario Inc.) at their low tendered price meeting specifications of \$158,400.00 plus HST.

A by-law authorizing signature of the contract will appear on a future Council Agenda.

Carried

6.3 Roof Replacement – Roberta Bondar Park

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

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that the report of the Manager of Purchasing dated April 12, 2021 concerning Roof Replacement – Roberta Bondar Park be received and that the tender for roof replacement at the Roberta Bondar Park marina service building be awarded to Maverick & Son Exteriors and Consulting Services Inc. at their low tendered price meeting specifications of \$154,160.00 plus HST.

A by-law authorizing signature of the contract will appear on a future Council Agenda.

Carried

6.4 Indoor Mausoleum Feasibility Update

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

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Director of Community Services dated April 12, 2021 concerning Indoor Mausoleum Feasibility Update be received and that staff be requested to bring forward a capital request for approval to construct a new outdoor mausoleum as part of the 2022 or 2023 budgeting process.

Carried

6.5 Partnership with Sault YMCA for Day Camp Services

Councillor R. Niro declared a conflict on this item. (Daughter is employed by Sault YMCA)

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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Director of Community Services concerning Partnership with Sault YMCA for Day Camp Services dated April 12, 2021 be received and that Council support the partnership with the Sault YMCA to provide use of the John Rhodes Centre for day camp services (including swims) by the YMCA and waive rental fees amounting to \$5,564.

Carried

6.6 Memorandum of Understanding- Algoma Trails Network

The report of the Director Tourism and Community Development was received by Council.

The relevant By-law 20201-68 is listed under item 11 of the Minutes.

6.7 Ontario Municipal Commuter Cycling Program – 2021

The report of the Senior Planner was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that the report of the Senior Planner dated April 12, 2021 concerning Ontario Municipal Commuter Cycling Program – 2021 be received and that the CAO be authorized to enter into a single-source contract with WSP, to assess a preferred Hub Trail alignment in and around the Machine Shop/Mill Market area, at a cost of \$10,105.00, inclusive of non-rebatable HST, and that upon completion of this study, staff report back to Council with the preferred solution and associated financial implications.

Carried

6.8 Municipal Law Enforcement Officers

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

The relevant By-law 2021-69 is listed under item 11 of the Minutes.

6.9 Choose to Refuse: Take the Plastic-Free Challenge

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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that the report of the Director of Public Works dated April 12, 2021 concerning Choose to Refuse: Take the Plastic-Free Challenge be received and that Council provide its full support to Clean North and City staff in the development, education and promotion of a plastic-free Sault Ste. Marie.

Carried

6.10 Contract 2021-3E – Boardwalk Remediation Phase 2

The report of the Manager of Design and Transportation Engineering was received by Council.

The relevant By-law 2021-73 is listed under item 11 of the Minutes.

6.11 Pim Street Pump Station Engineering Services

The report of the Land Development and Environmental Engineer was received by Council.

The relevant By-law 2021-66 is listed under item 11 of the Minutes.

6.12 Elizabeth Street Sanitary Sewer – Consultant Selection

The report of the Municipal Services Engineer was received by Council.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Municipal Services Engineer dated April 12, 2021 concerning the Elizabeth Street sanitary sewer consultant selection be received, and that Council authorize entering into an agreement for engineering services with WSP.

An individual engineering agreement will be brought to Council for approval at a future meeting

Carried

6.13 Office of the Fire Marshal Fire Safety Grant

The report of the Fire Chief was received by Council.

The relevant By-law 2021-70 is listed under item 11 of the Minutes.

6.14 Sale of 206 Cathcart Street to JHCD Unlimited Inc. (Frank Shunock)

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

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

The relevant By-law 2021-72 is listed under item 11 of the Minutes.

6.15 Black Road Widening Project – Offer to Purchase 931 Black Road

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

The relevant By-law 2021-62 is listed under item 11 of the Minutes.

7. Reports of City Departments, Boards and Committees

7.1 Administration

7.1.1 Pointe des Chenes Update

7.1.1.1 Update on Pointe des Chenes – Potable Water

The report of the City Solicitor was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the City Solicitor April 12, 2021 concerning the former Pointe des Chenes campground be received as information.

	For	Against	Absent
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
Results	11	0	0

Carried

7.1.1.2 Pointe des Chenes Campground Update and Next Steps

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

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that the report of the CAO dated April 12, 2021 concerning Pointe des Chenes Campground Update and Next Steps be received and that staff be directed to continue to work with Transport Canada, the Ministry of the Environment, Conservation and Parks and Algoma Public Health to ensure the timely and sustainable provision of

potable water for the campground and day park and to report further to Council on recommendations for the future of the campground once the provision of potable water has been established.

	For	Against	Absent
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
Results	11	0	0

Carried

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

7.8 Boards and Committees

7.8.1 Sault Ste. Marie Public Library Annual Report

The 2020 annual report of the Sault Ste. Marie Public Library was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the 2020 Annual Report of the Sault Ste. Marie Public Library be received as information.

	For	Against	Absent
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
Results	11	0	0

Carried

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

8.1 Sustainable Development

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Scott

Whereas the real estate value located within a City's borders is the main revenue source of most municipalities, and growth in that amount value is one of many ways that City budgets keep up with inflation; and

Whereas Sault Ste. Marie, over the last 20 years, has experienced increasing assessment values in some neighbourhoods but not others, at the same time as having an aggregate in-year new growth rate of less than 1%; and

Whereas Sault Ste. Marie has access to detailed mapping from the Innovation Centre that shows these geographic areas of assessment growth vs stagnation; and

Whereas it is in the interest of all Sault Ste. Marie ratepayers to ensure that assessment distribution is as evenly spread throughout the City as possible, and that new growth does not come at additional cost to the existing levy; and

Whereas new development is one of the main sources of new assessment growth, provided that new development does not shift assessment value away from another area of the City; and

Whereas Sault Ste. Marie is the largest city in Ontario without development charges or a cost recovery mechanism for planning charges, both of which are key tools for a municipality to ensure that growth does not create assessment decline and stagnation elsewhere; and

Whereas the City of Sault Ste. Marie is examining options for new growth Community Improvement Plans, many of which in comparator municipalities provide development charges exemptions for certain types or zones of needed development;

Now Therefore Be It Resolved that relevant staff be requested to prepare a report outlining the best options for Sault Ste. Marie to adopt further tools to ensure that the cost of new development accurately reflects the cost to the general levy.

	For	Against	Absent
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth		X	
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker		X	
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
Results	9	2	0

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 C. Gardi

Seconded by: Councillor L. Dufour

Resolved that all By-laws under item 11 of the Agenda under date April 12, 2021 save and except By-law 2021-72 be approved.

Carried

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

11.1.1 By-law 2021-62 (Property) Acquisition Part 931 Black Road

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2021-62 being a by-law to authorize the acquisition of part of the property located at civic 931 Black Road (Bean/Scott) be passed in open Council this 12th day of April, 2021.

Carried

11.1.2 By-law 2021-65 (Developmental Control) 81, 85, 89, 93, 97 and 101 Ruth Street

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2021-65 being a by-law to remove designate lands located at 81, 85, 89, 93, 97 and 101 Ruth Street from an area of site plan control be passed in open Council this 12th day of April, 2021.

Carried

11.1.3 By-law 2021-66 (Agreement) Pim Street Pump Station Agreement

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2021-66 being a by-law to authorize the execution of the Agreement between the City and STEM Engineering Group Incorporated for engineering services for the Pim Street Pump Station structural repairs be passed in open Council this 12th day of April, 2021.

Carried

11.1.4 By-law 2021-67 (Council Procedure) Amend By-law 2013-100

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2021-67 being a by-law to amend Council Procedure By-law 2013-100 (being a by-law to regulate the proceedings of the Council of the City of Sault Ste. Marie) be passed in open Council this 12th day of April, 2021.

Carried

11.1.5 By-law 2021-68 (Agreement) Algoma Trail Network

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2021-68 being a by-law to authorize the execution of the Agreement between the City and Sault Ste. Marie Economic Development Corporation, Sault Ste. Marie Region Conservation Authority and The Sault Cycling Club to construct up to 75 kilometers of multi-use mountain bike trails extending from the Sault Ste. Marie city limits into the surrounding Algoma region be passed in open Council this 12th day of April, 2021.

Carried

11.1.6 By-law 2021-69 (Parking) Municipal Law Enforcement Officers

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2021-69 being a by-law to appoint Municipal By-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 12th day of April, 2021.

Carried

11.1.7 By-law 2021-70 (Agreement) Fire Safety Grant Transfer Payment

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2021-70 being a by-law to authorize the execution of the Fire Safety Grant Transfer Payment Agreement between the City and Her Majesty the Queen in right of Ontario as represented by the Office of the Fire Marshal for funding under the Municipal Fire Protection Grant be passed in open Council this 12th day of April, 2021.

Carried

11.1.9 By-law 2021-73 (Engineering) Boardwalk Remediation (Contract 2021-3E)

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2021-73 being a by-law to authorize the execution of the Contract between the City and EllisDon Civil Ltd. for the Boardwalk Remediation (Contract 2021-3E) be passed in open Council this 12th day of April, 2021.

Carried

11.1.10 By-law 2021-74 (Zoning) 163 Foxborough Trail and 907 Third Line East

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2021-74 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 907 Third Line East (Fox Run Subdivision), formerly referenced as 817 and 817A Third Line East be passed in open Council this 12th day of April, 2021.

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

11.3.1 By-law (Lane Closing and Conveyance) Abutting 721 Wellington Street East

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2021-46 being a by-law to stop up, close and authorize the conveyance of a lane in the Eldridge Subdivision, Plan 1043 be read a THIRD time in open Council and passed this 12th day of April, 2021.

Carried

11. Consideration and Passing of By-laws

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

11.1.8 By-law 2021-72 (Property Sale) 206 Cathcart Street (JHCD Unlimited Inc. Frank Shunock)

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

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2021-72 being a by-law to authorize the sale of surplus property being civic 206 Cathcart Street, legally described in PIN 31575-0160 (LT) to JHCD Unlimited Inc. (Frank Shunock) be passed in open Council this 12th day of April, 2021.

	For	Against	Absent
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker (Conflict)			
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
Results	10	0	

Carried

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

13. Closed Session

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that this Council move into closed session to discuss two items concerning the disposition of land;

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 matters without the need for a further authorizing resolution.

Municipal Act R.S.O. 2002 – section 239 2 (c) a proposed or pending disposition of land by the municipality

Carried

14. Adjournment

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that this Council now adjourn.

Carried

Mayor

City Clerk



OFFICE OF THE MAYOR

PROCLAMATION

WHEREAS The motorcycle is an important part of recreation and transportation in Canada, and has played supporting roles with our military and law enforcement agencies; and

WHEREAS In 2017 there were 721,000 motorcycles and scooters registered in Canada with 217,049 or 31.4% in Ontario; and

WHEREAS 164 motorcycle enthusiasts were killed on Ontario city streets and highways since 2011 to date, and awareness of sharing the road with all users can assist in the reduction of these fatalities; and

WHEREAS The Sault Ste. Marie Bikers Rights Organization Region 22 wishes to promote the education, safe riding habits for motorcycles and motorcycle awareness on our city streets:

NOW THEREFORE, I, Christian Provenzano, as Mayor of the City of Sault Ste. Marie, do hereby proclaim **May 2021** as “**Sault Ste Marie Motorcycle Awareness Month**” in the City of Sault Ste. Marie.

Signed,

Christian Provenzano
MAYOR



OFFICE OF THE MAYOR

PROCLAMATION

- WHEREAS** It is imperative that communities across Canada recognize the importance of sun safety; and
- WHEREAS** Over-exposure to UV radiation is one of the major causes of melanoma and non-melanoma skin cancers; and
- WHEREAS** Skin cancers are the most common of all cancers, and 1 in 6 Canadians born in the 1990's will get skin cancer in their lifetimes; and
- WHEREAS** Many people seek sun without taking the recommended precautionary measures and are unaware that any darkening of skin colour, including a tan, is indicative of UV damage; and
- WHEREAS** Skin self-examinations should be performed on a monthly basis because skin cancers are highly treatable when detected early; and
- WHEREAS** Save Your Skin Foundation is dedicated to the fight against non-melanoma skin cancers, melanoma and ocular melanoma through nationwide education, advocacy, and awareness initiative:

NOW THEREFORE, I, Christian Provenzano, as Mayor of the City of Sault Ste. Marie, do hereby proclaim the month of **May 2021** as “**MELANOMA AND SKIN CANCER AWARENESS MONTH**” in of Sault Ste. Marie.

Signed,

Christian Provenzano
MAYOR



OFFICE OF THE MAYOR

PROCLAMATION

WHEREAS Community Living Algoma has provided supports and services to people with intellectual disabilities and their families in the City of Sault Ste. Marie and surrounding district since 1954, and currently provides services to 333 adults and 388 children; and

WHEREAS Community Living Algoma’s goal is that people with intellectual disabilities have every opportunity to participate fully in our community with dignity, independence and acceptance; and

WHEREAS Community Living Algoma works with Sault Ste. Marie volunteers and other stakeholder groups and organizations to promote citizenship for people with intellectual disabilities so they have the rights and responsibilities, and the opportunities that come with belonging, participating and contributing as valued members in society; and

WHEREAS **Community Living Awareness Month** is a province-wide initiative created to celebrate the values of Community Living, which are inclusion, equality and respect:

NOW THEREFORE, I, Mayor Christian Provenzano, as Mayor of the City of Sault Ste. Marie, do hereby proclaim **May 2021** to be “**COMMUNITY LIVING AWARENESS MONTH**” in the City of Sault Ste. Marie.

Signed,

Christian Provenzano
MAYOR



OFFICE OF THE MAYOR

PROCLAMATION

- WHEREAS** One in five Canadians struggles with their mental health, and this has been exacerbated by the COVID-19 pandemic; and
- WHEREAS** Ensuring the mental health of our children, youth and adults is essential to overall well-being, growth and development, particularly during the pandemic shutdowns and the isolation this creates, and
- WHEREAS** Mental health challenges can include; addiction, depression, anxiety, eating disorders, conduct disorder, attention deficit hyperactivity disorder, schizophrenia and bi-polar disorder; and
- WHEREAS** Many who benefit from mental health services are finding more services online and in-person through Algoma Family Services, the Sault Area Hospital, Algoma Public Health, the John Howard Society, and the Canadian Mental Health Association; and
- WHEREAS** Learning to recognize the early warning signs of mental health challenges and where to obtain necessary assistance and treatment gives families’ better opportunities to lead productive lives:

NOW THEREFORE, I, Christian Provenzano, as Mayor of the City of Sault Ste. Marie, do hereby proclaim **May 3rd to May 9th, 2021** as “**CHILDREN’S and YOUTH MENTAL HEALTH WEEK**” and “**MENTAL HEALTH WEEK**”. We acknowledge Nogdawindamin, THRIVE, Strong Minds, CMHA Algoma, Long and McQuade, along with Algoma Family Services for their efforts in bringing attention to this important week. We encourage all citizens of Sault Ste. Marie to work together and raise awareness of the mental health needs in our community.

Signed,

Christian Provenzano
Mayor



OFFICE OF THE MAYOR

PROCLAMATION

WHEREAS Strive Young Professionals Group (YPG) works to build and promote professional development, community involvement, and networking opportunities in Sault Ste. Marie; and

WHEREAS The Young Professionals Network of Ontario has historically proclaimed the second week in May as Young Professionals Week in the province of Ontario; and

WHEREAS Strive aims to increase advocacy and awareness surrounding young professionals in the community, including retention and attraction to Sault Ste. Marie, and wants to recognize resiliency and tenacity displayed by young professionals throughout the COVID-19 pandemic; and

WHEREAS Young Professionals Week will provide an opportunity for young professionals to connect, network, and build relationships and lean on each other to help foster a stronger community and future for Sault Ste. Marie;

NOW THEREFORE, I, Christian Provenzano, as Mayor of the City of Sault Ste. Marie, do hereby proclaim and pronounce the week of **May 9th to 15th, 2021**, as “**Young Professionals Week**” in Sault Ste. Marie and ask that the community come together to support our local young professionals and entrepreneurs and the endeavours of the members and council with Strive Young Professionals Group.

Signed,

Christian Provenzano
MAYOR



OFFICE OF THE MAYOR

PROCLAMATION

WHEREAS The National Day of Mourning is held annually on April 28 to commemorate workers who have been killed, injured or suffered illness due to workplace related hazards and incidents; and

WHEREAS The purpose of the Day of Mourning is to remember and honour those workers and to renew commitment to improve health and safety in the workplace; and

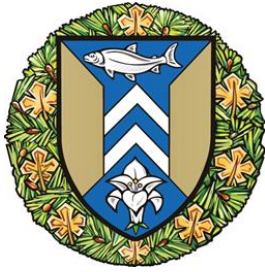
WHEREAS April 28 was chosen to be the National Day of Mourning as it coincides with the day the Worker's Compensation Act received its third reading in 1914; and

WHEREAS The Canadian flag on Parliament Hill will fly at half-mast and workers and employers across Canada will observe this day by lighting candles, donning ribbons and black armbands and observing moments of silence:

NOW THEREFORE, I, Christian Provenzano, as Mayor of the City of Sault Ste. Marie, do hereby proclaim **April 28, 2021** as the **"DAY OF MOURNING"** in the City of Sault Ste. Marie in recognition of workers killed, injured or disabled on the job.

Signed,

Christian Provenzano
MAYOR



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Jacob Bruzas, Manager of Finance

DEPARTMENT: Corporate Services

RE: First Quarter Financial Report – March 31, 2021

PURPOSE

The purpose of this report is to provide a Three Month Financial Report to March 31, 2021.

BACKGROUND

The Finance Committee reviewed the 2021 First Quarter Financial Report on April 21, 2021. Unaudited Financial Reports are provided to Council quarterly for information.

ANALYSIS

The first quarter financial report details are provided in Appendix C. With the changing Stages of the COVID-19 pandemic, it is very difficult to predict at this time what financial position the City will be in at year end 2021.

However, trends are continuously developing and Staff will continue to monitor, analyze and quantify the many changing variables and provide Council another quarterly report to the end of June 2021. It is anticipated that the report will include an update to Council on the financial implications of COVID-19, actual or best estimate, at that time.

During 2021 Council deliberations, Council approved the utilization of the Tax Stabilization Reserve up to \$1,914,310 to address financial pressures of COVID-19 and reduce the 2021 levy. For 2021, a total of \$4.1M has been allocated from the Province for COVID-19 Recovery Funding, of which, as of December 31, 2020, \$3.75M remains available for use in 2021. See the following chart:

	Funding	Utilized as of Dec. 31, 2020	Remaining
<u>Operating</u>			
Safe Restart Agreement - Phase 2 - Covers impact from Oct. 1, 2020 to Mar. 31, 2021	\$ 351,000	\$ -	\$ 351,000
2021 COVID-19 Recovery Funding for Municipalities - Covers impact for 2021	\$ 1,050,639	\$ -	\$ 1,050,639
Total Operating	\$ 1,401,639	\$ -	\$ 1,401,639
<u>Transit</u>			
Safe Restart Agreement - Phase 2 - Covers impact from Oct. 1, 2020 to Mar. 31, 2021	\$ 1,530,408	\$ 359,065	\$ 1,171,343
Safe Restart Agreement - Phase 3 - Covers impact from April 1 to December 31, 2021	\$ 1,176,131	\$ -	\$ 1,176,131
Total Transit	\$ 2,706,539	\$ 359,065	\$ 2,347,474
TOTAL 2021	\$ 4,108,178	\$ 359,065	\$ 3,749,113

Net assessment growth to March 31, 2021 was -0.04% compared to -0.05% for March 31, 2020 (see Appendix A).

Appendix B provides an update on the status of the capital projects approved in the 2021 Budget.

FINANCIAL IMPLICATIONS

At this early point in the 2021 fiscal year, and with the financial implications of the ongoing COVID-19 pandemic, it is very difficult to predict what financial position the City will be in at year end 2021.

Tracking and reporting will continue throughout the year to update Council on the financial pressures of COVID-19 and the implications on the commitment from the Tax Stabilization Reserve.

Staff will provide Council another quarterly report to the end of June 2021.

STRATEGIC PLAN / POLICY IMPACT

This is not an activity directly related to the Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

That the report of the Manager of Finance dated April 26, 2021 concerning the First Quarter Financial Report to March 31, 2021 be received as information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jacob Bruzas', is written over a faint, light-colored horizontal line.

Jacob Bruzas, CPA, CA
Manager of Finance
705.759.5356
j.bruzas@cityssm.on.ca

Appendix A

Net Assessment Growth to March 31, 2021

	2021 Total Assessment Based on Returned Roll	2021 Total Assessment to March 31, 2021	Difference Between Returned Roll and Year End	
Class	CVA	CVA	\$	%
Taxable				
Residential	5,555,131,374	5,554,782,374	-349,000	-0.01%
New Multi-residential	6,625,000	6,625,000	0	0.00%
Multi-residential	429,881,538	429,493,538	-388,000	
Com. Occupied	701,873,146	701,401,646	-471,500	-0.07%
Com. Exc. Land	5,225,260	5,225,260	0	0.00%
Com. On-Farm Bus.	3,800	3,800	0	
Shopping Occ.	140,121,900	140,121,900	0	0.00%
Office Occupied	16,802,400	16,802,400	0	0.00%
Parking/Vac. Land	28,134,600	28,134,600	0	0.00%
Ind. Occupied	44,821,672	43,301,972	-1,519,700	-3.39%
Ind. Exc. Land	811,800	861,000	49,200	6.06%
Ind. Vac. Land	5,869,500	5,869,500	0	0.00%
Ind. On-Farm Bus.	37,800	37,800	0	
Large Ind. Occ.	58,851,900	58,851,900	0	0.00%
Large Ind. Exc.	1,437,200	1,437,200	0	0.00%
Pipelines	26,281,000	26,281,000	0	0.00%
Farm	2,195,900	2,195,900	0	0.00%
Managed Forests	2,631,700	2,631,700	0	0.00%
Commercial Total Taxable	892,161,106	891,689,606	-471,500	-0.05%
Industrial Total Taxable	111,829,872	110,359,372	-1,470,500	-1.31%
Total Taxable	7,026,737,490	7,024,058,490	-2,679,000	-0.04%

Appendix B

THE CORPORATION OF THE CITY OF SAULT STE MARIE
2021 CAPITAL BUDGET
SUMMARY OF PROJECTS
As at March 31, 2021

	2021 Approved Capital Budget	% of Total	Council Approved/ Costs Incurred to Date	Remaining
Roads/Bridges/Storm Sewers	\$ 16,862,736	43.8%	\$ 474,224	\$ 16,388,512
Sanitary Sewer	\$ 8,605,000	22.3%	\$ 184,031	\$ 8,420,969
Transit Fleet & Equipment	\$ 4,880,000	12.7%	\$ 72,080	\$ 4,807,920
Building Capital Maintenance	\$ 3,286,786	8.5%	\$ 237,829	\$ 3,048,957
Boardwalk Repairs	\$ 1,000,000	2.6%	\$ -	\$ 1,000,000
Corporate Equipment	\$ 90,000	0.2%	\$ -	\$ 90,000
Fire Fleet & Equipment	\$ 549,995	1.4%	\$ 20,347	\$ 529,648
Public Works Fleet & Equipment	\$ 1,528,000	4.0%	\$ 150,350	\$ 1,377,650
Community Development and Enterprise Services Fleet & Equipment	\$ 235,000	0.6%	\$ 6,394	\$ 228,606
Growth Projects	\$ 500,000	1.3%	\$ 49,626	\$ 450,374
Landfill Upgrades	\$ 1,000,000	2.6%	\$ -	\$ 1,000,000
TOTAL	\$ 38,537,517	100%	\$ 1,194,881	\$ 37,342,636

City of Sault Ste. Marie - First Quarter Ended March 31, 2021

	YTD	Budget	Variance	Percentage Budget-Rem	2020 Actual To: March	2020 Actual Year End	Budget 2020	Percentage Budget-Rem YTD 2020
FISCAL YEAR REMAINING% :	Actual	2021		75%				
REVENUE								
Taxation	(\$59,720,678.00)	(\$125,248,213.00)	(\$65,527,535.00)	52.32%	(\$57,917,809.05)	(\$121,262,102.13)	(\$120,985,175.00)	52.13%
Payment in lieu of taxes	(\$790,602.92)	(\$4,480,756.00)	(\$3,690,153.08)	82.36%	(\$526,504.15)	(\$4,480,450.89)	(\$4,347,584.00)	87.89%
Fees and user charges	(\$5,806,412.60)	(\$27,034,116.00)	(\$21,227,703.40)	78.52%	(\$6,411,870.09)	(\$22,518,440.64)	(\$29,521,441.00)	78.28%
Government grants	(\$6,661,816.13)	(\$19,331,719.00)	(\$12,669,902.87)	65.54%	(\$4,423,306.58)	(\$24,614,203.79)	(\$18,911,847.00)	76.61%
Interest and Investment income	(\$133,797.22)	(\$4,320,000.00)	(\$4,186,202.78)	96.90%	(\$831,236.95)	(\$3,385,320.41)	(\$4,320,000.00)	80.76%
Contribution from own funds		(\$2,198,023.00)	(\$2,198,023.00)	100.00%		(\$1,853,543.93)	(\$195,000.00)	100.00%
Other income	(\$145,193.36)	(\$1,848,455.00)	(\$1,703,261.64)	92.15%	(\$144,295.58)	(\$1,617,459.19)	(\$2,970,093.00)	95.14%
Change in future employee benefits			\$0.00	0.00%		(\$1,067,679.86)		0.00%
	(\$73,258,500.23)	(\$184,461,282.00)	(\$111,202,781.77)	60.29%	(\$70,255,022.40)	(\$180,799,200.84)	(\$181,251,140.00)	61.24%
EXPENDITURES								
Salaries	\$9,938,873.37	\$49,736,099.00	\$39,797,225.63	80.02%	\$10,845,224.89	\$48,103,533.99	\$49,083,838.00	77.90%
Benefits	\$3,175,673.84	\$14,367,459.00	\$11,191,785.16	77.90%	\$3,074,643.82	\$12,879,656.70	\$13,924,105.00	77.92%
TOTAL SALARIES/BENEFITS	\$13,114,547.21	\$64,103,558.00	\$50,989,010.79	79.54%	\$13,919,868.71	\$60,983,190.69	\$63,007,943.00	77.91%
Travel and training	\$31,958.26	\$596,073.00	\$564,114.74	94.64%	\$75,170.87	\$246,226.53	\$592,198.00	87.31%
Vehicle allowance, maintenance and repairs	\$1,330,180.73	\$3,158,485.00	\$1,828,304.27	57.89%	\$1,319,835.83	\$4,878,669.55	\$3,782,681.00	65.11%
Utilities and Fuel	\$1,833,549.48	\$10,431,938.00	\$8,598,388.52	82.42%	\$2,598,967.01	\$8,700,941.60	\$10,357,453.00	74.91%
Materials and supplies	\$1,048,858.37	\$5,449,668.00	\$4,400,809.63	80.75%	\$1,496,020.24	\$5,735,409.93	\$5,438,115.00	72.49%
Maintenance and repairs	\$765,415.95	\$2,429,143.00	\$1,663,727.05	68.49%	\$508,517.70	\$1,913,044.27	\$2,203,724.00	76.92%
Program expenses		\$575,458.00	\$575,458.00	100.00%	\$223,552.91	\$875,992.50	\$930,720.00	75.98%
Goods for resale	\$7,576.39	\$489,160.00	\$481,583.61	98.45%	\$139,752.70	\$251,782.60	\$576,422.00	75.76%
Rents and leases	\$18,228.09	\$164,557.00	\$146,328.91	88.92%	\$17,384.51	\$77,190.88	\$163,152.00	89.34%
Taxes and licenses	\$189,877.64	\$2,033,010.00	\$1,843,132.36	90.66%	\$48,985.62	\$1,555,920.93	\$1,735,579.00	97.18%
Financial expenses	\$908,102.24	\$2,712,039.00	\$1,803,936.76	66.52%	\$1,271,602.67	\$4,015,145.05	\$2,640,058.00	51.83%
Purchased and contracted services	\$1,634,732.25	\$10,383,658.00	\$8,748,925.75	84.26%	\$1,687,770.91	\$9,262,495.71	\$10,030,197.00	83.17%
Grants to others	\$12,777,891.15	\$55,613,863.00	\$42,835,971.85	77.02%	\$13,065,610.23	\$54,054,334.62	\$53,128,569.00	75.41%
Long term debt	\$599,646.07	\$1,795,301.00	\$1,195,654.93	66.60%	\$1,089,530.07	\$2,831,536.14	\$2,875,685.00	62.11%
Transfer to own funds	\$25,463.38	\$24,395,400.00	\$24,369,936.62	99.90%	\$47,153.66	\$25,086,079.31	\$23,667,785.00	99.80%
Capital expense	\$84,039.84	\$350,101.00	\$266,061.16	76.00%	\$40,491.22	\$254,587.81	\$340,989.00	88.13%
Less: recoverable costs	(\$51,113.50)	(\$220,130.00)	(\$169,016.50)	76.78%	(\$57,851.61)	(\$467,120.24)	(\$220,130.00)	73.72%
TOTAL OTHER EXPENSES	\$21,204,406.34	\$120,357,724.00	\$99,153,317.66	82.38%	\$23,572,494.54	\$119,272,237.19	\$118,243,197.00	80.06%
	\$34,318,953.55	\$184,461,282.00	\$150,142,328.45	81.40%	\$37,492,363.25	\$180,255,427.88	\$181,251,140.00	79.31%
NET (REVENUE)/EXPENDITURE	(\$38,939,546.68)	\$0.00	\$38,939,546.68		(\$32,762,659.15)	(\$543,772.96)	\$0.00	
Mayor and Council	\$168,952.64	\$749,356.00	\$580,403.36					
Chief Administrative Officer	\$86,541.00	\$408,063.00	\$321,522.00					
Corporate Services	\$1,930,596.37	\$8,634,060.00	\$6,703,463.63					
Legal	\$148,610.83	\$1,921,446.00	\$1,772,835.17					
Fire Services	\$3,155,521.37	\$14,985,114.00	\$11,829,592.63					
Public Works and Engineering	\$8,331,964.66	\$43,955,275.00	\$35,623,310.34					
Community Development and Enterprise S	\$1,862,125.32	\$17,447,283.00	\$15,585,157.68					
Levy Board	\$5,410,161.00	\$21,653,329.00	\$16,243,168.00					
Outside Agencies	\$7,217,829.75	\$33,458,279.00	\$26,240,449.25					
Outside Agencies - Other	(\$55,610.28)	\$367,890.00	\$423,500.28					
Economic Diversification Fund	\$22,100.76	\$500,000.00	\$477,899.24					
Corporate	(\$67,769,851.45)	(\$151,768,910.00)	(\$83,999,058.55)					
Capital and Debt	\$551,511.35	\$7,688,815.00	\$7,137,303.65					
	(\$38,939,546.68)	\$0.00	\$38,939,546.68					

Mayor & Council - First Quarter Ended March 31, 2021

	YTD	Budget	Variance	Percentage Budget-Rem	2020 Actual To: March	2020 Actual Year End	Budget 2020	Percentage Budget-Rem YTD 2020
FISCAL YEAR REMAINING% :	Actual	2021		75%				
REVENUE								
EXPENDITURES								
Salaries	\$104,376.98	\$487,354.00	\$382,977.02	78.58%	\$97,866.49	\$444,380.54	\$467,925.00	79.09%
Benefits	\$17,840.29	\$72,817.00	\$54,976.71	75.50%	\$16,011.84	\$69,392.04	\$64,726.00	75.26%
TOTAL SALARIES/BENEFITS	\$122,217.27	\$560,171.00	\$437,953.73	78.18%	\$113,878.33	\$513,772.58	\$532,651.00	78.62%
Travel and training		\$53,500.00	\$53,500.00	100.00%	\$6,284.82	\$6,152.28	\$53,500.00	88.25%
Vehicle allowance, maintenance and repairs	\$7,129.19	\$35,675.00	\$28,545.81	80.02%	\$7,481.91	\$29,364.44	\$35,675.00	79.03%
Materials and supplies	\$39,624.36	\$62,910.00	\$23,285.64	37.01%	\$44,960.44	\$55,320.45	\$61,910.00	27.38%
Purchased and contracted services	(\$18.18)	\$2,100.00	\$2,118.18	100.87%	\$306.17	\$1,619.95	\$3,100.00	90.12%
Grants to others		\$35,000.00	\$35,000.00	100.00%	\$1,425.00	\$5,159.52	\$35,000.00	95.93%
TOTAL OTHER EXPENSES	\$46,735.37	\$189,185.00	\$142,449.63	75.30%	\$60,458.34	\$97,616.64	\$189,185.00	68.04%
	\$168,952.64	\$749,356.00	\$580,403.36	77.45%	\$174,336.67	\$611,389.22	\$721,836.00	75.85%
NET (REVENUE)/EXPENDITURE	\$168,952.64	\$749,356.00	\$580,403.36	77.45%	\$174,336.67	\$611,389.22	\$721,836.00	75.85%

CAO's Office - First Quarter Ended March 31, 2021

	YTD	Budget	Variance	Percentage Budget-Rem	2020 Actual To: March	2020 Actual Year End	Budget 2020	Percentage Budget-Rem YTD 2020
FISCAL YEAR REMAINING% :	Actual	2021		75%				
REVENUE								
EXPENDITURES								
Salaries	\$65,204.94	\$312,248.00	\$247,043.06	79.12%	\$69,189.86	\$321,231.22	\$296,395.00	76.66%
Benefits	\$19,347.72	\$72,755.00	\$53,407.28	73.41%	\$20,177.93	\$70,481.43	\$69,220.00	70.85%
TOTAL SALARIES/BENEFITS	\$84,552.66	\$385,003.00	\$300,450.34	78.04%	\$89,367.79	\$391,712.65	\$365,615.00	75.56%
Travel and training		\$4,260.00	\$4,260.00	100.00%	1032.92	\$998.98	\$5,050.00	79.55%
Vehicle allowance, maintenance and repairs	\$1,236.12	\$4,500.00	\$3,263.88	72.53%	\$1,227.54	\$4,424.33	\$4,480.00	72.60%
Materials and supplies	\$752.22	\$14,120.00	\$13,367.78	94.67%	\$3,017.16	\$8,439.54	\$13,290.00	77.30%
Purchased and contracted services		\$30.00	\$30.00	100.00%			\$90.00	100.00%
Capital expense		\$150.00	\$150.00	100.00%			\$150.00	100.00%
TOTAL OTHER EXPENSES	\$1,988.34	\$23,060.00	\$21,071.66	91.38%	\$5,277.62	\$13,862.85	\$23,060.00	77.11%
	\$86,541.00	\$408,063.00	\$321,522.00	78.79%	\$94,645.41	\$405,575.50	\$388,675.00	75.65%
NET (REVENUE)/EXPENDITURE	\$86,541.00	\$408,063.00	\$321,522.00	78.79%	\$94,645.41	\$405,575.50	\$388,675.00	75.65%

Corporate Services - First Quarter Ended March 31, 2021

	YTD	Budget	Variance	Percentage Budget-Rem	2020 Actual To:	2020 Actual Year End	Budget	Percentage Budget-Rem
FISCAL YEAR REMAINING% :	Actual	2021		75%	March		2020	YTD 2020
REVENUE								
Fees and user charges	(\$21,836.55)	(\$131,891.00)	(\$110,054.45)	83.44%	(\$35,625.45)	(\$103,378.25)	(\$152,270.00)	76.60%
Government grants		(\$1,540.00)	(\$1,540.00)	100.00%	123689.28	(\$11,139.32)	(\$1,540.00)	8,131.77%
Contribution from own funds			\$0.00	0.00%		(\$8,158.72)		0.00%
Other income	(\$24,941.51)	(\$118,535.00)	(\$93,593.49)	78.96%	(\$36,915.66)	(\$118,643.09)	(\$120,293.00)	69.31%
	(\$46,778.06)	(\$251,966.00)	(\$205,187.94)	81.43%	\$51,148.17	(\$241,319.38)	(\$274,103.00)	118.66%
EXPENDITURES								
Salaries	\$911,044.90	\$4,555,085.00	\$3,644,040.10	80.00%	\$966,778.52	\$4,255,524.57	\$4,476,419.00	78.40%
Benefits	\$484,758.79	\$1,918,204.00	\$1,433,445.21	74.73%	\$510,661.07	\$1,756,602.95	\$1,905,077.00	73.19%
TOTAL SALARIES/BENEFITS	\$1,395,803.69	\$6,473,289.00	\$5,077,485.31	78.44%	\$1,477,439.59	\$6,012,127.52	\$6,381,496.00	76.85%
Travel and training	\$6,037.55	\$135,195.00	\$129,157.45	95.53%	\$10,761.93	\$68,933.29	\$139,445.00	92.28%
Vehicle allowance, maintenance and repairs	\$54.27	\$1,190.00	\$1,135.73	95.44%	\$98.58	\$643.85	\$1,340.00	92.64%
Materials and supplies	\$43,647.89	\$79,607.00	\$35,959.11	45.17%	\$57,976.41	\$80,874.51	\$80,496.00	27.98%
Maintenance and repairs	\$420,934.38	\$859,537.00	\$438,602.62	51.03%	\$124,608.15	\$583,259.08	\$670,037.00	81.40%
Goods for resale		\$19,200.00	\$19,200.00	100.00%		\$9,600.00	\$19,200.00	100.00%
Rents and leases	\$3,943.20	\$3,000.00	(\$943.20)	(31.44%)	4552.34	\$1,821.16	\$3,000.00	(51.74%)
Financial expenses	\$4,611.92	\$60,750.00	\$56,138.08	92.41%	\$8,095.98	\$12,770.68	\$60,750.00	86.67%
Purchased and contracted services	\$96,850.59	\$1,051,508.00	\$954,657.41	90.79%	\$236,581.28	\$932,141.37	\$1,040,620.00	77.27%
Grants to others		\$2,000.00	\$2,000.00	100.00%			\$2,000.00	100.00%
Transfer to own funds		\$75,000.00	\$75,000.00	100.00%		\$343,150.15	\$75,000.00	100.00%
Capital expense	\$5,490.94	\$125,750.00	\$120,259.06	95.63%	\$5,328.90	\$97,339.18	\$118,550.00	95.50%
TOTAL OTHER EXPENSES	\$581,570.74	\$2,412,737.00	\$1,831,166.26	75.90%	\$448,003.57	\$2,130,533.27	\$2,210,438.00	79.73%
	\$1,977,374.43	\$8,886,026.00	\$6,908,651.57	77.75%	\$1,925,443.16	\$8,142,660.79	\$8,591,934.00	77.59%
NET (REVENUE)/EXPENDITURE	\$1,930,596.37	\$8,634,060.00	\$6,703,463.63	77.64%	\$1,976,591.33	\$7,901,341.41	\$8,317,831.00	76.24%
HR	475,772.73	2,137,568.00	1,661,795.27	77.74%				
IT	774,587.91	2,679,066.00	1,904,478.09	71.09%				
Clerks	212,325.45	1,135,369.00	923,043.55	81.30%				
Finance	467,910.28	2,682,057.00	2,214,146.72	82.55%				
	1,930,596.37	8,634,060.00	6,703,463.63					

Legal Department - First Quarter Ended March 31, 2021

	YTD	Budget	Variance	Percentage	2020 Actual To:	2020 Actual	Budget	Percentage
				Budget-Rem				Budget-Rem
FISCAL YEAR REMAINING% :	Actual	2021		75%	March	Year End	2020	YTD 2020
REVENUE								
Fees and user charges	(\$387,099.29)	(\$1,770,434.00)	(\$1,383,334.71)	78.14%	(\$498,559.35)	(\$1,150,613.37)	(\$1,767,019.00)	71.79%
Government grants			\$0.00	0.00%		(\$296,547.11)	(\$27,518.00)	100.00%
Interest and Investment income	(\$67.15)		\$67.15	0.00%	(\$3,070.55)	(\$4,480.61)		0.00%
	(\$387,166.44)	(\$1,770,434.00)	(\$1,383,267.56)	78.13%	(\$501,629.90)	(\$1,451,641.09)	(\$1,794,537.00)	72.05%
EXPENDITURES								
Salaries	\$229,772.04	\$1,112,443.00	\$882,670.96	79.35%	\$247,764.53	\$1,068,820.19	\$1,135,535.00	78.18%
Benefits	\$66,531.13	\$284,197.00	\$217,665.87	76.59%	\$74,133.41	\$259,918.22	\$292,617.00	74.67%
TOTAL SALARIES/BENEFITS	\$296,303.17	\$1,396,640.00	\$1,100,336.83	78.78%	\$321,897.94	\$1,328,738.41	\$1,428,152.00	77.46%
Travel and training		\$25,335.00	\$25,335.00	100.00%	\$6,303.09	\$8,716.09	\$25,335.00	75.12%
Materials and supplies	\$17,735.13	\$79,730.00	\$61,994.87	77.76%	\$16,800.75	\$53,704.95	\$79,730.00	78.93%
Maintenance and repairs		\$2,170.00	\$2,170.00	100.00%			\$2,146.00	100.00%
Rents and leases	\$14,284.89	\$79,302.00	\$65,017.11	81.99%	\$10,990.53	\$73,528.08	\$78,802.00	86.05%
Taxes and licenses	\$160,795.16	\$1,753,305.00	\$1,592,509.84	90.83%	\$40,981.54	\$1,308,043.21	\$1,438,464.00	97.15%
Purchased and contracted services	\$46,658.92	\$347,398.00	\$300,739.08	86.57%	\$44,692.69	\$145,300.06	\$322,370.00	86.14%
Capital expense		\$8,000.00	\$8,000.00	100.00%	\$2,598.69	\$5,634.19	\$8,000.00	67.52%
TOTAL OTHER EXPENSES	\$239,474.10	\$2,295,240.00	\$2,055,765.90	89.57%	\$122,367.29	\$1,594,926.58	\$1,954,847.00	93.74%
	\$535,777.27	\$3,691,880.00	\$3,156,102.73	85.49%	\$444,265.23	\$2,923,664.99	\$3,382,999.00	86.87%
NET (REVENUE)/EXPENDITURE	\$148,610.83	\$1,921,446.00	\$1,772,835.17	92.27%	(\$57,364.67)	\$1,472,023.90	\$1,588,462.00	103.61%

Fire Services - First Quarter Ended March 31, 2021

	YTD	Budget	Variance	Percentage Budget-Rem	2020 Actual To:	2020 Actual Year End	Budget	Percentage Budget-Rem
FISCAL YEAR REMAINING% :	Actual	2021		75%	March		2020	YTD 2020
REVENUE								
Fees and user charges	(\$51,822.65)	(\$250,438.00)	(\$198,615.35)	79.31%	(\$37,710.71)	(\$298,287.28)	(\$252,142.00)	85.04%
Other income	(\$326.29)	(\$3,000.00)	(\$2,673.71)	89.12%		(\$381.81)	(\$2,700.00)	100.00%
	(\$52,148.94)	(\$253,438.00)	(\$201,289.06)	79.42%	(\$37,710.71)	(\$298,669.09)	(\$254,842.00)	85.20%
EXPENDITURES								
Salaries	\$2,260,119.58	\$10,745,671.00	\$8,485,551.42	78.97%	\$2,373,759.74	\$10,675,777.25	\$10,298,901.00	76.95%
Benefits	\$772,632.77	\$3,322,916.00	\$2,550,283.23	76.75%	\$648,883.83	\$3,051,576.21	\$3,061,275.00	78.80%
TOTAL SALARIES/BENEFITS	\$3,032,752.35	\$14,068,587.00	\$11,035,834.65	78.44%	\$3,022,643.57	\$13,727,353.46	\$13,360,176.00	77.38%
Travel and training	\$18,265.94	\$116,220.00	\$97,954.06	84.28%	\$21,668.10	\$53,031.99	\$116,220.00	81.36%
Vehicle allowance, maintenance and repairs	\$39,910.92	\$162,440.00	\$122,529.08	75.43%	\$37,694.41	\$217,091.27	\$145,929.00	74.17%
Utilities and Fuel	\$46,655.61	\$249,100.00	\$202,444.39	81.27%	\$52,047.17	\$185,037.43	\$264,989.00	80.36%
Materials and supplies	\$9,691.26	\$119,200.00	\$109,508.74	91.87%	\$21,441.25	\$67,125.38	\$80,600.00	73.40%
Maintenance and repairs	\$48,365.81	\$135,709.00	\$87,343.19	64.36%	\$42,597.18	\$154,733.90	\$110,771.00	61.54%
Financial expenses	\$699.53	\$2,500.00	\$1,800.47	72.02%	\$296.49	\$4,922.79	\$2,500.00	88.14%
Purchased and contracted services	\$259.96	\$18,200.00	\$17,940.04	98.57%	\$128.87	\$18,381.17	\$18,400.00	99.30%
Transfer to own funds		\$306,030.00	\$306,030.00	100.00%		\$345,327.19	\$303,000.00	100.00%
Capital expense	\$11,068.93	\$60,566.00	\$49,497.07	81.72%	3936.36	\$38,728.60	\$60,566.00	93.50%
TOTAL OTHER EXPENSES	\$174,917.96	\$1,169,965.00	\$995,047.04	85.05%	\$179,809.83	\$1,084,379.72	\$1,102,975.00	83.70%
	\$3,207,670.31	\$15,238,552.00	\$12,030,881.69	78.95%	\$3,202,453.40	\$14,811,733.18	\$14,463,151.00	77.86%
NET (REVENUE)/EXPENDITURE	\$3,155,521.37	\$14,985,114.00	\$11,829,592.63	78.94%	\$3,164,742.69	\$14,513,064.09	\$14,208,309.00	77.73%

Public Works & Engineering - First Quarter Ended March 31, 2021

	YTD	Budget	Variance	Percentage	2020	2020	Budget	Percentage
				Budget-Rem				Budget-Rem
FISCAL YEAR REMAINING% :	Actual	2021		75%	Actual To:	Actual	2020	YTD 2020
					March	Year End		
REVENUE								
Fees and user charges	(\$742,694.49)	(\$3,443,387.00)	(\$2,700,692.51)	78.43%	(\$515,627.41)	(\$3,689,182.35)	(\$3,455,659.00)	85.08%
Government grants	\$9,931.18	(\$698,769.00)	(\$708,700.18)	101.42%	(\$9,241.31)	(\$736,743.26)	(\$664,013.00)	98.61%
Contribution from own funds		(\$5,000.00)	(\$5,000.00)	100.00%		(\$4,222.71)	(\$5,000.00)	100.00%
Other income	(\$34,784.04)	(\$75,000.00)	(\$40,215.96)	53.62%	(\$14,892.07)	(\$104,481.45)	(\$75,000.00)	80.14%
	(\$767,547.35)	(\$4,222,156.00)	(\$3,454,608.65)	81.82%	(\$539,760.79)	(\$4,534,629.77)	(\$4,199,672.00)	87.15%
EXPENDITURES								
Salaries	\$3,822,133.23	\$18,655,428.00	\$14,833,294.77	79.51%	\$4,071,963.97	\$17,759,667.66	\$18,508,964.00	78.00%
Benefits	\$1,094,073.05	\$5,200,177.00	\$4,106,103.95	78.96%	\$1,037,734.85	\$4,540,143.92	\$5,116,965.00	79.72%
TOTAL SALARIES/BENEFITS	\$4,916,206.28	\$23,855,605.00	\$18,939,398.72	79.39%	\$5,109,698.82	\$22,299,811.58	\$23,625,929.00	78.37%
Travel and training	\$5,742.84	\$117,846.00	\$112,103.16	95.13%	\$16,806.71	\$64,294.08	\$85,926.00	80.44%
Vehicle allowance, maintenance and repairs	\$969,601.77	\$1,967,120.00	\$997,518.23	50.71%	\$1,038,057.38	\$3,633,375.20	\$2,632,188.00	60.56%
Utilities and Fuel	\$1,227,995.89	\$7,089,400.00	\$5,861,404.11	82.68%	\$1,752,390.29	\$5,990,215.50	\$6,987,530.00	74.92%
Materials and supplies	\$694,135.97	\$3,663,105.00	\$2,968,969.03	81.05%	\$1,120,106.42	\$4,227,547.86	\$3,658,299.00	69.38%
Maintenance and repairs	\$37,122.79	\$201,940.00	\$164,817.21	81.62%	\$47,256.90	\$209,784.66	\$199,140.00	76.27%
Taxes and licenses	\$7,882.35	\$97,455.00	\$89,572.65	91.91%	\$8,004.08	\$84,189.74	\$124,715.00	93.58%
Financial expenses	\$1,368.22	\$5,518.00	\$4,149.78	75.20%	\$653.48	\$14,436.75	\$5,518.00	88.16%
Purchased and contracted services	\$1,268,102.27	\$7,247,102.00	\$5,978,999.73	82.50%	\$1,188,245.00	\$7,024,035.09	\$7,050,675.00	83.15%
Transfer to own funds		\$4,055,452.00	\$4,055,452.00	100.00%		\$4,924,636.93	\$3,732,846.00	100.00%
Capital expense	\$22,467.13	\$97,018.00	\$74,550.87	76.84%	\$2,438.88	\$47,043.06	\$94,618.00	97.42%
Less: recoverable costs	(\$51,113.50)	(\$220,130.00)	(\$169,016.50)	76.78%	(\$57,851.61)	(\$467,120.24)	(\$220,130.00)	73.72%
TOTAL OTHER EXPENSES	\$4,183,305.73	\$24,321,826.00	\$20,138,520.27	82.80%	\$5,116,107.53	\$25,752,438.63	\$24,351,325.00	78.99%
	\$9,099,512.01	\$48,177,431.00	\$39,077,918.99	81.11%	\$10,225,806.35	\$48,052,250.21	\$47,977,254.00	78.69%
NET (REVENUE)/EXPENDITURE	\$8,331,964.66	\$43,955,275.00	\$35,623,310.34	81.04%	\$9,686,045.56	\$43,517,620.44	\$43,777,582.00	77.87%
Public Works	6,154,983.19	30,098,862.00	23,943,878.81	79.55%				
Engineering	2,176,981.47	13,856,413.00	11,679,431.53	84.29%				
	8,331,964.66	43,955,275.00	35,623,310.34					

Public Works - First Quarter Ended March 31, 2021

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2020	2020	Budget	Percentage
	Actual	2021		Budget-Rem	Actual To:	Actual	2020	Budget-Rem
				75%	March	Year End	2020	YTD 2020
REVENUE								
Fees and user charges	(\$506,236.05)	(\$2,226,181.00)	(\$1,719,944.95)	77.26%	(\$406,816.64)	(\$2,547,800.56)	(\$2,249,886.00)	81.92%
Government grants	\$9,931.18	(\$668,769.00)	(\$678,700.18)	101.48%	(\$9,241.31)	(\$659,906.26)	(\$634,013.00)	98.54%
Contribution from own funds		(\$5,000.00)	(\$5,000.00)	100.00%		(\$4,222.71)	(\$5,000.00)	100.00%
Other income	(\$34,784.04)	(\$75,000.00)	(\$40,215.96)	53.62%	(\$14,830.84)	(\$104,420.22)	(\$75,000.00)	80.23%
	(\$531,088.91)	(\$2,974,950.00)	(\$2,443,861.09)	82.15%	(\$430,888.79)	(\$3,316,349.75)	(\$2,963,899.00)	85.46%
EXPENDITURES								
Salaries	\$3,226,749.66	\$15,555,454.00	\$12,328,704.34	79.26%	\$3,447,488.28	\$14,815,293.73	\$15,437,391.00	77.67%
Benefits	\$927,002.63	\$4,430,910.00	\$3,503,907.37	79.08%	\$862,327.57	\$3,863,082.39	\$4,374,324.00	80.29%
TOTAL SALARIES/BENEFITS	\$4,153,752.29	\$19,986,364.00	\$15,832,611.71	79.22%	\$4,309,815.85	\$18,678,376.12	\$19,811,715.00	78.25%
Travel and training	\$5,236.68	\$88,990.00	\$83,753.32	94.12%	\$9,889.73	\$57,334.59	\$58,070.00	82.97%
Vehicle allowance, maintenance and repairs	\$969,457.43	\$1,937,520.00	\$968,062.57	49.96%	\$1,032,275.53	\$3,610,354.54	\$2,605,677.00	60.38%
Utilities and Fuel	\$358,552.44	\$1,626,188.00	\$1,267,635.56	77.95%	\$513,803.20	\$1,466,581.32	\$1,626,188.00	68.40%
Materials and supplies	\$649,392.05	\$3,437,858.00	\$2,788,465.95	81.11%	\$1,075,763.73	\$4,069,945.34	\$3,428,283.00	68.62%
Taxes and licenses	\$7,882.35	\$97,455.00	\$89,572.65	91.91%	\$8,004.08	\$84,189.74	\$124,715.00	93.58%
Financial expenses	\$1,667.71	\$5,000.00	\$3,332.29	66.65%	\$519.43	\$13,958.83	\$5,000.00	89.61%
Purchased and contracted services	\$571,357.87	\$3,422,794.00	\$2,851,436.13	83.31%	\$516,076.22	\$3,324,693.90	\$3,348,217.00	84.59%
Transfer to own funds		\$2,645,173.00	\$2,645,173.00	100.00%		\$2,842,017.99	\$2,307,149.00	100.00%
Capital expense	\$19,886.78	\$46,600.00	\$26,713.22	57.32%	431.46	35800.71	\$46,600.00	99.07%
Less: recoverable costs	(\$51,113.50)	(\$220,130.00)	(\$169,016.50)	76.78%	(\$57,851.61)	(\$467,120.24)	(\$220,130.00)	73.72%
TOTAL OTHER EXPENSES	\$2,532,319.81	\$13,087,448.00	\$10,555,128.19	80.65%	\$3,098,911.77	\$15,037,756.72	\$13,329,769.00	76.75%
	\$6,686,072.10	\$33,073,812.00	\$26,387,739.90	79.78%	\$7,408,727.62	\$33,716,132.84	\$33,141,484.00	77.65%
NET (REVENUE)/EXPENDITURE	\$6,154,983.19	\$30,098,862.00	\$23,943,878.81	79.55%	\$6,977,838.83	\$30,399,783.09	\$30,177,585.00	76.88%

Operations

Winter Control: Roadways and Sidewalks	2,960,306.08	7,207,612.00	4,247,305.92	58.93%
Sanitary Sewers	132,868.92	2,007,040.00	1,874,171.08	93.38%
Storm Sewers	6,545.51	618,984.00	612,438.49	98.94%
Roadways and Sidewalks	(13,903.13)	3,642,993.00	3,656,896.13	100.38%
Supervision and Overhead	658,756.15	3,166,933.00	2,508,176.85	79.20%
Traffic & Communications	342,873.37	1,693,599.00	1,350,725.63	79.75%
Carpentry	178,835.81	747,403.00	568,567.19	76.07%
Administration	372,717.32	1,672,085.00	1,299,367.68	77.71%
Buildings & Equipment	435,169.50	2,210,177.00	1,775,007.50	80.31%
Waste Management	438,829.13	3,697,513.00	3,258,683.87	88.13%
Parks	641,984.53	3,434,523.00	2,792,538.47	81.31%
	6,154,983.19	30,098,862.00	23,943,878.81	

Engineering - First Quarter Ended March 31, 2021

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2020	2020	Budget	Percentage
	Actual	2021		Budget-Rem	Actual To: March	Actual Year End	2020	Budget-Rem YTD 2020
REVENUE								
Fees and user charges	(\$236,458.44)	(\$1,217,206.00)	(\$980,747.56)	80.57%	(\$108,810.77)	(\$1,141,381.79)	(\$1,205,773.00)	90.98%
Government grants		(\$30,000.00)	(\$30,000.00)	100.00%		(\$76,837.00)	(\$30,000.00)	100.00%
Other income			\$0.00	0.00%	(\$61.23)	(\$61.23)		0.00%
	(\$236,458.44)	(\$1,247,206.00)	(\$1,010,747.56)	81.04%	(\$108,872.00)	(\$1,218,280.02)	(\$1,235,773.00)	91.19%
EXPENDITURES								
Salaries	\$595,383.57	\$3,099,974.00	\$2,504,590.43	80.79%	\$624,475.69	\$2,944,373.93	\$3,071,573.00	79.67%
Benefits	\$167,070.42	\$769,267.00	\$602,196.58	78.28%	\$175,407.28	\$677,061.53	\$742,641.00	76.38%
TOTAL SALARIES/BENEFITS	\$762,453.99	\$3,869,241.00	\$3,106,787.01	80.29%	\$799,882.97	\$3,621,435.46	\$3,814,214.00	79.03%
Travel and training	\$506.16	\$28,856.00	\$28,349.84	98.25%	\$6,916.98	\$6,959.49	\$27,856.00	75.17%
Vehicle allowance, maintenance and repairs	\$144.34	\$29,600.00	\$29,455.66	99.51%	\$5,781.85	\$23,020.66	\$26,511.00	78.19%
Utilities and Fuel	\$869,443.45	\$5,463,212.00	\$4,593,768.55	84.09%	\$1,238,587.09	\$4,523,634.18	\$5,361,342.00	76.90%
Materials and supplies	\$44,743.92	\$225,247.00	\$180,503.08	80.14%	\$44,342.69	\$157,602.52	\$230,016.00	80.72%
Maintenance and repairs	\$37,122.79	\$201,940.00	\$164,817.21	81.62%	\$47,256.90	\$209,784.66	\$199,140.00	76.27%
Financial expenses	(\$299.49)	\$518.00	\$817.49	157.82%	\$134.05	\$477.92	\$518.00	74.12%
Purchased and contracted services	\$696,744.40	\$3,824,308.00	\$3,127,563.60	81.78%	\$672,168.78	\$3,699,341.19	\$3,702,458.00	81.85%
Transfer to own funds		\$1,410,279.00	\$1,410,279.00	100.00%		\$2,082,618.94	\$1,425,697.00	100.00%
Capital expense	\$2,580.35	\$50,418.00	\$47,837.65	94.88%	\$2,007.42	\$11,242.35	\$48,018.00	95.82%
TOTAL OTHER EXPENSES	\$1,650,985.92	\$11,234,378.00	\$9,583,392.08	85.30%	\$2,017,195.76	\$10,714,681.91	\$11,021,556.00	81.70%
	\$2,413,439.91	\$15,103,619.00	\$12,690,179.09	84.02%	\$2,817,078.73	\$14,336,117.37	\$14,835,770.00	81.01%
NET (REVENUE)/EXPENDITURE	\$2,176,981.47	\$13,856,413.00	\$11,679,431.53	84.29%	\$2,708,206.73	\$13,117,837.35	\$13,599,997.00	80.09%

Community Development & Enterprise Services - First Quarter Ended March 31, 2021

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2020	2020	Budget	Percentage
	Actual	2021		Budget-Rem	Actual To:	Actual	2020	Budget-Rem
				75%	March	Year End		YTD 2020
REVENUE								
Fees and user charges	(\$1,347,526.81)	(\$6,841,922.00)	(\$5,494,395.19)	80.30%	(\$1,867,279.39)	(\$5,558,292.41)	(\$8,412,655.00)	77.80%
Government grants	(\$1,715,260.64)	(\$2,018,792.00)	(\$303,531.36)	15.04%	(\$175,127.02)	(\$3,364,398.21)	(\$2,058,376.00)	91.49%
Contribution from own funds		(\$278,715.00)	(\$278,715.00)	100.00%		(\$248,505.73)	(\$100,000.00)	100.00%
Other income	(\$47,227.57)	(\$111,920.00)	(\$64,692.43)	57.80%	\$5,348.38	(\$187,323.24)	(\$242,100.00)	102.21%
	(\$3,110,015.02)	(\$9,251,349.00)	(\$6,141,333.98)	66.38%	(\$2,037,058.03)	(\$9,358,519.59)	(\$10,813,131.00)	81.16%
EXPENDITURES								
Salaries	\$2,546,221.70	\$13,867,870.00	\$11,321,648.30	81.64%	\$3,017,792.30	\$12,465,988.93	\$13,899,699.00	78.29%
Benefits	\$714,490.09	\$3,476,393.00	\$2,761,902.91	79.45%	\$759,040.89	\$3,115,541.93	\$3,394,225.00	77.64%
TOTAL SALARIES/BENEFITS	\$3,260,711.79	\$17,344,263.00	\$14,083,551.21	81.20%	\$3,776,833.19	\$15,581,530.86	\$17,293,924.00	78.16%
Travel and training	\$1,911.93	\$143,717.00	\$141,805.07	98.67%	\$12,313.30	\$44,099.82	\$166,722.00	92.61%
Vehicle allowance, maintenance and repairs	\$312,248.46	\$987,560.00	\$675,311.54	68.38%	\$235,276.01	\$993,770.46	\$963,069.00	75.57%
Utilities and Fuel	\$558,897.98	\$3,093,438.00	\$2,534,540.02	81.93%	\$794,529.55	\$2,525,688.67	\$3,104,934.00	74.41%
Materials and supplies	\$156,266.91	\$900,940.00	\$744,673.09	82.66%	\$179,985.50	\$596,887.43	\$935,363.00	80.76%
Maintenance and repairs	\$258,992.97	\$1,229,787.00	\$970,794.03	78.94%	\$294,055.47	\$965,266.63	\$1,221,630.00	75.93%
Program expenses		\$102,470.00	\$102,470.00	100.00%	\$33,529.16	\$115,897.50	\$170,625.00	80.35%
Goods for resale	\$7,576.39	\$469,960.00	\$462,383.61	98.39%	\$139,752.70	\$242,182.60	\$557,222.00	74.92%
Rents and leases		\$82,255.00	\$82,255.00	100.00%	1841.64	\$1,841.64	\$81,350.00	97.74%
Taxes and licenses	21200.13	\$182,250.00	\$161,049.87	88.37%		\$163,687.98	\$172,400.00	100.00%
Financial expenses	\$13,684.93	\$112,515.00	\$98,830.07	87.84%	\$35,606.26	\$68,473.30	\$91,960.00	61.28%
Purchased and contracted services	\$200,499.59	\$1,706,320.00	\$1,505,820.41	88.25%	\$213,260.90	\$1,114,131.68	\$1,583,942.00	86.54%
Grants to others	\$135,136.42	\$66,500.00	(\$68,636.42)	(103.21%)	\$110,932.65	\$154,039.44	\$16,500.00	(572.32%)
Transfer to own funds		\$218,040.00	\$218,040.00	100.00%		\$1,442,759.93	\$224,510.00	100.00%
Capital expense	\$45,012.84	\$58,617.00	\$13,604.16	23.21%	\$26,188.39	\$65,842.78	\$59,105.00	55.69%
TOTAL OTHER EXPENSES	\$1,711,428.55	\$9,354,369.00	\$7,642,940.45	81.70%	\$2,077,271.53	\$8,494,569.86	\$9,349,332.00	77.78%
	\$4,972,140.34	\$26,698,632.00	\$21,726,491.66	81.38%	\$5,854,104.72	\$24,076,100.72	\$26,643,256.00	78.03%
NET (REVENUE)/EXPENDITURE	\$1,862,125.32	\$17,447,283.00	\$15,585,157.68	89.33%	\$3,817,046.69	\$14,717,581.13	\$15,830,125.00	75.89%
Planning	295,154.09	1,024,281.00	729,126.91	71.18%				
LIP	(28,077.11)	0.00	28,077.11	.00%				
Humane Society	149,883.64	600,122.00	450,238.36	75.02%				
Recreation & Culture	169,247.66	1,622,971.00	1,453,723.34	89.57%				
Community Centres								
John Rhodes Community Centre	218,208.25	1,718,765.00	1,500,556.75	87.30%				
McMeeken Centre	60,760.79	192,735.00	131,974.21	68.47%				
Northern Community Centre	(9,911.42)	44,580.00	54,491.42	122.23%				
Outdoor Pools/Misc Concessions	19,624.66	165,803.00	146,178.34	88.16%				
Administration	148,653.37	793,250.00	644,596.63	81.26%				
GFL Memorial Gardens	192,673.32	922,968.00	730,294.68	79.12%				
Locks	58.14	28,263.00	28,204.86	99.79%				
Cemetery	(105,986.15)	53,874.00	159,860.15	296.73%				
Transit	338,477.52	7,279,960.00	6,941,482.48	95.35%				
School Guards	78,301.52	294,233.00	215,931.48	73.39%				
Tourism and Community Development	(19,577.51)	947,072.00	966,649.51	102.07%				
Economic Development	177,936.24	711,750.00	533,813.76	75.00%				
Parking	8,996.97	209,523.00	200,526.03	95.71%				
Administration	167,701.34	837,133.00	669,431.66	79.97%				
	1,862,125.32	17,447,283.00	15,585,157.68					

Levy Boards - First Quarter Ended March 31, 2021

	YTD	Budget	Variance	Percentage	2020 Actual To:	2020 Actual	Budget	Percentage
				Budget-Rem				Budget-Rem
<i>FISCAL YEAR REMAINING% :</i>	Actual	2021		75%	March	Year End	2020	YTD 2020
REVENUE								
EXPENDITURES								
Grants to others	\$5,410,161.00	\$21,653,329.00	\$16,243,168.00	75.01%	\$5,329,804.50	\$21,157,677.65	\$21,319,218.00	75.00%
TOTAL OTHER EXPENSES	\$5,410,161.00	\$21,653,329.00	\$16,243,168.00	75.01%	\$5,329,804.50	\$21,157,677.65	\$21,319,218.00	75.00%
	\$5,410,161.00	\$21,653,329.00	\$16,243,168.00	75.01%	\$5,329,804.50	\$21,157,677.65	\$21,319,218.00	75.00%
NET (REVENUE)/EXPENDITURE	\$5,410,161.00	\$21,653,329.00	\$16,243,168.00	75.01%	\$5,329,804.50	\$21,157,677.65	\$21,319,218.00	75.00%

Outside Agencies (Main) - First Quarter Ended March 31, 2021

	YTD	Budget	Variance	Percentage	2020 Actual To:	2020 Actual	Budget	Percentage
				Budget-Rem				Budget-Rem
<i>FISCAL YEAR REMAINING% :</i>	Actual	2021		75%	March	Year End	2020	YTD 2020
REVENUE								
Government grants	(\$14,763.98)	(\$200,000.00)	(\$185,236.02)	92.62%	\$110,321.16	(\$140,624.86)	(\$200,000.00)	155.16%
	(\$14,763.98)	(\$200,000.00)	(\$185,236.02)	92.62%	\$110,321.16	(\$140,624.86)	(\$200,000.00)	155.16%
EXPENDITURES								
Grants to others	\$940,857.98	\$4,007,382.00	\$3,066,524.02	76.52%	\$1,059,767.62	\$3,835,687.11	\$3,937,951.00	73.09%
Transfer to own funds		\$80,000.00	\$80,000.00	100.00%		\$80,000.00	\$80,000.00	100.00%
TOTAL OTHER EXPENSES	\$940,857.98	\$4,087,382.00	\$3,146,524.02	76.98%	\$1,059,767.62	\$3,915,687.11	\$4,017,951.00	73.62%
	\$940,857.98	\$4,087,382.00	\$3,146,524.02	76.98%	\$1,059,767.62	\$3,915,687.11	\$4,017,951.00	73.62%
NET (REVENUE)/EXPENDITURE	\$926,094.00	\$3,887,382.00	\$2,961,288.00	76.18%	\$1,170,088.78	\$3,775,062.25	\$3,817,951.00	69.35%

Outside Agencies (Other) - First Quarter Ended March 31, 2021

	YTD	Budget	Variance	Percentage	2020 Actual To:	2020 Actual	Budget	Percentage
				Budget-Rem				Budget-Rem
FISCAL YEAR REMAINING% :	Actual	2021		75%	March	Year End	2020	YTD 2020
REVENUE								
Fees and user charges	(\$55,610.28)	(\$130,000.00)	(\$74,389.72)	57.22%	(\$48,213.00)	(\$122,602.72)	(\$130,000.00)	62.91%
Contribution from own funds			\$0.00	0.00%		(\$84,878.82)	(\$90,000.00)	100.00%
	(\$55,610.28)	(\$130,000.00)	(\$74,389.72)	57.22%	(\$48,213.00)	(\$207,481.54)	(\$220,000.00)	78.09%
EXPENDITURES								
Materials and supplies		\$220,000.00	\$220,000.00	100.00%		\$207,481.55	\$220,000.00	100.00%
Grants to others		\$277,890.00	\$277,890.00	100.00%		\$277,890.00	\$277,890.00	100.00%
TOTAL OTHER EXPENSES	\$0.00	\$497,890.00	\$497,890.00	100.00%	\$0.00	\$485,371.55	\$497,890.00	100.00%
	\$0.00	\$497,890.00	\$497,890.00	100.00%	\$0.00	\$485,371.55	\$497,890.00	100.00%
NET (REVENUE)/EXPENDITURE	(\$55,610.28)	\$367,890.00	\$423,500.28	115.12%	(\$48,213.00)	\$277,890.01	\$277,890.00	117.35%

Economic Diversification Fund - First Quarter Ended March 31, 2021

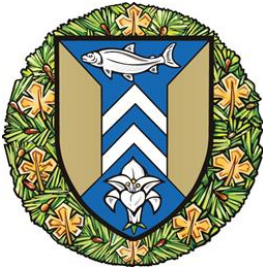
	YTD	Budget	Variance	Percentage	2020 Actual To:	2020 Actual	Budget	Percentage
				Budget-Rem				Budget-Rem
FISCAL YEAR REMAINING% :	Actual	2021		75%	March	Year End	2020	YTD 2020
REVENUE								
Contribution from own funds			\$0.00	0.00%		(\$206,616.72)		0.00%
	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	(\$206,616.72)	\$0.00	0.00%
EXPENDITURES								
Materials and supplies	\$22,100.76		(\$22,100.76)	0.00%	\$46,132.98	\$206,616.72		0.00%
Transfer to own funds		\$500,000.00	\$500,000.00	100.00%		\$500,000.00	\$500,000.00	100.00%
TOTAL OTHER EXPENSES	\$22,100.76	\$500,000.00	\$477,899.24	95.58%	\$46,132.98	\$706,616.72	\$500,000.00	90.77%
	\$22,100.76	\$500,000.00	\$477,899.24	95.58%	\$46,132.98	\$706,616.72	\$500,000.00	90.77%
NET (REVENUE)/EXPENDITURE	\$22,100.76	\$500,000.00	\$477,899.24	95.58%	\$46,132.98	\$500,000.00	\$500,000.00	90.77%

Corporate Financials - First Quarter Ended March 31, 2021

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2020	2020	Budget	Percentage
	Actual	2021		Budget-Rem	Actual To:	Actual	2020	Budget-Rem
				75%	March	Year End		YTD 2020
REVENUE								
Taxation	(\$59,720,678.00)	(\$125,248,213.00)	(\$65,527,535.00)	52.32%	(\$57,917,809.05)	(\$121,262,102.13)	(\$120,985,175.00)	52.13%
Payment in lieu of taxes	(\$790,602.92)	(\$4,480,756.00)	(\$3,690,153.08)	82.36%	(\$526,504.15)	(\$4,480,450.89)	(\$4,347,584.00)	87.89%
Fees and user charges	(\$3,151,687.81)	(\$14,116,044.00)	(\$10,964,356.19)	77.67%	(\$3,307,412.98)	(\$11,373,563.84)	(\$15,001,696.00)	77.95%
Government grants	(\$4,941,722.69)	(\$16,412,618.00)	(\$11,470,895.31)	69.89%	(\$4,472,948.69)	(\$20,064,751.03)	(\$15,960,400.00)	71.97%
Interest and Investment income	(\$133,730.07)	(\$4,320,000.00)	(\$4,186,269.93)	96.90%	(\$828,166.40)	(\$3,380,839.80)	(\$4,320,000.00)	80.83%
Contribution from own funds		(\$1,914,308.00)	(\$1,914,308.00)	100.00%		(\$1,301,161.23)		0.00%
Other income	(\$37,913.95)	(\$1,540,000.00)	(\$1,502,086.05)	97.54%	(\$97,836.23)	(\$1,206,629.60)	(\$2,530,000.00)	96.13%
Change in future employee benefits			\$0.00	0.00%		(\$1,067,679.86)		0.00%
	(\$68,776,335.44)	(\$168,031,939.00)	(\$99,255,603.56)	59.07%	(\$67,150,677.50)	(\$164,137,178.38)	(\$163,144,855.00)	58.84%
EXPENDITURES								
Salaries			\$0.00	0.00%	109.48	\$1,112,143.63		0.00%
Benefits	\$6,000.00	\$20,000.00	\$14,000.00	70.00%	\$8,000.00	\$16,000.00	\$20,000.00	60.00%
TOTAL SALARIES/BENEFITS	\$6,000.00	\$20,000.00	\$14,000.00	70.00%	\$8,109.48	\$1,128,143.63	\$20,000.00	59.45%
Materials and supplies	\$64,903.87	\$310,056.00	\$245,152.13	79.07%	\$5,599.33	\$231,411.54	\$308,427.00	98.18%
Program expenses		\$472,988.00	\$472,988.00	100.00%	190023.75	\$760,095.00	\$760,095.00	75.00%
Financial expenses	\$887,737.64	\$2,530,756.00	\$1,643,018.36	64.92%	\$1,226,950.46	\$3,914,541.53	\$2,479,330.00	50.51%
Purchased and contracted services	\$22,379.10	\$11,000.00	(\$11,379.10)	(103.45%)	\$4,556.00	\$26,886.39	\$11,000.00	58.58%
Grants to others		\$865.00	\$865.00	100.00%		\$863.72	\$865.00	100.00%
Transfer to own funds	\$25,463.38	\$12,917,364.00	\$12,891,900.62	99.80%	47153.66	\$11,287,608.11	\$12,509,849.00	99.62%
TOTAL OTHER EXPENSES	\$1,000,483.99	\$16,243,029.00	\$15,242,545.01	93.84%	\$1,474,283.20	\$16,221,406.29	\$16,069,566.00	90.83%
	\$1,006,483.99	\$16,263,029.00	\$15,256,545.01	93.81%	\$1,482,392.68	\$17,349,549.92	\$16,089,566.00	90.79%
NET (REVENUE)/EXPENDITURE	(\$67,769,851.45)	(\$151,768,910.00)	(\$83,999,058.55)	55.35%	(\$65,668,284.82)	(\$146,787,628.46)	(\$147,055,289.00)	55.34%

Capital Levy & Debenture Debt - First Quarter Ended March 31, 2021

	YTD	Budget	Variance	Percentage	2020 Actual To:	2020 Actual	Budget	Percentage
				Budget-Rem				Budget-Rem
<i>FISCAL YEAR REMAINING% :</i>	Actual	2021		75%	March	Year End	2020	YTD 2020
REVENUE								
Fees and user charges	(\$48,134.72)	(\$350,000.00)	(\$301,865.28)	86.25%	(\$101,441.80)	(\$222,520.42)	(\$350,000.00)	71.02%
	(\$48,134.72)	(\$350,000.00)	(\$301,865.28)	86.25%	(\$101,441.80)	(\$222,520.42)	(\$350,000.00)	71.02%
EXPENDITURES								
Long term debt	\$599,646.07	\$1,795,301.00	\$1,195,654.93	66.60%	\$1,089,530.07	\$2,831,536.14	\$2,875,685.00	62.11%
Transfer to own funds		\$6,243,514.00	\$6,243,514.00	100.00%		\$6,162,597.00	\$6,242,580.00	100.00%
TOTAL OTHER EXPENSES	\$599,646.07	\$8,038,815.00	\$7,439,168.93	92.54%	\$1,089,530.07	\$8,994,133.14	\$9,118,265.00	88.05%
	\$599,646.07	\$8,038,815.00	\$7,439,168.93	92.54%	\$1,089,530.07	\$8,994,133.14	\$9,118,265.00	88.05%
NET (REVENUE)/EXPENDITURE	\$551,511.35	\$7,688,815.00	\$7,137,303.65	92.83%	\$988,088.27	\$8,771,612.72	\$8,768,265.00	88.73%



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Shelley J Schell, CPA CA Chief Financial Officer &
Treasurer

DEPARTMENT: Corporate Services

RE: Finance Committee-2022 Budget Schedule

Purpose

The purpose of this report is to seek Council approval of the recommendation of the Finance Committee for the 2022 Budget Schedule.

Background

The Finance Committee met on April 21, 2021. The Budget Schedule (attached) was reviewed. The following recommendation is provided for Council approval.

Moved By: M. Bruni
Seconded By: A. Alkonsani

The Finance Committee has reviewed the timetable for the 2022 Operating and Capital Budgets and recommends approval to Council the deliberation schedule.

Analysis

Not applicable.

Financial Implications

There are no direct financial implications associated with the budget schedule.

Strategic Plan / Policy Impact

This is an operational matter not articulated in the Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the recommendation of the Finance Committee for the 2022 Operating and Capital schedule be approved.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Shelley Schell".

Shelley J. Schell, CPA, CA
Chief Financial Officer/Treasurer
705.759.5355
s.schell@cityssm.on.ca

THE CORPORATION OF THE CITY OF SAULT STE MARIE
2022 BUDGET SCHEDULE
OPERATING & CAPITAL BUDGET

	Completion Date	
● Capital budget evaluation matrix to Finance Committee for review/recommendation	June 9, 2021	
● Deadline for outside agency grant applications	September 1, 2021	Now with CD&ES. Finance to confirm timeline with CD&ES.
● Outside agency presentations	November 29, 2021	At discretion of Council. Direction to be confirmed in August.
● Preliminary Budget to Council - Operating & Capital User Fees approval	November 29, 2021	Regular Council meeting
● Budget deliberation	December 6 & 7, 2021	
Post Budget Approval		
● Tax Policy Analysis, Options and Tax Rates	March 2022	
● Capping Options (date is dependent upon release of Education Rates by Province)	April 2022	



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Shelley J Schell CPA, CA Chief Financial Officer and Treasurer

DEPARTMENT: Corporate Services

RE: 2021 Tax Policy and Rates

PURPOSE

The purpose of this report is to provide the tax rate options for 2021. Staff is seeking Council approval of the recommended option.

BACKGROUND

The Long Term Tax Policy approved by Council on November 21, 2016 sets out Council's objectives in setting the annual tax policy. The fundamental purpose of the tax policy is to assist in the achievement of municipal goals and objectives by controlling the distribution of taxes between property classes. The Long Term Tax Policy recognized that significant decreases in the industrial assessment since 2007 lead to inequitable tax ratios in that class. The tax policy will be updated and provided to Council for the next reassessment cycle.

The scheduled reassessment for 2020 was deferred by the Province in the March 2020 Economic and Fiscal Update to maintain stability in the context of the emerging pandemic. The Province announced as part of the 2021 budget to further postpone the property tax reassessment. The government will be seeking input from municipalities, taxpayers and interested stakeholders through the Property Assessment and Taxation Review. The review will look at the timing and valuation date for the next reassessment and the results will be communicated in fall 2021.

The Province announced in the 2020 Budget a new optional small business property subclass. Although an amendment to the Assessment Act has been passed, the regulation to implement the subclass has not been filed. Once the regulation is available, staff will assess the implications of the new subclass, including long term tax policy outcomes, and provide options to Council for their consideration.

Council approved the 2021 Operating Budget levy of \$123,069,775 on December 7, 2020.

ANALYSIS

In recommending a tax ratio option, staff looked at the general objectives for the 2021 tax rates based upon the Long Term Tax Policy guidelines:

- Residential class increase equal to or less than total levy increase (3.59%)
- Proactively balance tax distribution to provide for the tax ratios of the Industrial and Commercial classes to be less than previous year
- Manage inter-class assessment shifts where possible

Managing the tax objectives proactively for 2021 was problematic due to virtually zero percent assessment growth in 2020 resulting in very little new municipal revenue (Appendix A-Assessment Growth). Staff were unable to provide alternate ratios that would address keeping the residential class increase at or less than the levy increase. Proactive decreases to the Industrial and Commercial classes could not be achieved either without impacting the residential class to a greater extent. The objectives are in conflict with each other without assessment growth available so one objective cannot be maintained without impacting the other detrimentally.

Tax ratios must be set within the guidelines prescribed by the Province. The Municipal Act provides a range of tax policy tools to municipalities to alter the tax burdens both within and between tax classes. The tools provide the following options:

- Adopt the current tax ratios (starting ratios)
- Adopt revenue neutral ratios to mitigate the assessment related tax shifts between classes
 - Revenue neutral ratios are not available in 2021. The reassessment scheduled for 2021 was deferred by the Province thus the assessment base remains the same as 2020, as adjusted for appeals, new assessment etc.
- Establish a new ratio that is closer to or within the Range of Fairness (alternative ratios)

Summary of Tax Ratio Options:

Starting Ratios

The current tax ratios, or starting ratios, reflect a residential tax increase that is higher than the total levy increase. This is due to minimal assessment growth and the regulated levy restriction that limits the increase in the Commercial and Industrial classes. The levy restriction transfers the tax burden from the restricted classes to the other classes. The levy restriction will naturally decrease the tax ratio for the Commercial and Industrial classes, which aligns with the objective of decreasing the ratios over time.

This tax ratio scenario for 2021 tax rates is shown in Appendix B.

Revenue Neutral Ratios

This option is not available for the 2021 tax year.

Alternate Ratios

With no assessment growth, proactive movement of class ratios closer to the Range of Fairness could not be accomplished without impacting the other classes detrimentally. Further mitigation of the Industrial and/or Commercial classes could not occur without increasing the residential class, which is already in excess of the levy increase with starting ratios.

The above analysis does not include the effect of education taxes, which the City collects on behalf of the Province, or tax capping. Tax capping has in-class implications and does not affect the overall tax ratios of the classes. The tax capping recommendations and by-law appear elsewhere on the agenda.

Staff is recommending the Starting Ratio Scenario as it will minimize the impact to the residential class and still maintain a decrease in the tax ratios for the Industrial and Commercial classes

The dollar and percentage tax change for the median property (midpoint) for various property types are shown in Appendix B. Under the recommended Starting Ratio Scenario, 92.5% of the residential properties will increase less than \$17 per month, with an average change of \$9 per month for single family dwellings, for municipal taxes.

The financial impact to the community due to the COVID-19 pandemic has resulted in Council waiving all interest and penalties on tax payments until June 30, 2021. The final tax billing by-law 2021- sets the interest at 0% until June 30, 2021 and in effect allows a deferral of the tax installments.

FINANCIAL IMPLICATIONS

The setting of the 2021 tax rates does not affect the levy requirement for 2021. The only implication is the distribution of the levy amongst the tax classes.

Interest and penalties on past due installments at 0% will result in a negative variance to the 2021 operating budget revenue of \$ 1,215,000. It may result in an operating deficit for the 2021 fiscal year if the 2021 COVID-10 Recovery Funding from the Province is insufficient to cover the pandemic related costs.

STRATEGIC PLAN / POLICY IMPACT

This is an operational matter not articulated in the Strategic Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

2021 Tax Rates

2021 04 26

Page 4.

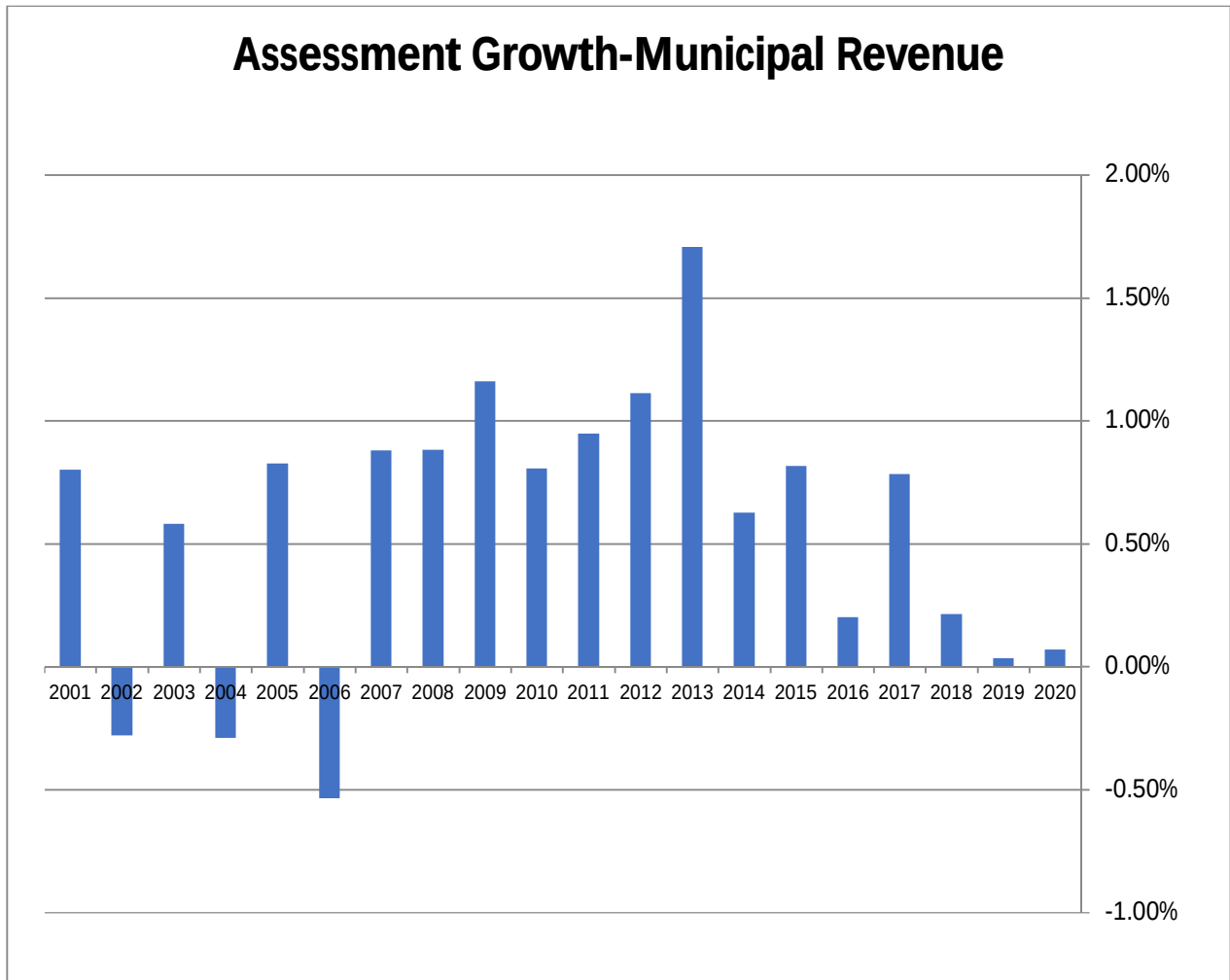
Resolved that the report of the Chief Financial Officer and Treasurer dated 2021 04 26 concerning 2021 Tax Rates be received. By-laws 2021-83, 2021-84 and 2021-75 appear elsewhere on the agenda and are recommended for approval.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Shelley Schell".

Shelley J. Schell, CPA, CA
Chief Financial Officer/Treasurer
705.759.5355
s.schell@cityssm.on.ca

2021 04 26



THE CORPORATION OF THE CITY OF SAULT STE. MARIE
2021 TAX RATE SCENARIOS

Appendix B

2021 Levy Increase	3.59%
Less: 2020 Assessment Growth	0.07%
Tax increase	3.52%

			Starting Ratios				
Class	2020 Tax Ratios	% of tax	Municipal	Chg from 2020 after growth	Tax Ratio	Change from 2020 ratio	% of tax
Taxable							
Residential	1.000000	63.8%	79,252,281	4.15%	1.000000	0.000	64.4%
New Multi-residential	1.082000	0.00%	102,869	4.14%	1.082000	0.000	0.1%
Multi-residential	1.082000	5.4%	6,668,716	4.14%	1.082000	0.000	5.4%
Com. Occupied	2.141965	17.0%	20,705,960	2.05%	2.100522	-0.041	16.8%
Com. Exc. Land	1.499376	0.1%	107,480	2.06%	1.470365	-0.029	0.1%
Comm. On-Farm Business	2.141965	0.00%	108	2.10%	2.100522	-0.041	0.0%
Shopping Occ.	2.273836	3.8%	4,397,293	2.05%	2.229840	-0.044	3.6%
Shopping Exc.	1.591685	0.0%	0	0.00%	1.560888	-0.031	0.0%
Office Occupied	2.977696	0.6%	690,514	2.05%	2.920087	-0.058	0.6%
Office Exc. Land	2.084387	0.0%	0	0.00%	2.044061	-0.040	0.0%
Parking/Vac. Land	1.583618	0.5%	614,447	2.05%	1.552976	-0.031	0.5%
Ind. Occupied	4.606811	2.3%	2,724,847	2.06%	4.517681	-0.089	2.2%
Ind. Exc. Land	2.994427	0.0%	35,354	2.06%	2.936493	-0.058	0.0%
Ind. Vac. Land	2.994427	0.2%	242,216	2.05%	2.936493	-0.058	0.2%
Ind. On-Farm Business	4.606811	0.00%	2,302	2.10%	4.517681	-0.089	0.0%
Large Ind. Occ.	8.181817	5.5%	6,645,557	2.05%	8.023525	-0.158	5.4%
Large Ind. Exc.	5.318181	0.1%	105,488	2.05%	5.215291	-0.103	0.1%
Landfills	1.884024	0.0%	0	0.00%	1.884024	0.000	0.0%
Pipelines	2.093910	0.6%	757,669	4.20%	2.093910	0.000	0.6%
Farm	0.250000	0.0%	7,595	4.19%	0.250000	0.000	0.0%
Managed Forests	0.250000	0.0%	9,080	4.19%	0.250000	0.000	0.0%
Total Taxable			123,069,775	3.52%			

<u>Median/Typical Property</u>	<u>2021 CVA</u>	<u>% CVA change *</u>	<u>\$ Tax Change</u>	<u>% Tax Change</u>
Single Family Dwelling	188,000	0.00%	\$107.34	4.14%
Apartment Building	1,337,000	0.00%	\$826.05	4.14%
Small Office Building	285,000	0.00%	\$169.15	2.05%
Small Retail Commercial Property	193,000	0.00%	\$114.54	2.05%
Standard Industrial Property	579,000	0.00%	\$739.05	2.05%

*Reassessment scheduled for 2021 was postponed by Province and along with impact of insignificant growth results in 0% CVA change year over year

The median or typical property in each group represents a property with an assessed value at or near the midpoint or median for the group and a per cent change in assessment for the year at or near the median for the group.

Excludes Capping



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Shelley J Schell, CPA CA Chief Financial Officer &
Treasurer

DEPARTMENT: Corporate Services

RE: 2021 Property Tax Capping Options

PURPOSE

Municipalities in Ontario are required to pass a by-law annually to adopt optional tools for the purposes of administering limits for the non-residential tax classes. The purpose of this report is to seek Council approval of the by-law.

BACKGROUND

In 1998, the Province of Ontario introduced the Tax Capping program to protect commercial, industrial and multi-residential properties from significant property tax increases. This program limits or “caps” tax increases at 5% due to changes in property value.

Capping limits landowners from paying the full amount of taxes based on the assessed value of the property. When properties experience a decline in property value, which would normally lead to a decrease in property tax, the capping program “claws back” from them to fund the revenue shortfall resulting from the capping limit placed on property experiencing an increase in value. In other words, decreasing property owners fund the increasing properties’ cap on their tax increase. If there is not enough room in the properties being clawed back to finance the capped properties then a shortfall occurs which is funded by general revenue, reserves or all other classes.

The caps established are not intended to be permanent. The ultimate goal is eventually to have all properties at their Current Value Assessment (CVA), which under the current property tax system is the fairest measure. The Province has added additional tools to assist municipalities reaching the objective of CVA and thus exiting from capping permanently. Generally, this will involve shifting the tax burden among properties within the affected property class.

ANALYSIS

In setting the objectives and tax capping options it should be recognized that properties with assessment increases will also have protection from large assessment changes by the four-year phase-in, as well as by capping. For 2021, reassessment has been deferred by the Province so there will be no phase-in impact. It should also be noted that tax ratios are systematically decreasing the tax burden in the industrial and commercial sector due to levy restriction.

Staff's objectives in establishing the capping options were:

- To utilize tools that will assist in reaching the goal of CVA tax and thus exit capping in the non-residential property classes in the future (ie. A greater percentage of properties will reach CVA)
- To find an acceptable balance to allow decreasing properties to realize their tax decrease while not transferring excessive burden in one year to increasing properties
- Mitigate shortfalls in financing capped properties from the claw back properties

Currently Sault Ste. Marie's Industrial and Commercial are subject to capping. The Multi-residential class will permanently exit capping in 2021, meaning that all properties are now at CVA. The following options may be used singularly or in combination with other options:

- The amount of the annual cap can be set to a maximum of 10% of last year's capped taxes
- A minimum cap of 5% of the prior year CVA tax can be implemented
- Properties that would receive a cap credit of \$500 or less can be moved directly to CVA tax
- Properties that would be subject to a claw back of \$500 or less can be moved directly to CVA tax
- Exempt properties from the capping calculation where the previous year's capped taxes for the property equal to the uncapped taxes for that year
- Exempt properties from the capping calculation where the previous years capped taxes were less than the previous year's CVA taxes, and the current year's capped taxes would otherwise be greater than the current year's CVA taxes or vice-versa.

The available options were reviewed for each of the classes and compared to the status quo (options used in 2020). Staff is recommending that the maximum use of capping tools be utilized for the Commercial Class. This will provide many more properties to retain their decreases as well as decrease the amount of properties subject to capping in half. Staff is recommending that the Industrial Class maintain the minimum cap of 5% but increase the CVA tax threshold to \$500. The impact does not significantly change the clawback and decrease retained but it does reduce the number of properties subject to capping by 22%. Properties not subject to capping are taxed at CVA.

FINANCIAL IMPLICATIONS

The setting of the property tax capping options does not affect the levy requirement for 2021.

STRATEGIC PLAN / POLICY IMPACT

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

RECOMMENDATION

It is therefore recommended that Council take the following action:

The relevant By-law 2021-82 appears elsewhere on the agenda and is recommended for approval.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Shelley Schell".

Shelley J. Schell, CPA, CA
Chief Financial Officer/Treasurer
705.759.5355
s.schell@cityssm.on.ca

THE CORPORATION OF THE CITY OF SAULT STE MARIE
TAX CAPPING OPTION - 2021

APPENDIX A

	Commercial	Industrial
Annualized Tax Limit	10%	5%
Prior Year CVA Tax Limit	10%	5%
CVA Tax Threshold - Increases	\$ 500	\$ 500
CVA Tax Threshold - Decreasers	\$ 500	\$ 500
Exclude Properties Previously at CVA Tax	Yes	Yes
Exclude Properties that Move from Capped to Clawed Back	Yes	Yes
Exclude Properties that Move from Clawed Back to Capped	Yes	Yes
Exclude Reassessment Increase	N/A	N/A
Clawback (%Claw)	49.9%	67.5%
Decrease Retained (%Decr)	50.1%	32.5%
Cost of Capping	\$ (86,228)	\$ (574,691)
Clawback Amount	\$ 86,228	\$ 574,691
Net Class Impact	\$ -	\$ -
Capped/Protected by CVA Tax Limit	32	62
Tax Above CVA Tax due to Clawback	45	10
Total Subject to Capping	77	72
Total Properties in Class	1,323	136



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council
AUTHOR: Karen Marlow, Manager of Purchasing
DEPARTMENT: Corporate Services
RE: **Tender for Ready-Mix Concrete**

Purpose

Attached hereto for your information and consideration is a summary of the tenders received for the supply of Ready-Mix Concrete required during the 2021 Construction Season. Staff is seeking Council approval of the tender recommendation.

Background

The tender was publicly advertised and tender documents forwarded to all firms on the bidders list. Tenders closed on April 13, 2021 at 12:00 noon local time.

Analysis

The tenders received have been thoroughly evaluated and reviewed with the Superintendent of Public Works, and the Director of Public Works; and the low tendered prices, meeting specifications, have been identified on the attached summary.

Financial Implications

A maximum limit of \$182,000 has been established for the purchase of Ready-Mix Concrete under this tender. Funding for the purchase of this material as required will be drawn from various Public Works Street Maintenance Accounts as set in 2021 budget.

Bid Pricing for this commodity has increased approximately 29% from the 2020 pricing rates. While there is sufficient budget to support this increase in 2021, Public Works is anticipating an increase will be required in its 2022 budget funding request to support its material requirements at these increased rates.

Strategic Plan / Policy Impact

This is an operational matter not articulated in the Corporate Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

Tender for Ready-Mix Concrete

April 25, 2021

Page 2.

Resolved that the report of the Manager of Purchasing dated 2021 04 26 be received, and the recommendation that the tender submitted by Lafarge for the supply of Ready Mix Concrete for the 2021 Construction Season commencing May 1, 2021 at the tendered pricing, HST extra, be approved.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'K Marlow', is positioned above the typed name.

Karen Marlow

Manager of Purchasing

705.759.5298

k.marlow@cityssm.on.ca

FINANCE DEPARTMENT
PURCHASING DIVISION
Operating Budget: \$182,000.00

RECEIVED: April 13, 2021
FILE: #2021PWE-PWT-16-T

SUMMARY OF TENDERS
READY-MIX CONCRETE

Firm Prices for 12-Month Period (HST extra) - May 1, 2021 to April 30, 2022

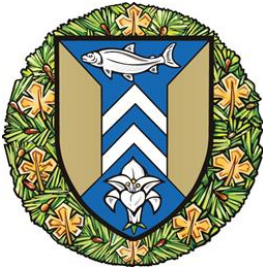
<u>Description</u>	<u>2020 QUANTITY</u>	<u>Caswell Concrete Sault Ste. Marie, ON</u>		<u>Fisher Wavy Inc. Sault Ste. Marie, ON</u>		<u>Lafarge Sault Ste. Marie, ON</u>	
		<u>Unit Price</u>	<u>Total Price</u>	<u>Unit Price</u>	<u>Total Price</u>	<u>Unit Price</u>	<u>Total Price</u>
32Mpa Ready-Mix Concrete (CSA 23.1) (w/Air)	542.25	\$315.00	\$ 170,808.75	\$319.00	\$ 172,977.75	\$304.50	\$165,115.13
Unshrinkable Fill (Cu. M.)	9.00	\$225.00	\$ 2,025.00	\$203.00	\$ 1,827.00	\$194.25	\$1,748.25
Additional Heating	8.00	\$60.00	\$ 480.00	\$49.50	\$ 396.00	\$38.00	\$304.00
Use of Truck with Conveyor	5.00	\$300.00	\$ 1,500.00	\$300.00	\$ 1,500.00	\$300.00	\$1,500.00
Loads - under 3 cubic metres	21.00	\$350.00	\$ 7,350.00	\$325.00	\$ 6,825.00	\$	-
Loads - under 2 cubic metres	8.00		\$ -		\$ -	\$210.00	\$1,680.00
Total:			\$182,163.75		\$183,525.75		\$170,347.38

Note: The low tendered prices, meeting specifications, are boxed above.

The above quantities represent a projection of anticipated usage based on actual ordering for the 2020 season (total cost of \$173,345.49 including the non-rebatable portion of the HST)

It is my recommendation that the low tendered prices submitted by Lafarge be accepted.

Karen Marlow
Manager of Purchasing



The Corporation of the
City of Sault Ste. Marie

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council
AUTHOR: Karen Marlow, Manager of Purchasing
DEPARTMENT: Corporate Services
RE: Tender for Asphalt

Purpose

Attached hereto for your information and consideration is a summary of the tenders received for the supply of Asphalt required during the 2021 Construction Season. Staff is seeking Council approval of the tender recommendation.

Background

The tender was publicly advertised and tender documents forwarded to all firms on the bidders list. Tenders closed on April 13, 2021 at 12:00 noon local time.

Analysis

The tenders received have been thoroughly evaluated and reviewed with the Superintendent of Public Works, and the Director of Public Works. The low tendered prices, meeting specifications, have been identified on the attached summary.

Financial Implications

A maximum limit of \$943,000 has been established for the purchase of Asphalt under this tender. Funding for the purchase of this material as required will be drawn from various Public Works Street Maintenance Accounts as set in 2021 budget.

Strategic Plan / Policy Impact

This is an operational matter not articulated in the Corporate Strategic Plan

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Purchasing dated 2021 04 26 be received, and the recommendation that the tender submitted by Trimount Construction for the supply of Asphalt for the 2021 Construction Season commencing May 1, 2021 at the tendered pricing, HST extra, be approved.

Tender for Asphalt
April 26, 2021
Page 2.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K Marlow', written in a cursive style.

Karen Marlow
Manager of Purchasing
705.759.5298
k.marlow@cityssm.on.ca

FINANCE DEPARTMENT
PURCHASING DIVISION
Operating Budget: \$943,000.00

RECEIVED: April 12, 2021
FILE: #2021PWE-PWT-17-T

SUMMARY OF TENDERS
ASPHALT

Firm Prices for 12-Month Period (HST extra) - May 1, 2021 to April 30, 2022

<u>Description</u>	<u>2020 QUANTITY</u>	<u>Avery Construction Ltd. Sault Ste. Marie, ON</u>		<u>Ellwood Robinson Inc. Sault Ste. Marie, ON</u>		<u>Trimount Construction Sault Ste. Marie, ON</u>	
		<u>Price per Tonne</u>		<u>Price per Tonne</u>		<u>Price per Tonne</u>	
HL2 Asphalt	497.42	\$120.00	\$59,690.40	\$129.00	\$64,167.18	\$121.85	\$60,610.63
HL3 Asphalt	3497.23	\$118.00	\$412,673.14	\$124.00	\$433,656.52	\$116.69	\$408,091.77
HL3A Asphalt	2769.7	\$118.00	\$326,824.60	\$126.00	\$348,982.20	\$118.62	\$328,541.81
HL4 Asphalt	442.96	\$116.00	\$51,383.36	\$121.00	\$53,598.16	\$113.56	\$50,302.54
HL8 Asphalt	51.59	\$114.00	\$5,881.26	\$119.00	\$6,139.21	\$111.48	\$5,751.25
			<u>\$856,452.76</u>		<u>\$906,543.27</u>		<u>\$853,298.00</u>

Note: The low tendered prices, meeting specifications, are boxed above.

The above quantities represent a projection of anticipated usage based on actual ordering for the 2020 season (total cost of \$868,316.05 including the non-rebatable portion of the HST)

It is my recommendation that the low tendered prices submitted by Trimount Construction Inc. be accepted.

Karen Marlow



The Corporation of the
City of Sault Ste. Marie

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council
AUTHOR: **Karen Marlow, Manager of Purchasing**
DEPARTMENT: Corporate Services
RE: **Tender for One (1) 10-Ton Rubber Tired Excavator**

Purpose

Attached hereto for your information and consideration is the summary of the tenders received for the supply and delivery of one (1) 10-Ton Rubber Tired Excavator required by Public Works & Engineering Services. Staff is seeking Council approval of the tender recommendation.

Background

The tender was publicly advertised and tender documents forwarded to all firms on the bidders list. The tender closed on March 29, 2021 at 12:00 noon local time.

Analysis

The tenders received have been thoroughly evaluated and reviewed by the Manager of Equipment & Building Maintenance – Public Works and the low tendered price, meeting specifications, has been indicated on the summary.

Financial Implications

The total purchase price for this equipment is \$173,290.16 including non-rebatable portion of HST.

The acquisition of this piece of equipment was cancelled in 2020. Funding in the amount of \$202,500.00 remains within Public Works 2020 Equipment Capital Budget deliberations.

The tendered amount can be accommodated from within this allocation.

Strategic Plan / Policy Impact

This is an operational matter not articulated in the Corporate Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Purchasing dated 2021 04 26 be received and the recommendation that the tender for the supply and delivery of

Tender for One (1) 10-Ton Rubber Tired Excavator

April 26, 2021

Page 2.

One (1) 10-Ton Rubber Tired Excavator as required by Public Works and Engineering Services be awarded to Construction Equipment Co. (Sault) Ltd. at their tendered price of \$173,290.16 including non-rebatable portion of HST, be approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "K Marlow".

Karen Marlow
Manager of Purchasing
705.759.5298
k.marlow@cityssm.on.ca

Public Works
Buildings and Equipment
2020 PWT Equipment Allocation: \$202,500.00

Received: March 29, 2021
File: 2021PWE-PWT-15-T

SUMMARY OF TENDERS
ONE (1) 10 TON RUBBER TIRED EXCAVATOR

<u>Firm</u>	<u>Make & Model</u>	<u>Delivery</u>	<u>Warranty</u>	<u>Total Tendered Price after Trade-In Allowance (HST extra)</u>	<u>Remarks</u>
Construction Equipment Co. (Sault) Inc. Sault Ste Marie, ON	2018 Wacker Neuson EW100	70 w/days	2 yr/2000 hrs	\$170,293.00	Meets Specifications
ReadyQuip Sales & Service Timmins, ON	2021 JCB 110WT 4T	120 w/days	2 yr/2000 hrs	\$222,769.32	Does not meet Specifications

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

The total cost to the City will be \$173,290.16 including the non-rebatable portion of the HST.

It is my recommendation that the tendered price which includes the Trade-In Allowance, submitted as Construction Equipment Co. (Sault) Inc. be accepted.

Karen Marlow
Manager of Purchasing



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council
AUTHOR: Karen Marlow, Manager of Purchasing
DEPARTMENT: Corporate Services
RE: Accessible Transit Wayfinding Pilot Project

Purpose

Attached hereto for your information is a summary of the Proposals received for Accessible Wayfinding Transit Service for a one (1) year pilot, as requested by Community Services.

Background

This Accessible Wayfinding pilot will provide improved service to Transit clients who are visually impaired, designed and deployed for bus stops between Dennis Street bus terminal and the Local CNIB office on North Street as well as service to both Sault College and Algoma University.

The proposal was publicly advertised, and notification of posting was issued to potential proponents. Proposal closed on March 24, 2021 at 4:00 p.m.

Analysis

Submission from one bidder was received prior to closing deadline:

 CNIB Frontier Accessibility

The proposal received has been evaluated and reviewed by Director of Community Services, Manager of Transit and Manager of Purchasing. It was consensus of the Committee to accept the proposal. The procurement is within Staff Approval Limits.

Financial Implications

The proposal, meeting specifications is at total consolidated implementation cost of \$5,887.00 for the intended pilot year; not including HST.

Source of funding from the operating budget.

The proposal amount can be accommodated from within this allocation.

Strategic Plan / Policy Impact

This pilot supports the focus area of the Community Strategic Plan under Community Development and Partnerships.

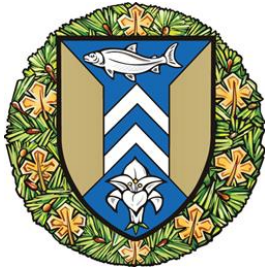
Recommendation

The relevant By-law 2021-81 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "K Marlow". The signature is fluid and cursive, with the first letter of the last name being a large, stylized 'M'.

Karen Marlow
Manager of Purchasing
705-759-5298
k.marlow@cityssm.on.ca



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: **Karen Marlow, Manager of Purchasing**

DEPARTMENT: Corporate Services

RE: **Professional Services – Assessment & Property
Taxation Support for Sault Ste. Marie**

Purpose

This report has been prepared for Council's information and consideration concerning the provision of additional professional services required for Assessment and Taxation support for the City of Sault Ste. Marie; as required by Corporate Services – Finance. Staff is seeking Council approval of the recommendation contained in this report.

Background

In 2017, a Request for Proposal was distributed to proponents for the provision of professional services associated with assessment and taxation. The award for provision of this work was made to the Municipal Taxation Advisory Group (MTAG). The RFP included a provision to allow additional similar services as outlined within the RFP on an "as-needed" basis.

Council approved the single sourcing for continued services 2019 and 2020 for \$145,000 including the non-rebatable portion of the HST. Actual hours required may be impacted by the number of Assessment Appeals received.

Analysis

Finance Staff have reviewed the results of the services provided to date, and determined an increase of \$10,312,224 in Assessments and a net of \$281,815 annually has been added to City tax revenues. Addition tax revenues are projected to continue.

Throughout the extended services in 2019 and 2020, finance has managed the variable service charges, to apply fixed Service Rate of \$5,700/month; as well as implementing Assessment Base Management training provided by MTAG to be completed in 2021 to undertake assessment cases internally.

Approval of a secondary single sourcing for ongoing work through 2021 is requested, following Procurement Policy Section 22(3)(a) Non-Competitive Method for standardization whereby the professional services to be provided are

a continuation of previous efforts and the use of the knowledge and expertise gained to date is required for effective performance of these services.

The original award was made through the competitive procurement process, and a new RFP will be initiated for provision of services in 2022 for a term to be determined within the competitive process.

Financial Implications

Based on the estimated hours required and fees submitted, Finance is seeking to establish an Upset Limit Purchase order for \$76,565.00, including the non-rebatable portion of the HST, for provision of these services in 2021. This request can be accommodated within the approved funding for the Assessment Appeals and Consulting Fees operating accounts of the Finance Department – Corporate Services.

Strategic Plan / Policy Impact

This is an operational matter not contemplated in the Corporate Strategic Plan.

Recommendation

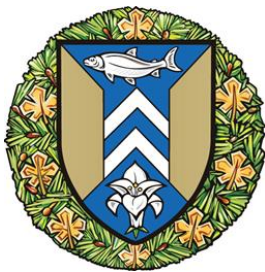
It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Purchasing dated 2021 04 26 be received, and the recommendation that the provision of additional professional services associated with Assessment and Taxation support for the City of Sault Ste. Marie, and an Upset Limit of \$76,565.00 including the non-rebatable portion of the HST, by the Municipal Taxation Advisory Group for 2021 be approved on a single source basis.

Respectfully submitted,



Karen Marlow
Manager of Purchasing
705.759.5298
k.marlow@cityssm.on.ca



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Stephen Turco, RPP, Senior Planner
Virginia McLeod, Manager of Recreation and Culture

DEPARTMENT: Community Development and Enterprise Services

RE: James Street Neighbourhood Strategy – 2021 Priorities

Purpose

The purpose of this report is to advise City Council on proposed improvements to the James Street area and Anna Marinelli Park, to be completed in summer 2021.

Background

At the October 26, 2020 meeting, City Council endorsed a five-year rejuvenation strategy for the James Street neighbourhood. This strategy originated from a City Council resolution, asking staff to bring forward a plan that would help to revitalize public spaces and provide recreational opportunities for residents in this area.

Analysis

The implementation plan for the James Street Neighbourhood Strategy outlined a number of Immediate (2021, 2022), and Medium (3 to 5 years) action items. Under immediate actions, the following items were recommended:

- 1.1. Resurface Anna Marinelli Park using a rubberized, accessible surface, and add playground equipment for a range of ages and abilities
- 2.1 Consider new recreational amenities on the City-owned green space at the corner of West Street and Cathcart Street. New amenities on this green space could include:
 - Berms or mounds that could function as a tobogganing and sitting space
 - Small dirt-surface bike track
 - Small soccer field with goalposts
 - Benches and picnic tables around existing mature trees

Attached to this report is a layout plan showing the proposed improvements. For Anna Marinelli Park, the area of the park will be expanded, repurposing the existing gravel parking area for additional play and green space. As well, staff will be installing two new play structures and rubber surface beneath all existing and new equipment.

In the landscaped area to the north of the park, a new platform bench/stage will be constructed between two large planter boxes. This space was identified, through the neighbourhood consultation stage of the Strategy, as an area of seclusion that created a sense of concern for kids and parents using Anna Marinelli Park. Similar to the March Street “stage”, this new platform could be used primarily as a sitting area that is highly visible, while also providing a venue for cultural events that could be hosted in this area in the future.

Within the large parking surface between Anna Marinelli Park and the green space along West and Cathcart Street, Public Works will be “carving out” a walkway, creating a direct link between the two recreational areas. The walkway will use the existing asphalt, with PW staff excavating buffer spaces on either side of the walkway to establish landscaping. In addition, PW will be installing pavement lines, to provide more formal parking within the parking lot.

For the large green space, PW staff has already created a large berm, which has been used extensively this past winter for tobogganing. A perimeter berm will also be established this summer.

In addition, staff will be installing a new asphalt surface. This surface can be used for a variety of recreational purposes, and this summer, staff will be installing modular skate park equipment (which can either remain here, or be situated in other parks/public spaces throughout the community). PW staff will also be installing soccer nets, to encourage recreational play.

These improvements will be implemented this summer (2021). Staff are also exploring the possibility of an additional new surface within the greenspace for a dedicated basketball court, to be implemented either this summer, or in 2022. Staff are evaluating options on how best to implement this feature.

In support of this planned work, The Recreation and Culture Division, through the Arts and Culture program, will be collaborating with community organizations to create opportunities for neighbourhood residents to participate in painting and creating colourful art in the neighborhood. This summer/fall, the focus will be to paint the pathway connecting the playground and greenspace, which will introduce an element of public art, and reinforce the pedestrian connection between Anna Marinelli Park and the large green space. In future years, surfaces such as the skate park, or even James Street could be painted as part of a public art strategy.

Financial Implications

Staff has an established budget of \$155,000 for the above-mentioned improvements. Funding for these improvements comes from a \$70,000 donation from the Sault Ste. Marie Soup Kitchen Community Centre, as well an \$85,000 dedication from the 2021 capital budget. In 2020, staff spent approximately \$45,000 on the surfacing to be installed under the play equipment, which will be

installed in 2021. The additional improvements proposed for Anna Marinelli Park, as well as the platform bench, the walkway, and the skate park within the greenspace - can all be completed with the remaining budget of \$110,000.

The installation and construction related to these works will be done by Public Works staff, and is included in their operational budget allowance.

Strategic Plan / Policy Impact

The recommended projects outlined in this report are consistent with the City's 2021-2024 Corporate Strategic Plan, specifically:

- Infrastructure – making the area safer, more comfortable and more attractive
- Quality of Life – providing amenities for residents that will contribute to social engagement and recreational activities
- Community Development – working with neighbourhood stakeholders to realize impactful community development initiatives.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Senior Planner and Manager of Recreation and Culture, concerning the James Street Neighbourhood Strategy – 2021 Priorities, be received as information.

Respectfully submitted,

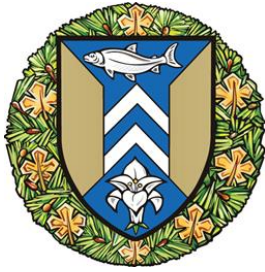


Stephen Turco, RPP
Senior Planner
705.759-5279
s.turco@cityssm.on.ca



Virginia McLeod
Manager of Recreation and Culture
705.759.5311
v.mcleod@cityssm.on.ca





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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council
AUTHOR: Virginia McLeod, Manager of Recreation and Culture
DEPARTMENT: Community Development and Enterprise Services
RE: Financial Assistance for Sports Competitions – Olivia Starzomski

Purpose

The purpose of this report is to seek City Council's approval of an application under the Parks and Recreation Advisory Committee's Financial Assistance Program for National/International Sports Competitions.

Background

The Parks and Recreation Advisory Committee's Financial Assistance Program for National/International Sports Competitions is a program endorsed by City Council to support local athletes, including teams and individuals who excel at their given sport on the national or international level. The program has a set of criteria, which are utilized to assess applications and specific levels of financial assistance are governed. City Council gives final approval of all applications.

Analysis

The attached application was received from Olivia Starzomski for a financial assistance grant to attend the Canadian Olympic Trials on May 24-28, 2021 in Toronto, Ontario. The Parks and Recreation Advisory Committee reviewed the application and found that it meets the criteria of the Financial Assistance Policy. The following resolution was passed at the April 6, 2021 meeting:

Moved by: C. Alfano

Seconded by: D. Greenwood

"Resolved that the Parks and Recreation Advisory Committee endorse the application by Olivia Starzomski for a financial assistance grant to attend the Canadian Olympic Trials on May 24-28, 2021 in Toronto, Ontario in the amount of \$200.00 and that a report be sent to City Council for their approval."

CARRIED

Financial Implications

The City's Operating Budget provides an annual amount to fund the Financial Assistance for National/International Sports Competition Program. The budget for 2021 is \$5,000 and can accommodate this request.

Strategic Plan / Policy Impact

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

Recommendation

It is therefore recommended that Council take the following action:

“Resolved that the report of the Manager of Recreation and Culture dated April 26, 2021 concerning the request for financial assistance be received and that the recommendation of the Parks and Recreation Advisory Committee to provide a financial assistance grant in the amount of \$200.00 for Olivia Starzomski to attend the Canadian Olympic Trials on May 24-28, 2021 in Toronto, Ontario be approved.”

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'V McLeod', written in a cursive style.

Virginia McLeod
Manager of Recreation and Culture
705.759-5311
v.mcleod@cityssm.on.ca



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

PLEASE PRINT

Name and Address of Applicant:

Correspondence will be directed to this name and address.

Name: Sarah MacDonald

Address: _____

Sault Ste. Marie, ON

Postal Code: _____

Phone: _____ (H) _____

(W) _____

Fax: _____

Email: _____

Name and Address of Athlete(s): (if different from applicant)

Attach team list to application form if applicable. (athletes only)

Name: Olivia Starzomski

Address: _____

Sault Ste. Marie, ON

Postal Code: _____

Name of Team or Club (if applicable):

Name of National or International Sporting Competition:

Canadian Olympic Trials

Date(s) of Competition:

24-28 May 2021

Location of Competition:

Toronto, ON

Name of Sports Governing Body:

Swimming Canada

Please append correspondence (email or letter) that confirms individual or team eligibility as a Northern Ontario, Ontario or Canadian representative from the applicable sport governing body.
APPLICATIONS WILL NOT BE PROCESSED OR APPROVED WITHOUT PROOF OF ELIGIBILITY.

Total Amount of Assistance Requested:
(See Policy for application limits)

\$ 200

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

There is an entry fee of \$150 for each athlete, and the additional \$50 would help offset travel and accommodation.

Have you previously requested financial assistance from the City?

No _____ Yes X Amount \$ 400

If yes, please indicate the year(s):

2019 - took a team of athletes to Junior Nationals in Calgary

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

Mary Starzomski

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

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

DATE: 2021 03 08
Year Month Day

Sarah MacDonald

Sarah MacDonald

Name (Applicant)	Title (If applicable)	Signature	Phone Number
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Franca Broadbent	President		
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Name (Club Official)	Title	Signature	Phone Number
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- Two signatures are required.
- Applications submitted with only one signature will not be accepted.
- Applications received after the date of the competition will not be accepted.

PLEASE RETURN THIS FORM IN PERSON OR BY MAIL TO:

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

For additional information:

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

The information requested above is being collected pursuant to the Municipal Act and in accordance with the Municipal Freedom of Information and Protection of Privacy Act. The information collected will be strictly used to determine eligibility for a financial assistance grant to attend a national or international sporting competition as defined in the Financial Assistance Policy. For more information or if you have any questions regarding its collection and use please contact the Recreation and Culture Division of the Community Services Department at 759-5310.



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council
AUTHOR: Virginia McLeod, Manager of Recreation and Culture
DEPARTMENT: Community Development and Enterprise Services
RE: Heritage Register – Listed Properties

Purpose

The purpose of this report is to seek Council's permission to conduct virtual information session(s) and obtain feedback from owners of properties that are candidates to be listed on a Heritage Register.

Background

Identifying properties of cultural heritage value or interest is an important part of a municipality's role in heritage conservation. The Municipal Heritage Committee (M.H.C.) has been working on two key projects related to identifying heritage resources. The Official Plan update "Shape the Sault" led by the Planning Department engaged the Municipal Heritage Committee in helping identify locally significant heritage areas. Simultaneously, members of the Municipal Heritage Committee were working on the development of a list of properties to consider adding to a municipal heritage register.

The working group reviewed previous lists created by the former Local Architectural Conservation Advisory Committee with their initial scoring system, in addition to more recent lists created by the M.H.C. that were identified for potential designation. In pairs, members divided the list of properties, visited each location took new photos and assessed the properties. In addition, the members walked through a number of neighbourhoods and identified additional properties of interest. Over 160 properties were initially identified.

Next, members of the working group began to complete additional historical research for each property. Determine the date of construction, style and construction materials, a brief history of the property and potential significant owners. The information was compiled into individual data sheets for each property along with the photos.

Once the data sheets were completed, each property was scored based on landmark status, architectural potential, building materials and date of construction. The working group then reviewed each property to determine if

further research was required, and assessed which properties could be recommended to be added to the register. The committee has met numerous times over the past three years to review, edit and refine the list of properties. At the March 15, 2021 meeting the following resolution was passed:

Moved by: J. van Haaften

Seconded by: Councillor S. Hollingsworth

“Resolved that the initial list of 35 properties be approved and that the Municipal Heritage Committee request permission from City Council to consult with the property owners and obtain feedback be approved.”

CARRIED

Analysis

The municipal heritage register is the official list or record of heritage properties that the community has identified as being important. The Heritage Register is composed of two parts:

- Designated Properties under Ontario Heritage Act Part IV
- Properties that are not designated, but considered to be of cultural value or interest.

There are a number of reasons that a municipality would include properties on the municipal heritage register that are not designated. The municipal register is an important tool in planning for the conservation of heritage properties and:

- Provides interim protection from demolition by requiring owners of listed properties to provide City Council at least 60 days notice of their intention to demolish or remove a building or structure on the property. This allows the City time to decide whether or not to begin the designation process to give the property long-term protection.
- Demonstrates Council's commitment to conserve cultural heritage resources.
- Recognizes properties of cultural heritage value or interest in the community and enhances knowledge and understanding of our cultural heritage.
- Provides a database of properties of cultural heritage value or interest for land use planners, property owners, developers, the tourism industry, educators and the general public. Municipal decision makers should consult the list when reviewing development proposals or permit applications.

The process to list non-designated cultural heritage properties in the heritage register requires Council's approval. For a non-designated property to be entered on the register, the only information required is a description sufficient to identify the property without the chance of confusion, such as the property's street address. Although detailed research and evaluation of the property is not required, a brief rationale should be provided explaining why it may be important to the community.

The Municipal Heritage Committee is requesting permission to conduct virtual information session(s) using ZOOM to obtain feedback from owners of 35 properties that are candidates for the Heritage Register. Property owners would be notified by mail. The letter would include background information on the heritage register, frequently asked questions, an invitation to attend the information session(s) and how to provide feedback.

Following the information session and consultation period with property owners feedback would be compiled and a report brought to City Council. The report would provide details for each of the properties recommended for listing and a summary of feedback obtained.

Financial Implications

There are no financial implications associated with this report.

Strategic Plan / Policy Impact

Focus Area – Quality of Life: Promotion of our City's arts, culture, historic and heritage sites is an essential component in achieving economic health.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Recreation and Culture dated April 26, 2021 concerning Heritage Register – Listed Properties be received and that the Municipal Heritage Committee be authorized to conduct virtual information session(s) with property owners and report to City Council.

Respectfully submitted,



Virginia McLeod

Manager of Recreation and Culture

705.759-5311

v.mcleod@cityssm.on.ca



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Harleen Puaar Shukla, Manager of Enterprise Services and Millworks

DEPARTMENT: Community Development and Enterprise Services

RE: Millworks Centre for Entrepreneurship Overview and Lease Agreement

Purpose

The purpose of this report is to provide further information to City Council regarding the Millworks Centre for Entrepreneurship and seek council approval to sign a lease agreement for the facility located at 83 Huron Street with Ontario 1188004.

Background

The planning for the Millworks Centre for Entrepreneurship started with City Council direction, leading to planning in 2013. In 2013, applications were submitted to FedNor, NOHFC and the City EDF for support to establish the incubator facility. In 2014, \$200,000 was received for the project from each level of government resulting in a total contribution of \$600,000 for leasehold improvements and equipment.

In order to establish a location, the Sault Ste. Marie Economic Development Corporation (SSMEDC) proceeded with an RFP for suitable space downtown. A review committee felt the Paper Mill site was well suited to creating the atmosphere for the incubator context and, after renovations and preparations the facility opened in April 2016.

Located at 83 Huron Street (Unit 2), the Millworks occupies the south-east corner on the first floor of the Machine Shop within Mill Square. Through this location within the historic former site of St Mary's Paper, the Millworks provides a trendy and appealing home for new and up-and-coming businesses. The facility provides a state-of-the art business incubator facility that offers clients the opportunity to rent office space and get access to shared office services including meeting rooms (equipped with video conferencing and SMART board

technology), internet, and printing services while accessing on-site business advisement and support.

On December 2, 2019, City Council approved the implementation of a new model for economic development and tourism. Effective January 1, 2020, SSMEDC staff migrated to become city employees within Community Development and Enterprise Services. This transition included the small business entrepreneurship centre staff placed at the Millworks business incubator facility located at 83 Huron Street.

The Millworks Centre for Entrepreneurship operations include:

- Programming – training, counselling, mentoring and incubation space.
- Co-working space – collaboration space, allows clients to use desks as required, provides flexible options in today's work-from-home environment.
- Provision of Ontario entrepreneurship programs:
 - Small Business Enterprise Centre (network of 54 Centres in Ontario - <https://www.sbcontario.ca/>)
 - Starter Company Plus program
 - Summer Company program
- Immigration Refugees & Citizenship Canada's Start-Up Visa (SUV) program – innovative tech transfer into Canada.
- Activation space for other community partners.

Incubator Program Clients

The Millworks team has worked with a variety of firms over the past four years to offer business assistance as well as access to office space and shared services.

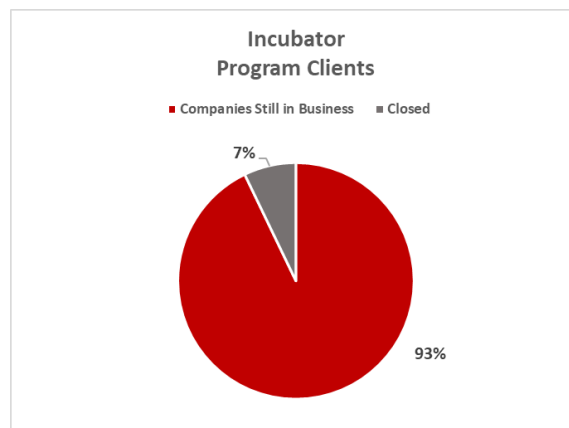
These businesses belong to a variety of sectors including:

- IT Companies
- Digital Marketing Firms
- Digital entertainment
- Financial advisory
- Indigenous Leadership Organizations
- Gaming firms
- Software firms
- Consulting advisory services
- Immigration firms

A total of fourteen firms have graduated from the incubator since inception and all but one are still in business.

The list of companies that have graduated from Millworks incubator includes:

No.	Business Name	Still in Business
1	BonZa Global Inc.	Yes
2	NorthStar Consulting	Yes
3	Jeronamo Solutions/Success with Digital	Yes
4	Possibilities Group	Yes
5	eQOL	Yes
6	Diverse Computing	Yes
7	OnFocus Now	No
8	World Financial Group	Yes
9	Mortgage Architects	Yes
10	United Front Entertainment	Yes
11	LBMX Inc.	Yes
12	Bimaadzwin	Yes
13	Algoma Community Foundation	Yes
14	Mijem Inc.	Yes



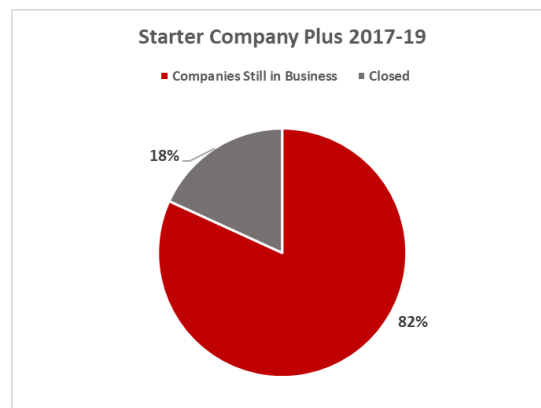
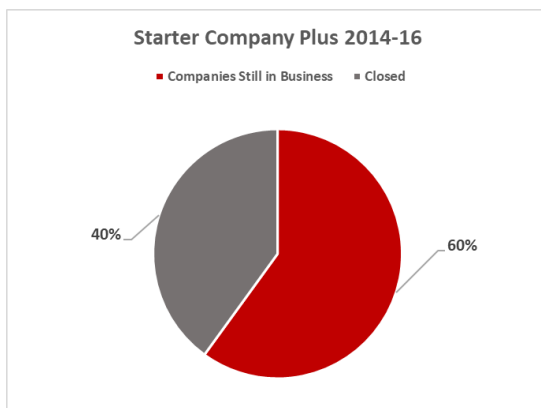
Starter Company Plus (SCP) Program Clients

Through the SCP program, Millworks staff has assisted 47 businesses to launch or grow in the community between 2014-2019 by providing training, counselling, and access to capital. During the 2017-2019 period, a total of 170 clients participated in training and were provided business counselling and mentorship. Between 2014-2016, staff answered 45 program specific inquiries from current and potential community entrepreneurs looking to get assistance with their business ideas.

A list of businesses that were launched under this program during the said period and their current operation status is provided below:

No.	Startup Period	Business Name	Still in Business
1	2014-16	Knight Legal Solutions	Yes
2	2014-16	Jax & Hail Body Sugaring	Yes
3	2014-16	Cavera Inc.	Yes
4	2014-16	CC Communications	Yes
5	2014-16	Contained Space	No
6	2014-16	ThinkSpace Home Renovations	No
7	2014-16	Valor Props & FX	Yes
8	2014-16	Superior Treeworks	Yes
9	2014-16	BentoBeauty	No
10	2014-16	Newfangled Apparel and Design	No
11	2014-16	Cas Evans Photography	No
12	2014-16	The Phone Laboratory	No
13	2014-16	Skritswap (formerly Heuristext Inc.)	Yes
14	2014-16	First Response Health and Safety	Yes
15	2014-16	Northern Organic Chaga	No
16	2014-16	Samantha Beauty	Yes
17	2014-16	Rachel's Rejuvenating Spa	Yes
18	2014-16	The Back 40	Yes
19	2014-16	Trotter's Taxidermy	Yes
20	2014-16	Innovative Potential Inc.	Yes
21	2014-16	The Powder Room Beauty Bar	Yes
22	2014-16	AwakenINK Inc.	No
23	2014-16	The Plant Farm Co.	Yes

24	2014-16	Spark Fitness	No
25	2014-16	Chaga North	No
26	2017-19	Discover the Canvas Studio	Yes
27	2017-19	Tombari Electric	Yes
28	2017-19	Algoma 1st Contracting	No
29	2017-19	Milne Landscaping	Yes
30	2017-19	Beverly A. Hann Psychology Professional Corporation (formerly Infinity Psychological Services)	Yes
31	2017-19	Hart Mobility	No
32	2017-19	4Boake Creative	Yes
33	2017-19	Ivory Lane (formerly The Bridal Closet)	Yes
34	2017-19	TrunkSpaces	Yes
35	2017-19	Black Fox Fishing	Yes
36	2017-19	Scott Coffee Co	Yes
37	2017-19	Ontario Wild	Yes
38	2017-19	Case's Music	Yes
39	2017-19	Rasoi Indian Kitchen	No
40	2017-19	Berry Blessings Farm	Yes
41	2017-19	Outspoken Brewery	Yes
42	2017-19	Kelsey Dugas Counselling	Yes
43	2017-19	RW Plumbing and Heating	Yes
44	2017-19	Dance Core Inc.	Yes
45	2017-19	Truly Northern Cleaning	Yes
46	2017-19	Copper Country Coffee Roasters	No
47	2017-19	MarLo Construction	Yes



Five additional businesses received funding in 2019 and nine companies were launched in 2020 under this program. As per the current agreement with the Ministry, Millworks receives six grant spots of up to \$5,000 that can be allotted to entrepreneurs each year. Applicants are required to successfully complete training and pitch to the grant committee to obtain these funds. Even though funding is limited to six spots per year, staff work with all aspiring and current entrepreneurs in the region who require assistance with their start-up or growth ideas to identify needs and match them to the right resources and opportunities available to them through various agencies depending on the sector they operate in.

Summer Company Program Clients

The Summer Company program offers students between 15–29-year-old a chance to start and operate a summer business. This program provides students with start-up money to kick-off a new summer business (up to \$3,000) as well as advice and mentorship from local business leaders to help get the business up and running.

Through this program, staff is able to support and encourage entrepreneurship experience in youth in the early stages of their career. Similar to SCP, limited funding spots are available every year through this program. As such, between 2014-2019, 85 seasonal youth businesses started with the help of this program. Even with barriers faced due to COVID-19, 9 youth entrepreneurs launched their companies in 2020 with the help of training and funding provided through the Millworks Centre for Entrepreneurship. Some examples of businesses ideas supported through this program include:

- Drone Photography & Video
- Honey & Beekeeping Education
- Custom Fine Woodworking
- Handcrafted Soap, Salves & Candles
- Sports Training Camps
- Computer & Cell Phone Repairs
- Lawn Care & Maintenance

Summer Company 2020 Testimonials

Gracie Pucci – Borderline Beauty

I had an amazing experience with Summer Company! I was able to turn my passion into a business with the help of my mentor and Millworks

program leader. Summer Company taught me the foundational entrepreneurial skills that I needed to grow my business. I would highly recommend applying for Summer Company because the Millworks Centre for Entrepreneurship wants you to succeed just as much as you do, and they provide you with the support to get you there.

Graham Slater – Slater Woodworks

The Summer Company program allowed me to invest in equipment which I otherwise would not have had access to. More importantly, I learned the basics of running a small company, and was given a structured environment to begin Slater Woodworks.

Andrew Berg – Country Bear Honey

I had a great experience with the Summer Company program learning valuable business skills. As well, Summer Company supported my need to invest in new beekeeping equipment that was necessary to kickstart my business. Jessica from Millworks was also able to guide me to find help for any question that came up. My advice to future participants would be to take advantage of the mentors and workshops as they are an excellent resource and can offer detailed advice for your very own small business.

Sarah Johns – The Country Maid

Millworks Summer Company program was an amazing experience and really helped me step forward into the world of entrepreneurship. They help set you up for success and provided the basic tools to succeed. I thoroughly enjoyed the experience and have recommended it to all my friends and will continue to recommend it in the future! Because of the program funding, I was able to expand my business to a level that otherwise would have taken me years more to reach.

Businesses Operating in Sault Ste. Marie

Incubator program graduates: All companies are operating in the City, except Diverse Computing. This company is based in Florida and is currently working with staff to expand in Canada and wants to hire locally to create employment in the Sault.

Starter Company Plus graduates: All businesses are located within the Algoma region with most operating in the Sault. Staff wasn't able to get responses from all clients, but the average employment rate would be between 3-5 employees per business.

Summer Company participants: This program focusses on seasonal businesses only – eligibility criteria require students to be returning to school in Fall. However, many students continue their business every year.

Partnerships

The Millworks Centre for Entrepreneurship has also established a number of partnerships in the business community:

- Sault Ste. Marie Innovation Centre - integrated incubation services in 2020.
- Northern Ontario Angels Network - on going investor sessions and referrals.
- National Angel Capital Organization - partnership for Start Up Visa program.
- Business Development Bank of Canada (BDC) – client referrals and training and mentorship opportunities for Millworks clients.
- Community Development Corporation of Sault Ste. Marie (CDC) – access to capital opportunities to Millworks clients.
- Sault Ste. Marie Chamber of Commerce – networking and business promotion opportunities.
- Private sector – a number of private sector partners have taken part in the marketing program within the Centre including Algoma Insurance, Stone's Office Supplies, and Canada India Startup Federation.

Key Success Summary

The Millworks Centre for Entrepreneurship counts the following as key successes of the program to date:

- Helped launch and grow 14 companies through the incubator program.
- Attracted firms like UMG and LBMX Inc. to expand in Sault Ste. Marie.
- Hosted over 1,100 client consultations, answered over 6,000 inquiries and held over 20 business training and networking events between 2016-2019.
- Provides a one-stop shop for entrepreneurs.
- Staff applied and were accepted to offer Start-up Visa program by Immigration, Refugees and Citizenship Canada. Canada's Start-up Visa Program targets immigrant entrepreneurs with the skills and potential to build businesses in Canada that:
 - are innovative
 - can create jobs for Canadians

- can compete on a global scale

This provides a significant opportunity for company and investment attraction and provides the opportunity to the team to focus on attracting new businesses to the incubator and community. Except Angel Investors and Venture Capital firms, this program can only be offered through a designated incubator facility in Canada.

- Bridges to Better Business event: Over the past four years, this annual business event has been transformed into a major networking pitch competition that triggers innovative ideas and supports unique businesses by providing access to the local business community network as well as attractive funding packages to be won. By leveraging the Millworks facility and programs, staff have raised over \$90,000 as cash contributions and in-kind contributions through private sector partnerships to go towards prize packages for two entrepreneurs that make it to the finale round of the pitch competition each year since 2017. Additionally, the event provides exposure and promotion opportunities to all businesses participating in the competition leading to increase in sales and revenue generation. Some examples of entrepreneurs that were able to launch or scale their idea using this competition include Sarah Huckson (Scott Coffee Co. – winner of 2017 Pitch Competition) and Erica and Spencer Hogan (Hogan's Homestead - winners of 2019 Pitch Competition).
- Provincial Recognition – Millworks Centre for Entrepreneurship won the 2017 Collaboration & Partnership Award from the Economic Development Council of Ontario in the Public-Private Partnership category (<https://www.sootoday.com/local-news/local-edc-wins-provincial-economic-development-award-838105>)
- Being a part of a dedicated Small Business Entrepreneurship Centre has enabled staff to raise additional funding (over \$40,000) in the last year alone to offer enhanced services and add programming catering to the current economic situation of small businesses that are dealing with impacts of COVID-19.
- In 2020, Millworks used Ministry program funds to launch the Business Resilience and Recovery Program, which enabled staff to assist 13 businesses in pivoting strategies by hiring local consultants and subject matter experts in sectors like marketing and accounting. This program not only provided funds of up to \$1,500 to existing businesses in the Algoma region in order to pivot operations and business strategy, but also generated clients for local consultants and firms offering subject matter expertise to small business owners. As a result, a total of 25 local

businesses were impacted (including approved consultants and business applicants).

Client Testimonials

A number of client testimonials are provided below and in Attachment A.

Emlyn Goulding – Book Buds

To be honest, we entered the competition so we could have the experience, but we didn't actually think we were going to win. With the prize money from the Bridges to Better Business 2020 Pitch Competition, we'll be focusing on trying to find ways to enhance the sessions and make them better, for example, a teleprompter which increases engagement, and a new laptop.

Spencer Hogan – Hogan's Homestead

I'd like to thank Millworks for the opportunity that they have given us as they help businesses in our community succeed.

Erica Hogan – Hogan's Homestead

After winning the first-place prize at the Bridges to Better Business Pitch Competition in 2019, we were able to achieve our goal that we said would be done in two years in only eight short months.

Sarah Huckson – Scott Coffee Co.

My advice to fellow entrepreneurs is to make sure that you use the resources that are available to you in the community. Find a mentor and use resources like the Millworks Centre for Entrepreneurship. We opened a few months ago and I could not have done it without the help that I got from my big win at the Bridges to Better Business 2017 Pitch Competition.

Jane McGoldrick – East St. Pizza Company

I'm so happy that I made it to the second round in the Business Pitch Competition. I think it's so important to support these types of groups and what they do for our community, and the opportunities that they offer people that wouldn't normally have them otherwise. It's a great way to keep our community moving forward.

Paul Caputo – PAC Construction Group

I took advantage of the student Summer Company program while going to Sault College. I was given \$1,500 to start a summer company and then I grew my company over the past 10 years. I didn't think my company would grow to what it is today.

Kristina Koprash – Krush SSM

I applied for the NOHFC young entrepreneur grant and I knew that applying for that grant, my business plan would have to be a little more in depth than what I had already had. I dealt with Zoltan and he just really helped me get my business plan looking more amazing than I ever could have imagined. It was very helpful and I did go on to receive that grant.

Amanda Carchidi – Ivory Lane Collective

There are lots of businesses in town that are there to support you, so whether that's the Economic Development Corporation or the BDC or Millworks, there's everything around in order to support young entrepreneurs and give you as much advice and help they can.

Analysis

In the Economic Development Strategy presented to City Council on May 20, 2020, Business Support was identified as a Foundational Building Block for economic development. Business Support included Support and Mentorship, Capital and Funding and Infrastructure.

The focus for Business Support included:

- Ensure entrepreneurs and businesses are supported at each stage of development
- Leverage existing funding programs, partners and investors
- Grow physical incubator/co-working and office space to support company growth
- Develop economic development infrastructure
- Support training and re-skilling opportunities

The Millworks Centre for Entrepreneurship plays an important role in the community as a one-stop shop for business support and a facility that provides entrepreneurs the opportunity to find flexible office space, work in a dynamic environment alongside other entrepreneurs and receive critical support and mentorship to help get their business off on a solid foundation.

The SSMEDC operated the Millworks Centre for Entrepreneurship from its opening in April 2016 to the transition of staff to the City in January 2020. Given

Covid-19's impact in March of 2020, the City had three months of normal operations before the pandemic shutdowns began.

The business model for the Millworks Centre for Entrepreneurship includes both business incubation and hot-desk services. Given the relatively small, current size of the community's entrepreneurial landscape, it is felt that all opportunities should be seized to create a dynamic hub for business support. The current location allows additional space on the main floor where staff are located, which is being used for offering co-working desks. The modification of existing space to offer co-working desks enabled staff to assist visiting entrepreneurs and clients looking for short-term and flexible office opportunities as there is lack of such spaces elsewhere in the community. Co-working space, offering 7 desks, was launched in 2019 and has seen 10 participants so far. Co-working not only offers access to flexible desks, shared office services and business mailing address but also provides exposure to smaller companies by advertising on Millworks website and networking opportunities with other business owners and community partners.

SSMEDC initially offered small business consultations services at the City Hall office. The relocation of services to a dedicated and welcoming space resulted in a positive increase in client consultations and foot-traffic. Staff were able to engage increasing numbers of aspiring and current business owners by hosting training workshops and networking events, offering collaborative office space and meeting rooms, and providing on-site mentoring opportunities at a single location. This location provides the City potential to grow the incubator as an entrepreneurship hub and community collaborative space.

Other communities in Northern Ontario have inquired and are looking at implementing incubators and the SUV program, which is a testament to the first-mover advantage and benefits of offering dedicated space and encouraging entrepreneur training and mentorship.

As per the current agreements, total funding from Province is \$187,500 per year going towards grant spots and program administration. In 2020, an additional \$42,000 was secured to enhance services offered to Francophone entrepreneurs and add new programs to assist businesses pivot strategies to deal with impacts of COVID-19. There are discussions going on at the Ministry for a renewal contract of a 3-year term.

Moving forward, the goals for next three years include:

- Create at least 6 permanent and 11 seasonal jobs per year by assisting new startup as well as existing business expansion projects.
- Target full occupancy in the incubator and generate annual revenue of \$23,000 through office space rentals.

- Attract 2-3 international companies through the Start Up Visa program. This will lead to additional revenue of over \$14,000 per company placed in the incubator as well as investment attraction and job creation in the community.
- Add training programs and resources catered to assisting business owners pivot strategies to deal with impacts of COVID-19.
- Add dedicated newcomer entrepreneurship training program to provide access to business training and funding opportunities to newcomers interested in launching a business in the community.

In summary, it is felt that operating a business incubation and co-working space is beneficial to supporting entrepreneurs and business growth. These services help to foster young entrepreneurs and enhance the business landscape in the community. The extension of the lease at the Machine Shop site provides a dynamic environment for these business support services and is recommended for an additional three-year term. This will provide an opportunity for City staff to advance business support services with an aim to growing entrepreneurial ventures and make further recommendations to Council in the future.

Financial Implications

A 3-year lease for the Millworks location that is held by Ontario 1188004 has been negotiated by City staff at a rate of \$16.00/sq. ft. for year 1, \$16.50/sq. ft. for year 2, and \$17.00/sq ft for year 3. Millworks facility occupies 5,000 square feet which equals annual lease rates of \$80,000, \$82,500 and \$85,000 for 2021, 2022 and 2023 respectively.

The lease costs for 2021 are included within the 2021 budget approved by City Council. It is anticipated the future lease increases will be offset by incubator and advertising revenue.

Strategic Plan / Policy Impact

Entering into this lease agreement aligns with focus area of Service Delivery: Eliminating Barriers to Business & Streamlining Processes, as well as all categories listed under the Community Development & Partnerships focus area.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager, Enterprise Services & Millworks, Community Development & Enterprise Services dated 2021 04 26 be approved, and that the By-law 2021-62 authorizing the execution of the Millworks lease agreement appears elsewhere on the agenda and is recommended for approval.

Respectfully submitted,



Harleen Puaar Shukla

Manager, Enterprise Services and Millworks

705.251.3500 ext. 1

h.puaar@cityssm.on.ca

Thursday, April 1, 2021

Harleen Puaar Shukla
Manager Enterprise Services & Millworks
Community Development & Enterprise Services
City of Sault Ste. Marie



Dear Harleen,

The Millworks provided a level of support that has been extremely valuable to NorthStar Consulting and was a crucial part of our growth. The resources available as a part of the Incubator program were a tremendous asset in terms of strategy, networking and infrastructure. In addition, it was invaluable to have fellow entrepreneurs offer support and advice.

Throughout my time at Millworks, the staff were a constant source of helpful advice and provided connections to resources in the community that you wouldn't normally have access to. The expertise of Millworks staff and community partners drove new business opportunities, gave me access to funding opportunities, and support on strategic decisions.

Millworks is a great resource in this community and has been incredibly valuable to NorthStar Consulting. I would recommend this Incubator to any startup or professional looking for space and support.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jason Naccarato". The signature is fluid and cursive, with a large loop at the end.

Jason Naccarato, B.ENG, M.B.A., P.M.P.
Principal and Senior Consultant
NorthStar Consulting
jnaccarato@nacinc.ca
705-254-9216



3717 Apalachee Parkway, Suite 102, Tallahassee, FL 32311
866.656.3333

April 1, 2021

Harleen Puaar Shukla
Manager Enterprise Services & Millworks
Community Development & Enterprise Services
City of Sault Ste. Marie

Dear Harleen,

When visiting the area each year, I can always rely on Millworks for my business needs and I believe it to be a great resource for other businesses, as well. I would recommend this facility to any professional looking for space to use, especially considering the lack of availability elsewhere. Prior to the Millworks space, I would sometimes set up in coffee shops but that obviously has noise and other issues, though snacking options were on point.

The knowledgeable and friendly Millworks staff offer additional benefit with their contacts and information in areas such as accounting and legal that have helped me get answers when needed. The informal connections fostered by the staff and coworking space are very valuable and have led to potential teaming or other business opportunities. Most recently, I've received assistance from the Millworks staff regarding hiring locally for software development and other technical positions; it is very appreciated and the first place I went to for this kind of information.

I'm grateful to have this resource and looking forward to utilizing it again when in Sault Ste. Marie.

Sincerely,

A handwritten signature in black ink, appearing to read "Danny Percy", written in a cursive style.

Danny Percy
Co-Founder
dpercy@diversecomputing.com
850-656-3333 ext. 252



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council
AUTHOR: Carl Rumiel, Manager of Design and Transportation Engineering
DEPARTMENT: Public Works and Engineering Services
RE: Third Line Reconstruction

Purpose

The purpose of this report is to obtain approval to award Contract 2021-1E. The project includes the complete reconstruction of Third Line East from the SAH entrance to Black Road including the provision of an off road multi-use asphalt path.

Background

Council approved the reconstruction of Third Line East in the 2021 Capital Budget.

Tenders received via email submission for Contract 2021-1E and were opened on Wednesday, April 14, 2021. Present at the opening was City Deputy Clerk Madison Zuppa as well as City staff. Tender results were made public on the City website immediately following.

Analysis

The City received tender submissions from Avery Construction Ltd and Pioneer Construction Inc. Upon opening the bids, the low tender of \$6,664,004.21 (excluding HST) was received from Pioneer Construction Inc.

After careful review of both tender submissions, an error was found in Avery Construction's bid which resulted in a corrected tender value of \$6,394,446.98 (excluding HST). The tender documents clearly state that a mathematical error in tender submissions shall be corrected by engineering staff and the correct tender value shall be used. The City's Legal Department concurs with this correction. Therefore the low bid was received from Avery Construction Limited as outlined on the attached tender report.

The project is over budget in the storm sewer section of the contract by approximately \$700K. The main reason for this overrun is a major global shortage of resin, the raw material in plastic pipe, which is putting a strain on the supply of plastic pipe and dramatically impacting its cost. This is a problem across all municipalities in Ontario.

The relocation of overhead utilities are an integral part of this project. The PUC has provided an estimate of \$45,000 to perform electrical relocations, Shaw Cable has provided an estimate of \$9,480 and Bell Canada has provided an estimate of \$3,205. As the all three of these utility companies are the owners of their systems and in accordance with the Procurement Policies and Procedures By-law, section 22(3), it is recommended that the work be sole-sourced to each individual utility company.

Financial Implications

When non-recoverable HST and allowances for engineering, utility relocations and property acquisitions are added the City's cost to complete this project is projected to be \$7,091,789. This is above the 2021 capital budget allowance of \$6,210,000 for this project by \$881,789.

In order to cover the overrun, staff are recommending that approximately \$900K of the \$1.5M budget allowance for the McDonald Avenue storm water management pond be used for Third Line. The City can proceed with design of the McDonald Avenue project this year and budget for construction in 2022.

Strategic Plan / Policy Impact

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

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Design and Transportation Engineering dated April 26, 2021 concerning Third Line Reconstruction, be received; and that Contract 2021-1E be awarded to Avery Construction Limited; and that the PUC, Shaw Cable and Bell Canada be sole-sourced for their associated over-head utility relocation work associated with this project; and that \$881,789 be diverted from the McDonald Avenue Storm Water Management Pond to this project, be approved.

By-law 2021-78 authorizing execution of Contract 2021-1E and By-law 2021-79 authorizing the road closure of Third Line between the Sault Area Hospital entrance and Black Road from May 1, 2021 to November 30, 2021 appear elsewhere on the Agenda and are recommended for approval.

Third Line Reconstruction

April 26, 2021

Page 3

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Carl Rumiel', with a stylized flourish at the end.

Carl Rumiel, P. Eng.

Manager of Design and Transportation Engineering

705.759.5379

c.rumiel@cityssm.on.ca

Attach.

Mr. C. Rumiel, P. Eng.
City of Sault Ste. Marie
Engineering Department
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5N1

April 14, 2021

Project #
60647156

Dear Mr. Rumiel:

Subject: Reconstruction of Third Line (SAH Entrance to Black Road)
Contract No. 2021-1E
Tender Report

We have reviewed the tenders received by the City Clerk's office on Wednesday, April 14, 2021 for the above contract and present herewith our Tender Report.

1.0 Introduction

Contract No. 2021-1E – Reconstruction of Third Line (SAH Entrance to Black Road) consists of supplying all equipment, labour and materials for the reconstruction of approximately 1,600 metres of roadway including removals, grading, geotextile, granular subbase and base, asphalt, concrete curb, guide rail, retaining wall, rip rap, culverts, storm sewers and associated appurtenances.

The tender advertisement was published in the Sault Star on Saturday, March 20, 2021 for notification to prospective bidders of the availability of the tender documents. The tender documents were also available for review by potential bidders at the Sault Ste. Marie Construction Association and the Consultant's office.

A total of five (5) Contractors and Subcontractors picked up tender documents during the tender period following submission of the \$100.00 refundable deposit. All five plan takers were general contractors.

During the tender period, there were a few questions from plan takers relating to the scope of work along with various technical specifications. Three (3) addenda were issued by the Consultant to address issues/questions raised by the plan takers and to incorporate some minor changes to the scope of work.

2.0 Summary of Tenders

Two (2) Contractors submitted digital tenders for Contract No. 2021-1E to the City Clerk's office prior to the closing time of 3:00 p.m. on Wednesday, April 14, 2021. The tenders were read at 3:15 p.m. on the same day by Deputy City Clerk Madison Zuppa via teleconference with City and Consultant staff. The Total Tender Values were read and the tenders were reviewed to ensure they included the required tender deposit in the amount of 10% of the Total Tender Price and agreement to bond for performance security.

The following were the results of the submitted Total Tender Prices, excluding HST, in ascending order of bid price:

- | | | |
|----|---------------------------|---|
| 1. | Avery Construction Ltd. | \$6,677,935.92 (\$6,394,446.98 corrected) |
| 2. | Pioneer Construction Inc. | \$6,664,004.21 |

The Total Tender Value for each tender includes a contingency allowance of \$120,000 along with various provisional items.

The Engineer's tender estimate for this Contract was \$5,922,300.00 (excl. HST) which was compiled based on prices from previous road construction contracts. A General Summary of Tender Prices for each of the above tenders along with the Engineer's tender estimate is attached as Appendix 1.

3.0 Review of Tenders Received

The tenders were reviewed to verify all tender submission requirements were complied with as stipulated in the Information to Tenderers. A Summary of the review is attached as Appendix 2. The following specific comments are noted:

1. Both tenders were properly signed, sealed and executed.
2. The tender breakdowns were checked for mathematical errors. An error was found with the submission from Avery Construction which resulted from incorrectly carrying forward the sub-totals on pages FT-8 and FT-9 which ultimately resulted in an incorrect amount for Part B on the summary page. Clause 22 – Validity of Tenders of the Information to Tenders outlines course of action for irregularities with tender submissions. Item 14 addresses mathematical errors which are not consistent with unit prices and states that the unit price shall govern and corrections made by Engineering staff. Item 15 addresses other irregularities which can be waived at the discretion of the City solicitor.
3. Due to the significant reduction in Avery Construction's tender price that resulted from the correction of the mathematical error, AECOM contacted City staff immediately to inform them of the error.
4. The Information to Tenderers indicated that all tenders were to include a tender deposit in the form of a bid bond, certified cheque, money order or bank draft in the amount of 10% of the Total Tender Price. Both tenderers complied with submission of the required tender deposit.
5. The tender document called for submission of Statements 'A' to 'D' which outline the tenderers' related work experience, supervisory staff, available construction equipment and proposed sub-contractors. Both tenderers filled in the appropriate statements or attached separate breakdowns.
6. The tender also included Statement 'E' for alternative prices. None of the submissions included alternative pricing.
7. The tenderers were required to provide an Agreement to Bond from a Surety Company certifying that they are able to obtain the required 100% Performance and 50% Labour and Material Payment bonds. An Agreement to Bond was attached to all tenders submitted.
8. Both tenderers were required to acknowledge any Addenda received during the tender period. All tenderers confirmed receipt of Addendum No. 1, 2, and 3.

3.0 Low Bidder Experience

Both tenderers are well known local Contactors who have completed numerous City contracts in the past. Statement 'A' Tenderer's Experience, provided by each Contractor, outlined a list of similar projects that they have completed in the Sault and area.

Statement "D" – Subcontractors submitted by Avery Construction Ltd. indicated that the work will be done by their own forces, with the exception of pavement markings which will be done by Superior Asphalt Markings, electrical/utilities will be done by Northern Fencing, and retaining wall H-piles and reinforced concrete will be done by Ontario Concrete.

4.0 Tender Estimate

The low tender amount of \$6,394,446.98 (excl. HST) is higher than the Engineer's tender estimate by \$472,146.98 (excl. HST) or approximately 8%. The higher tender prices relative to the Estimate are likely attributable to higher material costs particularly for pipe which is currently being impacted by a restricted supply due to the pandemic. In addition, pricing for several of the tendered items were higher than expected including the engineered retaining wall and concrete border adjacent to the multi-use trail.

5.0 Conclusions

In summary, based on our detailed review of the tenders submitted, we recommend the following:

1. The City review the errors with the Avery tender submission with their solicitor and select a Contractor to complete Reconstruction of Third Line (SAH Entrance to Black Road) reconstruction project;
2. The required by-law should be drafted and passed by Council to facilitate execution of the attached Form of Agreement (Note: Avery Construction has been included in the attached agreement at this time); and
3. AECOM should be authorized to issue an award letter to the successful Contractor which will include requirements for the Contractor to submit the required contract documentation (ie: bonds, insurance, etc.) and prepare the related contracts for signing by both parties.

We hope you find this report acceptable, although, please do not hesitate to call should you have any questions regarding the contents of this Tender Report.

Yours very truly,
AECOM Canada Ltd.



Darrell Maahs, C. Tech.
Project Manager

DRM:nm
Encl.

Summary of Tender Prices

Date: April 14, 2021

Description of Works	Engineer Estimate Total Price	Avery Construction Total Price	Pioneer Construction Total Price
Part 'A' - Roadworks - >>	\$3,387,405.00	\$3,544,073.85	\$3,215,300.21
Part `B' - Drainage Works - >>	\$1,925,220.00	\$2,041,939.14	\$2,575,590.00
Part `C' - Underground Services - >>	\$20,000.00	\$26,456.73	\$57,542.00
Part 'D' - Electrical / Traffic / Utilities	\$381,975.00	\$580,810.76	\$569,317.00
Part `E' - Provisional Items - >>	\$207,700.00	\$201,166.50	\$246,255.00
TOTAL TENDER PRICE (Excl. HST)	\$5,922,300.00	\$6,394,446.98	\$6,664,004.21

TENDER REVIEW SUMMARY

Tender Closing: April 14, 2021

ITEMS	CONTRACTORS Pioneer Construction Inc. Sault Ste Marie, ON	Avery Construction Limited Sault Ste. Marie, ON
Total Tender Value (Submitted)	\$6,664,004.21	\$6,677,935.92
Total Tender Value (Corrected)	same	\$6,394,446.98
Addendum's Acknowledged	3	3
Tender Deposit	Bid Bond 10% of Tender Price	Bid Bond 10% of Tender Price
Agreement to Bond	Attached	Enclosed
Statements 'A' to 'D'	Attached	Enclosed
Statement 'E' - Alternatives	none provided	none provided
Tenders Signed	Signed, Sealed and Witnessed	Signed, Sealed and Witnessed
Subcontractors	Piping - Own Forces Roadwork - Own Forces Concrete - Own Forces Asphalt Paving - Own Forces Pavement Markings - Superior Asphalt Markings Electrical/Utility - Double S Construction Retaining Wall H-Piles - Powell Foundations Retaining Wall Con. - Ontario Concrete Finishing	Piping - Own Forces Roadwork - Own Forces Concrete - Own Forces Asphalt Paving - Own Forces Pavement Markings - Superior Asphalt Markings Electrical/Utility - Northern Fencing Retaining Wall H-Piles-Ontario Concrete/Own Forces Retaining Wall Con. - Ontario Concrete Finishing
Bids Complete	Complete	Complete



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Melanie Borowicz-Sibenik, Assistant City Solicitor/Senior
Litigation Counsel

DEPARTMENT: Legal Department

RE: 724 Bonney Street – Property Declared Surplus

Purpose

The purpose of this report is to recommend to Council that the property described as PIN 31592-0236 (LT) LT 11-13 BLK 11 PL 1751 KORAH; PT LANE BLK 11 PL 1751 KORAH CLOSED BY T220708 PT 2 & 3 1R4853; SAULT STE. MARIE being civic 724 Bonney Street be declared as surplus and offered for sale by the City in accordance with the City's policy for the disposition of land.

SCHEDULE "A"

Attached as Schedule "A" is a map of the Subject Property.

Background

The Legal Department circulated the Subject Property on April 24, 2019 to ascertain if this property could be declared surplus to the City's needs. The request was circulated to various City Departments and the Sault Ste. Marie Region Conservation Authority for comment ("SSMRCA").

The Engineering Department has no objections and advised that Bell Canada requires an easement, there is no watermain on this section of Bonney Street and that there is an existing sanitary lateral to the Subject Property.

The Public Works Department strongly supports the sale of these lands.

The Building Department has no objection to the sale of the Subject Property.

The Planning Department has advised that there are no water services on this section of Bonney Street between Central Street and Letcher Street. They support the sale of the Subject Property but request that it be clearly noted that there are no water services in front of the Subject Property. The Subject Property is zoned R3 – Low Density Residential. If the costs are reasonable to service the lot, it may be developed. Otherwise, Planning states that it may be offered for sale to the abutting neighbours.

The Community Development & Enterprise Services Department has no issue with

declaring the Subject Property surplus.

The SSMRCA advised that the Subject Property is not located within an area under the jurisdiction of the Conservation Authority, with regard to O. Reg. 176/06 for Development, Interference with Wetlands and Alterations to Shoreline and Watercourses. SSMRCA has no objection to the Subject Property being sold.

Committee of Adjustment advised that the Subject Property is comprised of Lots 11 to 13 in the Bayview Subdivision, Plan 1751 and includes part of a lane. Unless these lots have been taken out of the plan of subdivision, they remain independent parcels. If a prospective purchaser wished to build using the entire Subject Property for a single development, before a permit could be issued the parcels would have to be deemed not to be part of a subdivision. It is zoned R3, Low Density Residential.

Analysis

If Council declares the property surplus, the property will be advertised once in the Sault Star and also appear on the City's web page.

Financial Implications

If the City decides to dispose of the Subject Property, it would be consistent with the City's plan to dispose of surplus property. As this property is presently City owned the City does not receive any revenues from taxes. Upon sale of the property it may be assessable depending upon its ultimate use.

Strategic Plan / Policy Impact

Not applicable.

Recommendation

It is therefore recommended that Council take the following action:

Authorize that the City owned property described as PIN 31592-0236 (LT) LT 11-13 BLK 11 PL 1751 KORAH; PT LANE BLK 11 PL 1751 KORAH CLOSED BY T220708 PT 2 & 3 1R4853; SAULT STE. MARIE being civic 724 Bonney Street be declared as surplus and offered for sale by the City in accordance with the City's policy for the disposition of land.

By-law 2021-80 authorizing same appears elsewhere on the Agenda and is recommended for approval.

Respectfully submitted,



Melanie Borowicz-Sibenik

Assistant City Solicitor/Senior Litigation Counsel

705.759.5403

m.borowiczsibenik@cityssm.on.ca

[MBS/da](#)



Schedule "A"



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Melanie Borowicz-Sibenik, Assistant City Solicitor/Senior
Litigation Counsel

DEPARTMENT: Legal Department

RE: Deeming By-law – Pineland Subdivision M241 (Colette
Michel-Fall and Richard Fall)

Purpose

The purpose of this report is to bring to Council a request received from Colette Evelyn Michel-Fall and Richard Joseph John Fall the owners of PIN 31614-0029 (LT) PCL 5480 SEC AWS; LT 12 PL M241 PARKE T/W LT72755; SAULT STE. MARIE being civic 192 Pointe Louise Drive and PIN 31614-0024 (LT) PCL 5492 SEC AWS; LT 11 PL M241 PARKE T/W LT72898; SAULT STE. MARIE being civic 184 Pointe Louise Drive.

Attachment

Attached as Schedule “A” is a map of the subject property.

Background

Colette Evelyn Michel-Fall and Richard Joseph John Fall the owners of PIN 31614-0029 (LT) PCL 5480 SEC AWS; LT 12 PL M241 PARKE T/W LT72755; SAULT STE. MARIE being civic 192 Pointe Louise Drive and PIN 31614-0024 (LT) PCL 5492 SEC AWS; LT 11 PL M241 PARKE T/W LT72898; SAULT STE. MARIE being civic 184 Pointe Louise Drive have requested that the City pass a Deeming By-law under Section 50(4) of the *Planning Act* for this property. The effect of the Deeming By-law, once it is registered on title, would result in this property being treated as one block of land and it could no longer be sold as individual lots without the by-law being repealed or by a Committee of Adjustment severance approval.

Analysis

The request has been circulated to Don McConnell, Planning Director, Freddie Pozzebon, Chief Building Official, Maggie McAuley, Municipal Services Engineer and Michelle Kelly, Secretary-Treasurer, Committee of Adjustment, none of whom have an objection to the request that a Deeming By-law be passed in respect of these properties.

Deeming By-law – Pineland Subdivision M241 (Colette Michel-Fall and Richard Fall

April 26, 2021

Page 2.

Financial Implications

Approval of this report will not impact municipal finances.

Strategic Plan / Policy Impact

Not applicable.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that By-law 2021-77 which has the effect of deeming PCL 5480 SEC AWS; LT 12 PL M241 PARKE T/W LT72755; SAULT STE. MARIE (192 Pointe Louise Drive) and PCL 5492 SEC AWS; LT 11 PL M241 PARKE T/W LT72898; SAULT STE. MARIE (184 Pointe Louise Drive) as no longer being part of a plan of subdivision be recommended for approval.

By-law 2021-77 appears elsewhere on the agenda.

Respectfully submitted,



Melanie Borowicz-Sibenik
Assistant City Solicitor/
Senior Litigation Counsel

705.759.5403

mborowiczsibinek@cityssm.on.ca

MBS/da

LEGAL\STAFF\COUNCIL\REPORTS\2021\184 AND 192 POINTE LOUISE DRIVE (FALL) DEEMING BY-LAW.DOCX



Schedule "A"

0

Subject Properties

Pointe Louise Drive



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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Melanie Borowicz-Sibenik, Assistant City Solicitor/Senior
Litigation Counsel

DEPARTMENT: Legal Department

RE: Sale of 352 Northland Rd. to Sal-Dan Developments Ltd.

Purpose

The purpose of this report is to advise Council of the Offers to Purchase received for the sale of 352 Northland Road (the "Subject Property").

Attachment

Attached as Schedule "A" is a map of the Subject Property.

Background

On February 22, 2021, City Council passed By-law 2021-47 which declared the Subject Property as surplus to the City's needs and authorized the disposition of the said property. The sale of 352 Northland Road was advertised in the Sault Star on March 6, 2021 and on the City's website. The Legal Department has received three (3) Offers to Purchase.

Analysis

The first Offer to Purchase is from Thayer Lumber Co. Inc. in the sum of Thirteen Thousand Three Hundred (\$13,300.00) Dollars. There are no conditions. Thayer Lumber Co. Inc. is an abutting property owner. Thayer Lumber Co. Inc. has advised the intended use of the Subject Property was a buffer. No building or other plans are intended for the Subject Property.

The second Offer to Purchase is from Sergio Pietramale in the sum of One Thousand Eight Hundred (\$1,800.00) Dollars. There are no conditions. Mr. Pietramale has indicated the intended use for the Subject Property is a residential development.

The third Offer to Purchase is from Sal-Dan Developments Limited in the sum of Eighteen Thousand (\$18,000.00) Dollars. There are no conditions. Sal-Dan Developments Limited has indicated the intended use for the Subject Property is housing construction.

Sale of 352 Northland Rd. to Sal-Dan Developments Ltd.

April 26, 2021

Page 2.

Financial Implications

Legal has consulted with Finance regarding the Offers to Purchase given the potential implications from a tax revenue point of view. Finance has advised that the purchase of the Subject Property for use as a buffer will have a minimal impact on the City's tax revenue. A home being constructed on the Subject Property would result in an increase in tax revenue. Sal-Dan Developments Limited has also submitted the highest offer.

Strategic Plan / Policy Impact

Not applicable.

Recommendation

It is therefore recommended that Council take the following action:

Authorize the disposition of the City owned property described as PIN 31572-0139 (LT) LT 87 BLK 5 PL 402 KORAH; PT LANE PL 402 KORAH CLOSED BY T234249; PT 14 1R5203; S/T T234595; SAULT STE. MARIE, being civic 352 Northland Road in accordance with the City's policy for the disposition of land, to Sal-Dan Developments Limited for the sum of Eighteen Thousand (\$18,000.00) Dollars.

The relevant By-law 2021-76 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,



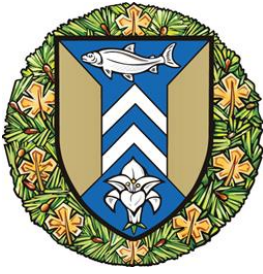
Melanie Borowicz-Sibenik
Assistant City Solicitor/Senior Litigation Counsel
705.759-5403
m.borowiczsibenik@cityssm.on.ca

MBS/tj
Enclosure

\\citydata\LegalDept\Legal\Staff\COUNCIL\REPORTS\2021\352 Northland Road Sale to Sal-Dan OPEN.docx

Schedule "A"





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

COUNCIL REPORT

April 26, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Jonathan Kircal, Planner

DEPARTMENT: Community Development and Enterprise Services

RE: A-6-21-Z 883 Trunk Road (1584920 Ontario Inc. c/o
Christine Whalen)

PURPOSE

The applicant, Christine Whalen, on behalf of 1584920 Ontario Inc. (locally known as the HiWay Variety Store), is seeking Council's approval to rezone the subject property to permit retail trade as an additional permitted use.

PROPOSED CHANGE

The applicant is seeking Council's approval to rezone the subject property from Highway Zone (HZ) to Highway Zone (HZ.S) with a special exception to permit retail trade, subject to the following special provision:

- Reduce the required number of parking spaces from 25 to 19 spaces.

Subject Property:

- Location: south side of Trunk Road, approximately 107 metres south west of the intersection of Dacey Road.
- Approximate size: 40m (131') of frontage along Trunk Road and a depth of 74m (243'), totalling 2,960m (0.73 acres).
- Present use: Convenience store and residential units.
- Owner: 1584920 Ontario Inc.

BACKGROUND

No previous planning applications exist for this property.

ANALYSIS

Conformity with Official Plan

The Official Plan designates the subject property as Commercial. Commercial land use policies contemplate a combination of major shopping centres, mini-malls and individual businesses along Trunk Road.

Therefore, this proposal satisfies the intent and purpose of the Official Plan.

Archeological Potential

The Official Plan identifies the property as having archeological potential; however, aerial imagery indicates that soil disturbance has occurred on the property, inclusive of lot grading, and the construction of building foundations and pavement. As per Archeological Resources Policy 2, an archeological assessment is not required where intensive and extensive soil disturbance has previously occurred.

Conformity with Provincial Policy Statement 2020

A development proposal for an existing serviced vacant property within the built-up area of the city represents cost-effective development from a land consumption and servicing perspective. The use will contribute towards an appropriate mix and range of employment that will meet long-term needs.

Therefore, this proposal is consistent with the PPS.

Conformity with Growth Plan for Northern Ontario 2011

Approval of this application does not conflict with the plan.

COMMENTS

The subject property is located along the “connecting link” segment of Trunk Road. To the property’s east and west sides are residential uses that are zoned Highway Zone and appear to be legal non-conforming; to the south are additional residential uses, and to the north, across Trunk Road, is the Canadian Pacific Railway line.

At present, the property consists of two residential dwelling units and a vacant retail building, both of which appear to be legal non-conforming uses. The applicant proposes to demolish all structures on site to construct a two-storey building consisting of retail and accessory use office space at grade, and accessory use storage on the second floor.

The proposed development meets all Highway Zone building regulations, inclusive of a 10-metre rear yard setback from the abutting residentially zoned properties to the south. A 1.8m tall, solid fence will be required along the rear lot line to satisfy the zoning by-law buffer requirements. A parking space reduction from 25 to 19 spaces is appropriate given that a portion of the proposed use is a convenience store, which has short-term parking duration. Paving the parking area will be required. The required front yard (i.e. the first 6 metres of the property excluding driveways) must be landscaped and appropriately designed for a gateway corridor into the city.

The property is subject to Development Control. Prior to the issuance of a building permit, the applicant will need to enter into an agreement with the City. Landscaping and other details, such as lighting, location of loading spaces and waste receptacles can be addressed at this stage. While not a zoning by-law requirement, planning staff will request that the applicant install fencing along its east and west lot line where needed to provide a visual barrier for the abutting residential uses, in consultation with neighbours.

Permitting retail trade would complement the surrounding area and would support the nearby existing apartment buildings and institutional uses. It would also provide flexibility to the property to respond to local commercial trends.

No significant impacts are anticipated from the approval of this application.

CONSULTATION

Public notices were mailed to all neighbouring properties within 120m (400') of the subject property on March 31, 2021. The notice that was mailed to property owners is attached to this report. The notice was also advertised on the City website and in the Sault Star on April 3, 2021.

Public Comments

No comments were received at the time of writing this report on April 12, 2021.

Application Circulation

No comment/objection: the Accessibility Advisory Committee, Building Division, Community Development and Enterprise Services, Conservation Authority, Economic Development Corporation, Fire Services, Legal Department, Ministry of Municipal Affairs and Housing, Municipal Heritage Committee, Public Works, and PUC.

The Engineering Division notes the following:

- Stormwater management may be required where changes to the impervious area are proposed.
- The property is subject to Site Plan Control. Any new changes must be submitted for site plan approval to ensure that servicing and drainage is addressed to the satisfaction of the Director of Engineering.

FINANCIAL IMPLICATIONS

Approval of this application will not result in any incremental changes to the 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 is seeking Council's approval to rezone the subject property from Highway Zone (HZ) to Highway Zone (HZ.S) with a special exception to permit retail trade and reduce the number of required parking spaces from 25 to 19. All HZ building regulations are complied with, and the addition of retail trade will complement the surrounding area by increasing retail options for consumers in an area where such options do not exist. No significant impacts are anticipated from the approval of this application.

RECOMMENDATION

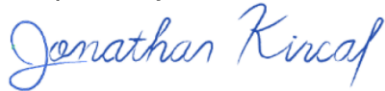
It is therefore recommended that Council take the following action:

Resolved that the Report of the Planner dated 04 26 2021 concerning Rezoning Application A-6-21-Z be received and that Council rezone 883 Trunk Road from Highway Zone (HZ) to Highway Zone (HZ.S) with a special exception to, in addition to the uses permitted in an HZ zone:

- Permit retail trade on the subject property; and,
- Reduce the required number of parking spaces from 25 to 19 spaces.

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

Respectfully submitted,



Jonathan Kircal

Planner

705.759.6227

j.kircal@cityssm.on.ca



NOTES:
ALL ELEVATIONS ARE TO GEODETIC DATUM

LEGEND:

NO.	DATE	BY	REVISIONS
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Proposed 2 Story Building
883 Trunk Road

DRAWN	M. McCreight
CHECKED	
DATE	February 3, 2021
SCALE	
DRAWING NO.	P1



2021 04 07

MEMO TO: Don McConnell, RPP
Planning Director

RE: A-6-21-Z
883 Trunk Road
1584920 Ontario Inc. (Christine Whalen)

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

- Should changes to impervious area be proposed, stormwater management may be required.
- It is understood that this property is subject to Site Plan Control. Any new changes should be submitted for site plan approval to ensure servicing and drainage is addressed to the satisfaction of the Director of Engineering or his designate.

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

A handwritten signature in black ink, appearing to read 'M. McAuley'.

Maggie McAuley, P. Eng.
Municipal Services Engineer
Public Works & Engineering Services
705.759.5385
m.mcauley@cityssm.on.ca

MM

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



Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2021\A-6-21-Z_ 883 Trunk Road (HiWay Variety)\GIS Maps\A-6-21-Z_AerialMap_March2021_8x11_V1.mxd

Application Map Series ☐ Subject Property ☐ Official Plan Landuse ☐ Existing Zoning ☒ Aerial Image ☐ Official Plan Amendment	Legal Department Reference	 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 <i>This map is for general reference only</i> Orthophoto: 2016 20cm Colour Projection Details: NAD 1983 UTM Zone 16N GCS North American 1983 0 5 10 20 Meters 1:1,000 
Property Information Civic Address: 883 Trunk Road Roll No.: 010050029000000 Map No.: 13/1-12 Application No.: A-6-21-Z Date Created: March 18, 2021	Legend  Subject Property: 883 Trunk Rd  Parcel Fabric Page 128 of 184	

**SUBJECT
PROPERTY**

Frontenac Street

Dacey Road

Trunk Road

899

887

883

871

867

859

138

134

128

124

118

114

Melville Road

Rankin Road

119

Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2021\A-6-21-Z_883 Trunk Road (HiWay Variety)\GIS Maps\A-6-21-Z_Subject\PropertyMap\A-6-21-Z_Subject\A-6-21-Z_Subject_V1_Legal.mxd

Application Map Series

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

Legal Department Reference
 Schedule "A"



**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
 1:1,000



Property Information

Civic Address: 883 Trunk Road
 Roll No.: 010050029000000
 Map No.: 13/1-12
 Application No.: A-6-21-Z
 Date Created: March 18, 2021

Legend

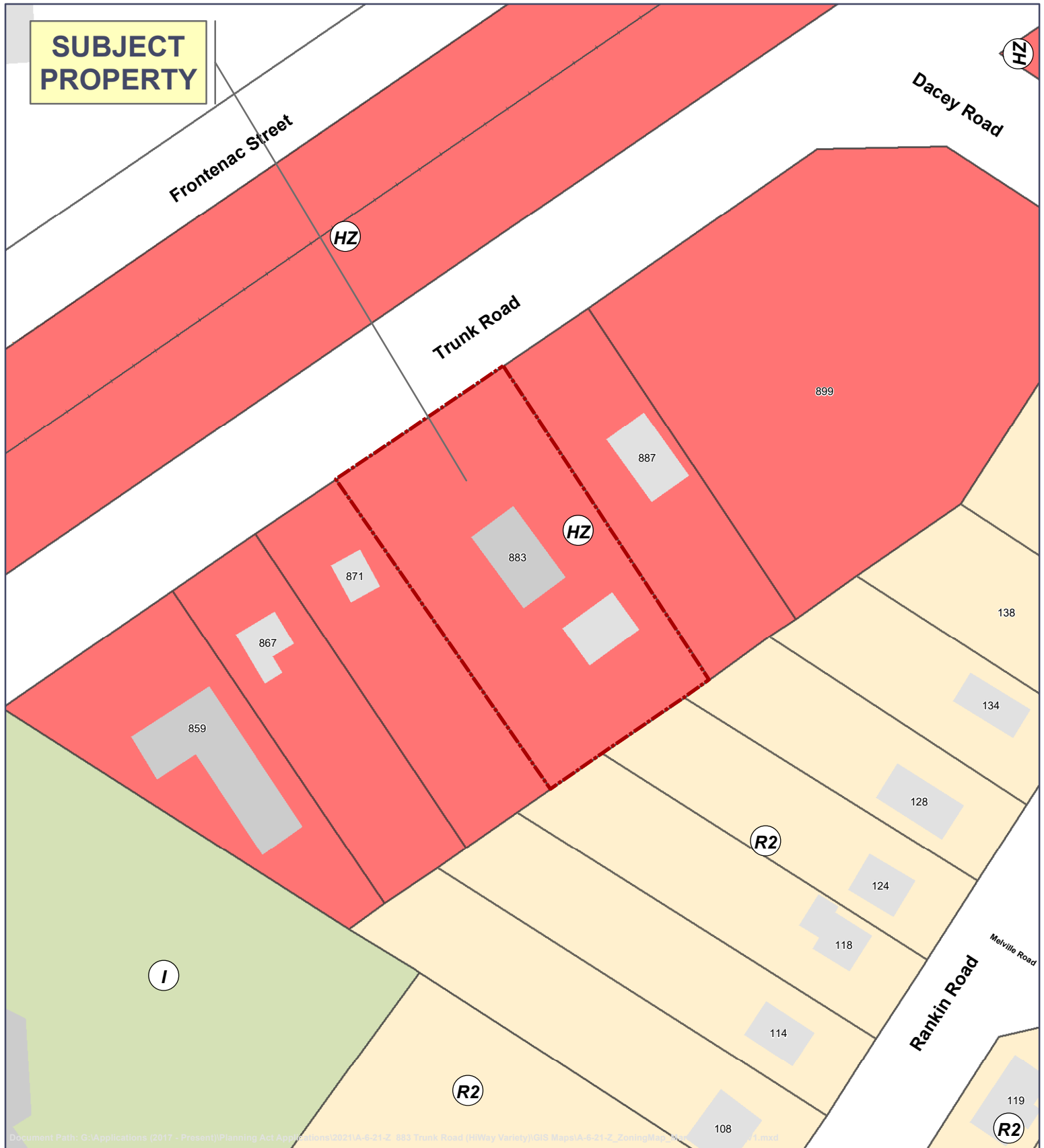


Subject Property: 883 Trunk Rd



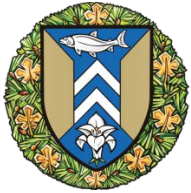
Parcel Fabric

Page 129 of 184



Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2021\A-6-21-Z- 883 Trunk Road (Hwy Variety)\GIS Maps\A-6-21-Z_ZoningMap_Sault Ste Marie.mxd

Application Map Series ☐ Subject Property ☐ Official Plan Landuse ☒ Existing Zoning ☐ Aerial Image ☐ Official Plan Amendment Property Information Civic Address: 883 Trunk Road Roll No.: 010050029000000 Map No.: 13/1-12 Application No.: A-6-21-Z Date Created: March 18, 2021	Legend <table border="0"> <tr> <td>C1 - Traditional Commercial Zone</td> <td>R3 - Low Density Residential Zone</td> </tr> <tr> <td>C2 - Central Commercial Zone</td> <td>R4 - Medium Density Residential Zone</td> </tr> <tr> <td>CT2 - Commercial Transitional Zone</td> <td>R5 - High Density Residential Zone</td> </tr> <tr> <td>C3 - Riverfront Zone; C3hp</td> <td>R6 - Mobile Home Residential Zone</td> </tr> <tr> <td>C4 - General Commercial Zone; C4hp</td> <td>I - Institutional Zone</td> </tr> <tr> <td>C5 - Shopping Centre Zone</td> <td>EM - Environmental Management Zone</td> </tr> <tr> <td>HZ - Highway Zone</td> <td>PR - Parks and Recreation Zone</td> </tr> <tr> <td>M1 - Light Industrial Zone</td> <td>RA - Rural Area Zone</td> </tr> <tr> <td>M2 - Medium Industrial Zone; M2hp</td> <td>RP - Rural Precambrian Uplands Zone</td> </tr> <tr> <td>M3 - Heavy Industrial Zone</td> <td>REX - Rural Aggregate Extraction Zone</td> </tr> <tr> <td>R1 - Estate Residential Zone</td> <td>AIR - Airport Zone</td> </tr> <tr> <td>R2 - Single Detached Residential Zone; R2hp</td> <td>Named Use - Commercial Dock</td> </tr> </table> Parcel Fabric	C1 - Traditional Commercial Zone	R3 - Low Density Residential Zone	C2 - Central Commercial Zone	R4 - Medium Density Residential Zone	CT2 - Commercial Transitional Zone	R5 - High Density Residential Zone	C3 - Riverfront Zone; C3hp	R6 - Mobile Home Residential Zone	C4 - General Commercial Zone; C4hp	I - Institutional Zone	C5 - Shopping Centre Zone	EM - Environmental Management Zone	HZ - Highway Zone	PR - 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	 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 <i>This map is for general reference only</i> Orthophoto: None Projection Details: NAD 1983 UTM Zone 16N GCS North American 1983 0 5 10 20 Meters 1:1,000 
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R2 - Single Detached Residential Zone; R2hp	Named Use - Commercial Dock																									



The Corporation of the City of Sault Ste. Marie
99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6
saultstemarie.ca | 705.759.2500 | info@cityssm.on.ca

NOTICE OF APPLICATION & PUBLIC MEETING

883 Trunk Road
Application No.: A-6-21-Z
Applicant: 1584920 Ontario Inc. (c/o Christine Whalen)

Date: April 26, 2021
Time: 5:30 PM

Location: City of Sault Ste. Marie
Civic Centre, Council Chambers
99 Foster Drive

PURPOSE

The applicant, Christine Whalen, on behalf of 1584920 Ontario Inc. (HiWay Variety), is seeking Council's approval to rezone the subject property to permit retail trade as an additional permitted.

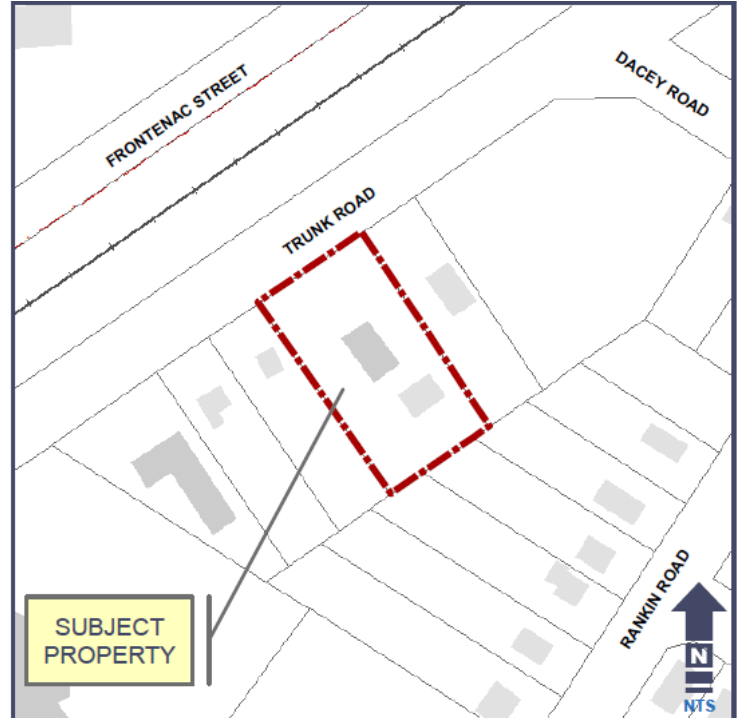
PROPOSED CHANGE

The applicant is seeking Council's approval to rezone the subject property from Highway Zone (HZ) to Highway Zone (HZ.S) with a Special Exception to permit retail trade, subject to the following special provisions:

1. The required number of parking spaces be reduced from 25 to 19 spaces.

HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcome and encouraged. You can provide input by making a written submission or by making a public presentation.



TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, **Monday, April 26, 2021** at 5:30 p.m. to consider a Zoning By-law Amendment (under section 34 of the Planning Act, R.S.O 1990, c. P13, as amended). This meeting will be broadcast by Shaw Cable and may be viewed on Shaw Cable's Community Channel, Sootoday.com and on the City's YouTube Channel <https://www.youtube.com/saultstemarieca>

Any person wishing to present at the public meeting must contact the City Clerk at cityclerk@cityssm.on.ca or 705-759-5388 to register as a presenter. Any written submissions received in advance of the meeting will be included with Council's Agenda. Registered presenters will be provided with instructions as to how to join the meeting in advance. Only those individuals who wish to make a presentation need to register with the City Clerk.

MORE INFORMATION

The application may be reviewed upon request. The report of the Planning Division will be available on Friday, April 23, 2021 as part of City Council's Agenda. Please contact Jonathan Kircal at 705.759.5368 or planning@cityssm.on.ca to request a digital copy. Please refer to the application file number.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Jonathan Kircal, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to planning@cityssm.on.ca with your name, address and application file number on or before **Monday, April 26, 2021**.

If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be entitled to appeal the decision of the Council of the City of Sault Ste. Marie to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.



NOTES:
ALL ELEVATIONS ARE TO GEODETIC DATUM

LEGEND:

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Proposed 2 Story Building
883 Trunk Road

DRAWN	M. McCreight
CHECKED	
DATE	February 3, 2021
SCALE	
DRAWING NO.	P1

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2021-71

AGREEMENT: A by-law to authorize the execution of the Agreement between the City and 1188004 Ontario Inc. (Millworks) for the lease of a portion of the property at 83 Huron Street for the use of a small business incubation project.

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 29, 2021 between the City and 1188004 Ontario Inc. (Millworks), a copy of which is attached as Schedule "A" hereto. This Agreement is for the lease of a portion of the property at 83 Huron Street for the use of a small business incubation project.

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 26th day of April, 2021.

MAYOR - CHRISTIAN PROVENZANO

CITY CLERK – RACHEL TYCZINSKI

Schedule "A"

L E A S E **(C O M M E R C I A L)**

This Agreement made as of the 29th day of March, 2021.

BETWEEN

**1188004 ONTARIO INC., a Company incorporated
pursuant to the laws of the Province of Ontario,
Canada and having its office at 1231 Peoples Road,
Sault Ste. Marie, Ontario, P7C 3W7**

(hereinafter referred to as the "Landlord")

- and -

**THE CORPORATION OF THE CITY OF SAULT STE.
MARIE, 99 Foster Drive, Sault Ste. Marie, Ontario, P6A 5X6**

(hereinafter referred to as the "Tenant")

WHEREAS the Landlord is the owner of certain lands and premises being a multi-tenant building located at 83 Huron Street in the City of Sault Ste. Marie, ON known as the "Machine Shop", (hereinafter "the Lands") described in **Schedule "A"** hereto;

AND WHEREAS the Tenant wishes to lease a portion of the first floor and the intermediate floor known as the sandwich level) on the Lands for the use of a small business incubation project, together with ancillary office uses on the Lands hereto (hereinafter referred to as "the Leased Premises") as described in **Schedule "B"** hereto;

AND WHEREAS, for the purposes of this Agreement, the Tenant shall be fully responsible for all actions, inactions, omissions or wrongdoings of any business owner including its employees, contractors, agents and assigns who are granted permission to occupy the Leased Premises by the Tenant.

NOW WITNESSETH HEREIN THAT IN CONSIDERATION of the rents, covenants and obligations stipulated herein, the Landlord and the Tenant have agreed to enter into a Lease for the Leased Premises located at 83 Huron Street in the City of Sault Ste. Marie, Province of Ontario consisting of approximately 5,000 square feet, more or less, shown in **Schedule "B"** attached hereto.

1. RECITALS

1.1 The above preamble and recitals are true and correct and shall form part of this Lease.

2. GRANT OF LEASE

- 2.1 The Landlord leases the Leased Premises to the Tenant:
- (a) at the Rent set forth in **Section 3**;
 - (b) for the Term set forth in **Section 4**; and
 - (c) subject to the conditions and in accordance with the covenants, obligations and agreements herein.
- 2.2 The Landlord covenants that it has the right to grant the lease of the Leased Premises free from encumbrances except as disclosed on title.
- 2.3 The Landlord leases the Leased Premises to the Tenant along with right of access to all Common Areas. "Common Areas" means the entrances and exits to and from the Lands and Leased Premises including the driveways and parking areas and all underground gas, water and electrical pipes, conduits and lines, heating and air conditioning equipment, and appurtenant equipment servicing the Building.

3. RENT

- 3.1 Rent means the amounts payable by the Tenant to the Landlord for the lease of the Leased Premises pursuant to this Section, *plus* Harmonized Sales Tax.
- 3.2 The Tenant covenants to pay to the Landlord, during the Term of this Lease rent as follows:

Rent

- (a) During the Term, the sum of SEVEN THOUSAND AND EIGHTY-THREE DOLLARS (\$7,083.00) per month, plus HST on a gross basis (except the cost of internet cable access and the cleaning services provided by the Landlord as stated herein), said rent to be paid on the first day of each and every month, commencing on the first day of the Term. Provided, however, that if the Date of Commencement of this Lease is not the FIRST day of a month, the Minimum Rent for such fractional month shall be payable in advance and shall be calculated at a rate per day of 1/365th of the yearly Minimum Rent.
 - (b) Lease Payments shall be payable as of the Commencement Date;
 - (c) The Tenant shall, in addition to the Rent, pay to the Landlord Two Hundred and Fifty Dollars (\$250.00) plus HST a month for the fibre wire (internet cable access) and the cost of cleaning the Tenant's premises (cleaning services); and
 - (d) For purposes of this Lease, the cost of the internet cable access and the cost of the cleaning services shall be deemed to be Rent under this Lease.
- 3.3 Save and except for the Rent and the cost of the internet cable access and applicable HST, the Landlord and Tenant agree that it is their mutual intention that this Lease shall be a gross Lease for the Tenant. The Landlord shall be responsible for all common area charges including municipal taxes, maintenance of the lands and building, snow removal, lawn and grounds maintenance and utilities (except the maintenance of the Leased Premises as set out in Section 8 of this Lease which shall be the responsibility of the Tenant), levies and surcharges of every nature and kind whatsoever save and except any charges or surcharges which may be levied upon the Tenant directly by any municipal or governmental authority or any changes or fees levied upon the Tenant as a consequence of operating their business.

- 3.4 All payments to be made by the Tenant pursuant to this Lease shall be delivered to the Landlord at the Landlord's address for service set out in Section 20 or to such other place as the Landlord may from time to time direct in writing.
- 3.5 The Tenant agrees to pay in advance to the Landlord at the commencement of the Term the first and last month's Rent (except the cost of the internet access and the cost of cleaning) under Section 3.2(a).
- 3.6 All Rent in arrears, including the cost of internet cable access, cleaning services and all sums paid by the Landlord for expenses incurred and which should have been paid by the Tenant shall bear interest from the date payment was due, or made, or expense incurred at a rate per annum equal to the prime commercial lending rate of the Landlord's bank plus two (2) percent.
- 3.7 The Tenant acknowledges and agrees that the payments of Rent provided for in this Lease shall be made without any deduction for any reason whatsoever unless expressly allowed by the terms of this Lease or agreed to by the Landlord in writing; and
- (a) no partial payment by the Tenant which is accepted by the Landlord shall be considered as other than a partial payment on account of Rent owing and shall not prejudice the Landlord's right to recover any Rent owing.
- 3.8 The Tenant will provide a cheque on a monthly basis on the first of each month to the Landlord.
- 3.9 If the Tenant fails to pay any Rent when the same is due and payable, such unpaid amount shall bear interest at the rate of eighteen per cent (18%) per annum (calculated monthly at the rate of one and one-half per cent (1.5%) and such interest shall be calculated from the time such Rent becomes due until paid by the Tenant.

4. TERM AND POSSESSION

- 4.1 The Tenant shall have possession of the Leased Premises for a period of three (3) years, commencing May 1, 2021 (the "Commencement Date") and ending on April 30, 2024, with no renewal options in the Lease.
- 4.2 The Landlord shall provide a minimum of 25 parking spaces ("Leased Parking Spaces") for the Tenant's exclusive use to be designated by the Landlord in consultation with the Tenant. The Tenant acknowledges and agrees that the Landlord shall have the right to use the Leased Parking Spaces on nights and weekends for use by patrons of the Train Station, Entertainment, Bar, Banquet and Restaurant venue located on the Lands. In addition, the Landlord shall provide the Tenant with use of the parking spaces, in common with others entitled thereto, in all common parking areas of the Lands.

5. ASSIGNMENT

- 5.1 (a) The Tenant shall not assign this Lease or sublet the whole or any part of the Leased

Premises unless it first obtains the consent of the Landlord in writing, which consent may be unreasonably withheld. The Landlord understands the Tenant's use of the Leased Premises. To that end, the Landlord acknowledges and agrees that the small business incubation project carried on by the Tenant, which involves, among other things, the use and occupation of portions of the Leased Premises by various business owners does not constitute an assignment or sublet of this Lease. Provided that the Tenant shall be fully responsible for any and all inactions, actions, omissions or wrongdoing of any such business owner who occupies a portion of the Leased Premises as well as their agents, employees, contractors or assigns.

(b) The Tenant hereby waives its right to the benefit of any present or future Act of the Legislature of Ontario which would allow the Tenant to assign this Lease or sublet the Leased Premises without the Landlord's consent.

- 5.2. The consent of the Landlord to any assignment or subletting shall not operate as a waiver of the necessity for consent to any subsequent assignment or subletting.
- 5.3 Any consent granted by the Landlord shall be conditional upon the assignee, sublessee or occupant executing a written agreement directly with the Landlord agreeing to be bound by all the terms of this Lease as if the assignee, sublessee or occupant had originally executed this Lease as Tenant.
- 5.4 Any consent given by the Landlord to any assignment or other disposition of the Tenant's interest in this Lease or in the Leased Premises shall not relieve the Tenant from its obligations under this Lease, including the obligation to pay Rent as provided for herein.

6. USE

- 6.1 During the Term of this Lease the Leased Premises shall not be used for any purpose other than offices for a small business incubation project, together with ancillary office uses and for no other purposes.
- 6.2 The Tenant shall not do or permit to be done at the Leased Premises anything which may:
 - (a) cause damage to the Premises or create a nuisance;
 - (b) make void or voidable any insurance upon the Leased Premises;
 - (c) constitute a breach of any by-law, statute, order or regulation of any municipal, provincial or other competent authority relating to the Leased Premises;
 - (d) Interfere in any manner with the other Tenants in the building where the Leased Premises are located on the Lands.

7. QUIET ENJOYMENT

- 7.1 The Tenant, on paying the Rent hereby reserved, and performing and observing the covenants and provisions herein required to be performed and observed on its part, shall peaceably enjoy the Premises for the Term. Notwithstanding the foregoing, the Tenant acknowledges and agrees that the Leased Premises are located on the Lands upon which is located a Train Station, The Machine Shop businesses, retail establishments, an Entertainment, Restaurant and Banquet Hall venue ("Machine Shop Businesses"), and that these may and will interfere with the Tenant's quiet enjoyment of the Leased Premises. As such the Tenant waives

its right to quiet possession of the Leased Premises when the operation of The Machine Shop Businesses located therein interfere with the Tenant's right of quiet possession.

8. REPAIR, MAINTENANCE AND CLEANING

- 8.1 The Tenant covenants that during the term of this Lease and any renewal thereof the Tenant shall keep in good condition the interior of the Leased Premises including all alterations and additions made thereto, and shall, with or without notice, promptly make all needed repairs and all necessary replacements as would a prudent owner. The Landlord shall be responsible for cleaning the Leased Premises and may make arrangement for a cleaning service to complete same at the Leased Premises at the Tenant's sole expense. The Landlord will ensure that the cost of the cleaning services are competitive. The Landlord shall bill the Tenant for the cost of these cleaning services on monthly basis. The cleaning services shall include all office areas and open areas as well as the two water closets located on level 1 and level 2 and the kitchen area.
- However, the Tenant shall not be liable to effect repairs attributable to reasonable wear and tear, or to damage caused by fire, lightning or storm nor shall it be responsible for structural repairs, including HVAC, plumbing, electrical and any building elements which shall be the responsibility of the Landlord.
- 8.2 The Tenant shall permit the Landlord or a person authorized by the Landlord to enter the Leased Premises upon prior notice, to examine the condition thereof and view the state of repair at reasonable times:
- (a) and if upon such examination repairs are found to be necessary, written notice the repairs are required shall be given to the Tenant by or on behalf of the Landlord and the Tenant shall make the necessary repairs within the time specified in the notice;
 - (b) and if the Tenant refuses or neglects to keep the Leased Premises in good repair the Landlord may, but shall not be obliged to, make any necessary repairs, and shall be permitted to enter the Leased Premises upon prior notice, by its servants or agents, for the purpose of effecting the repairs without being liable to the Tenant for any loss, damage or inconvenience to the Tenant in connection with the Landlord's entry and repairs; and
 - (c) if the Landlord makes repairs the Tenant shall pay the cost of them immediately as Additional Rent.
- 8.3 Upon the expiry of the Term or other determination of this Lease the Tenant agrees peaceably to surrender the Leased Premises, including any alterations or additions made thereto, to the Landlord in a state of good repair, reasonable wear and tear and damage by fire, lightning and storm only excepted.
- 8.4 The Tenant shall give reasonable written notice to the Landlord of any substantial damage that occurs to the Leased Premises from any cause.
- 8.5 The Landlord will provide the following assistance to the Tenant in respect of the Tenant's small business incubator pilot project to be located in the Leased Premises:
- a) Access to fibre wire (internet cable access) upon the payment as set out in Section 3.2(c);
 - b) Secure access to the Tenant's office space, including:

- i) after hours access; and
- ii) a monitored security system for the Leased Premises provided that the Tenant shall be responsible to pay for the monitoring fees.

- 8.6 The Landlord shall have sole responsibility for the condition of and shall maintain, manage and operate the Common Areas, Lands and the Building located at 83 Huron Street to ensure same is in good working condition for their use by the Tenant. The Landlord shall also ensure the Leased Premises are properly maintained (except for the maintenance of the interior of the Leased Premises which is the responsibility of the Tenant) and shall promptly complete all necessary, maintenance and repairs of all services to the Leased Premises at the Landlord's cost and expense, including but not limited to plumbing, electrical, air conditioning and heating services. The Landlord shall also be responsible for the removal of snow and ice from the Leased Parking Spaces and all common parking areas of the Lands, and the driveways, entrance and exit ways, sidewalks and any other exterior area on the Lands. The Landlord shall further be responsible for all ongoing and regular cleaning, repair and maintenance of all Common Areas, the Land and the Building located at 83 Huron Street on the Lands.
- 8.7 The Landlord shall maintain the structure of the Building located at 83 Huron Street, including the roof, foundation and outside walls, in good order and condition and to make promptly all needed structural repairs and replacements to them at the Landlord's cost and expense provided that such repairs and replacements do not result from the negligence of the Tenant, its agents, servants or employees or other persons for whom it is responsible for in law.
- 8.8 The Landlord shall promptly pay to the appropriate utility supplies all charges for water, gas, electricity and any other utilities and services used or consumed in and any other charges levied or assessed on or in respect of or services supplied to the Lands, Common Areas, the Building located at 83 Huron Street and the Leased Premises.

9. ALTERATIONS AND ADDITIONS

- 9.1 If the Tenant, during the Term of this Lease or any renewal of it, desires to make any alterations or additions to the Leased Premises, including but not limited to: erecting partitions, attaching equipment, and installing necessary furnishings or additional equipment of the Tenant's business, the Tenant may do so at its own expense, at any time and from time to time, if the following conditions are met:
- (a) before undertaking any alteration or addition the Tenant shall submit to the Landlord a plan showing the proposed alterations or additions and the Tenant shall not proceed to make any alteration or addition unless the Landlord has approved the plan, and the Landlord shall not unreasonably or arbitrarily withhold its approval;
 - (i) and items included in the plan which are regarded by the Tenant as "Tenant Fixtures" shall be designated as such on the plan;
 - (b) any and all alterations or additions to the Leased Premises made by the Tenant must comply with all applicable building code standards and by-laws of the municipality in which the Leased Premises are located.
- 9.2 (a) The Tenant shall be responsible for and pay the cost of any alterations, additions,

installations or improvements on the Leased Premises after obtaining consent from the Landlord in accordance with the provisions of this Lease.

(b) The Tenant shall be required to obtain any and all approvals of all governmental regulations relating to any alterations, additions, installations or improvements made to the Leased Premises.

- 9.3 No sign, advertisement or notice shall be inscribed, painted or affixed by the Tenant, or any other person on the Tenant's behalf, on any part of the inside or outside of the building in which the Leased Premises are located, unless the sign, advertisement or notice has been approved in every respect by the Landlord, such consent not to be unreasonably or arbitrarily withheld. Notwithstanding anything to the contrary set out herein, the Landlord acknowledges that the Tenant facilitates various programming at the Leased Premises, including an Advertising Agreement whereby various businesses pay for the rights to "name" Meeting Room, Boardroom, Designated Stations, Hot Desk Sponsors and otherwise advertise pursuant to the Advertising Agreement at the Leased Premises ("Advertising Agreement Programming"). The Landlord acknowledges that the Tenant may proceed with such Advertising Agreement Programming and the prior written consent of the Landlord is not required for same. Provided that the Tenant shall not enter into any Advertising Agreement that has a term longer than the term of this Agreement.
- 9.4 All alterations and additions to the Leased Premises made by or on behalf of the Tenant, other than the Tenant's Fixtures, shall immediately become the property of the Landlord without compensation to the Tenant.
- 9.5 The Tenant agrees, at its own expense and by whatever means may be necessary, immediately to obtain the release or discharge of any encumbrance that may be registered against the Landlord's property in connection with any additions or alterations to the Leased Premises made by the Tenant or in connection with any other activity of the Tenant.
- 9.6 The Tenant shall, at its own expense, if requested by the Landlord at the end of the Term, remove any or all additions or improvements made by the Tenant to the Leased Premises or Tenant installed equipment during the Term and shall repair all damage caused by the installation or the removal or both.
- 9.7 The Tenant shall not bring onto the Leased Premises or any part of the Leased Premises any machinery, equipment or any other thing that might in the opinion of the Landlord, by reason of its weight, size or use, damage the Leased Premises or overload the floors of the Premises;
- (a) and if the Leased Premises are damaged or overloaded the Tenant shall restore the Leased Premises immediately or pay to the Landlord the cost of restoring the Leased Premises.

10. UTILITIES

10.1 *No Overloading:* The Tenant will not install any equipment which would exceed or overload the capacity of the utility facilities in the Leased Premises or the electrical wiring and service in the Lands, and agrees that if any equipment installed by the Tenant shall require additional utility facilities, such facilities shall be installed, if available, and subject to the Landlord's prior written approval thereof (which approval may not be unreasonably withheld), at the Tenant's sole cost and expense in accordance with plans and specifications to be approved in advance by the Landlord in writing.

10.2 The Landlord shall pay utilities except for the internet cable access as set out in Section 3.2(a)(ii) herein. The Tenant shall not be responsible for payment of any utilities during the Term. In no event shall the Tenant be liable for nor has the Tenant any obligation with respect to an interruption or cessation of or a failure in the supply of any utilities, services or systems in, to or serving the Lands or Leased Premises and these obligations shall remain the responsibility of the Landlord.

11. INSURANCE, RELEASES AND INDEMNITY

11.1 ***Tenant's Insurance:*** The Tenant shall obtain and maintain in force and effect, the following insurance:

- (a) fire and extended insurance coverage on all property of the Tenant, or for which the Tenant is legally liable, or which is installed by or on behalf of the Tenant, including, without limitation, stock-in-trade, furniture, equipment, partitions, trade fixtures and leasehold improvements, in an amount not less than the full replacement cost thereof from time to time;
- (b) general liability and property damage insurance, including personal liability, contractual liability, tenants' legal liability, non-owned automobile liability, and owners' and contractors' protective insurance coverage with respect to the Leased Premises, which coverage shall include the business operations conducted by the Tenant and any other persons or business owners occupying the Leased Premises. Such policies shall be written on a comprehensive basis with coverage for any one occurrence or claim of not less than two (2) million dollars (\$2,000,000.00) or such higher limits as the Landlord may reasonably require from time to time;
- (c) the liability insurance policy under paragraph (b) shall provide that the Landlord is added as an "Additional Insured" with respect to liability arising out of the operations of the Tenant or those using the Leased Premises being the "Named Insured" and shall be evidenced by a Certificate of Insurance. The Insurance Policy shall require that the Landlord be given 30 days written notice if the Insurance Policy is terminated for whatever reason or expires by its term;
- (d) The Tenant acknowledges its obligations to insure and indemnify the Landlord shall extend beyond the Tenant's vacancy of the described Leased Premises when the damage is due to the Tenant's actions or negligence;

- (e) when applicable, broad form comprehensive boiler and machinery insurance on a blanket repair and replacement basis, with limits for each accident in an amount not less than the full replacement costs of the property, with respect to all boilers and machinery owned or operated by the Tenant or by others (other than the Landlord) on behalf of the Tenant in the Leased Premises or relating to or serving the Lands; and
- (f) such other forms of insurance as may be reasonably required by the Landlord and any mortgagee of the Lands from time to time.

The Tenant shall provide to the Landlord certificates or policies of insurance evidencing compliance with the foregoing requirements on an annual basis within ten (10) days of receipt of the insurance policy.

11.2 Further Release of Landlord: Without limiting any other provisions herein, the Landlord shall not be liable for any damage resulting from the interruption of the Tenant's business caused by fire or other hazards (whether insured or not) or interruption of utilities or for any indirect or consequential damages, whether or not attributable to the negligence of the Landlord, and the Tenant does hereby expressly release the Landlord of and from any and all liability for such damage.

11.3 Tenant's Indemnity: The Tenant shall indemnify the Landlord and save it harmless from any and all losses or claims, actions, demands, liabilities and expenses in connection with loss of life, personal injury and/or damage to or loss of property: (a) arising out of any occurrence in or about the Leased Premises; (b) occasioned or caused wholly or in part by any act or omission of the Tenant or anyone for whom it is in law responsible including those business owners using the Leased Premises; (c) arising from any breach by the Tenant of any provision of this Lease; and (d) arising in any way from the Tenant's operation on the Leased Premises. To that end, the Tenant hereby acknowledges and agrees that the Landlord shall be under no liability for injury to any servant, agent, or employee of the Tenant or any sublessee, licensee or invitee of the Tenant or for loss of or damage to the property of the Tenant or of any of these persons that is sustained solely as a result of the interior of the Leased Premises unless such injury, loss or damage results from the negligence of the Landlord, its agents, servants or employees or other persons for whom it is responsible for in law. Throughout the Term of this Lease, the Tenant covenants and agrees to indemnify and save the Landlord harmless against any and all liabilities, claims, damages, interest, penalties, fines, monetary sanctions, losses, costs and expenses whatsoever arising from injury to property, death or injury to any person, firm partnership or corporation for which the Landlord may become liable by reason of any breach, violation or non-performance by the Tenant or its servants, employees, agents, sublessees or licensees or invitees on the Leased Premises of any covenant, term or provision of this Lease as it relates to the interior of the Leased Premises, unless such injury, loss or damage results from the negligence of the Landlord, its agents, servants or employees or other persons for whom it is responsible for in law.

11.4 Landlord's Indemnity. Pursuant to this Lease, the Landlord is responsible for the condition, operation, maintenance, management and repair of the Common Areas, the Lands, the Building located at 83 Huron Street on the Lands and further has certain responsibilities regarding the Leased Premises. To that end, the Landlord hereby acknowledges and agrees that the Tenant shall be under no liability for injury to any person, servant, agent, licensee or invitee to the Common Areas, the Lands, Building located at 83 Huron Street, except for the Leased Premises unless it relates to a matter that the Landlord is responsible for pursuant to this Lease, for any bodily or personal injury, loss, death or damage to property of such person, servant, agent, licensee or invitee that is sustained as a result of the negligence of the Landlord in carrying out its responsibilities under this Lease unless such injury, loss or damage results from the negligence of the Tenant, its agents, servants or employees or other persons for whom it is responsible for in law. Throughout the Term of this Lease, the Landlord covenants and agrees to indemnify and save the Tenant harmless against any and all liabilities, claims, damages, interest, penalties, fines, monetary sanctions, losses, costs and expenses whatsoever arising from injury to property, death or injury to any person, firm partnership or corporation for which the Tenant may become liable by reason of any breach, violation or non-performance by the Landlord or its servants, employees, agents, sublessees or licensees or invitees on the Lands, the Building located at 83 Huron Street and the Common Areas of any covenant, term or provision of this Lease as it relates to the Lands, the Building located at 83 Huron Street and the Common Areas, unless such injury, loss or damage results from the negligence of the Tenant, its agents, servants or employees or other persons for whom it is responsible for in law.

12. DAMAGE TO THE LEASED PREMISES

12.1 If the Leased Premises are damaged or destroyed, in whole or in part, by fire or other peril, then the following provisions shall apply:

- (a) if the damage or destruction renders the Leased Premises unfit for occupancy and impossible to repair or rebuild, using reasonable diligence within 120 clear days

from the happening of such damage or destruction, then the Term hereby granted shall cease from the date the damage or destruction occurred, and the Tenant shall immediately surrender the remainder of the Term and give possession of the Leased Premises to the Landlord, and the Rent from the time of the surrender shall abate;

- (b) if the Leased Premises can, with reasonable diligence, be repaired and rendered fit for occupancy within 120 days from the happening of the damage or destruction, but the damage renders the Leased Premises wholly unfit for occupancy, then the rent hereby reserved shall not accrue after the day that such damage occurred, or while the process of repair is going on, and the Landlord shall repair the Leased Premises with all reasonable speed, and the Tenant's obligation to pay Rent shall resume immediately after the necessary repairs have been completed;
- (c) if the Leased Premises can be repaired within 120 days as aforesaid, but the damage is such that the Leased Premises are capable of being partially used, then until such damage has been repaired, the Tenant shall continue in possession and the Rent shall abate proportionately.

122 Any question as to the degree of damage or destruction or the period of time required to repair or rebuild shall be determined by an architect, jointly retained by the Tenant and Landlord.

123 There shall be no abatement from or reduction of the Rent payable by the Tenant, nor shall the Tenant be entitled to claim against the Landlord for any damages, general or special, caused by fire, water, sprinkler systems, partial or temporary failure or stoppage of services or utilities which the Landlord is obliged to provide according to this Lease, from any cause whatsoever.

13. ACTS OF DEFAULT AND LANDLORD'S REMEDIES

13.1 An Act of Default has occurred when:

- (a) the Tenant has failed to pay Rent for a period of thirty (30) consecutive days, regardless of whether demand for payment has been made or not;
- (b) the Tenant has materially breached its covenants or failed to perform any of its obligations under this Lease; and
 - (i) the Landlord has given notice specifying the nature of the default and the

- steps required to correct it; and
- (ii) the Tenant has failed to correct the default as required by the notice;
- (c) the Tenant has;
 - (i) become bankrupt or insolvent or made an assignment for the benefit of Creditors;
 - (ii) had its property seized or attached in satisfaction of a judgment;
 - (iii) had a receiver appointed;
- (d) taken action if the Tenant is a corporation, with a view to winding up, dissolution or liquidation;
- (e) the Tenant is no longer insured and does not have the financial wherewithal to cover or respond to claims;
- (f) the Leased Premises are used by any other person or persons, or for any other purpose than as provided for in this Lease without the written consent of the Landlord. Notwithstanding anything to the contrary set out herein, the Landlord understands the Tenant's use of the Leased Premises. To that end, the Landlord acknowledges and agrees that the small business incubation project carried on by the Tenant, which involves among other things, the use and occupation of portions of the Leased Premises by various business owners is a purpose for which the Tenant herein has entered this Lease and shall not constitute an Act of Default.

13.2 Landlord Remedies : If and whenever an Event of Default occurs, then, without prejudice to any other rights which it has pursuant to this Lease or at law, the Landlord shall have the following rights and remedies, which are cumulative and not alternative :

- (a) to terminate this Lease by notice to the Tenant or to re-enter the Leased Premises and repossess them and, in either case, enjoy them as of its former estate, and to remove all persons and property from the Lands and store such property at the expense and risk of the Tenant or sell or dispose of such property in such manner as the Landlord sees fit without notice to the Tenant;
- (b) to enter the Lands as agent of the Tenant to do any or all of the following : (i) relet the Leased Premises and equipment for whatever length and on such terms as the Landlord, in its discretion, may determine, and to receive the rent therefor; (ii) take possession of any property of the Tenant on the Leased Premises, store such property at the expense and risk of the Tenant, or sell or otherwise dispose of such property in such manner as the Landlord sees fit, without notice to the Tenant; (iii) make alterations to the Leased Premises to facilitate their reletting; and (iv) apply the proceeds of any such sale or reletting first, to the payment of any expenses incurred by the Landlord with respect to any such reletting or sale, second, to the payment of any indebtedness of the Tenant to the Landlord other than rent, and third, to the payment of rent in arrears, with the residue to be held by the Landlord and applied to payment of future rent as it becomes due and payable, provided that the Tenant shall remain liable for any deficiency to the Landlord;
- (c) to remedy or attempt to remedy any default of the Tenant under this Lease for the account of the Tenant and to enter upon the Leased Premises for such purposes. No notice of the Landlord's intention to remedy or attempt to remedy such default need be given to the Tenant unless expressly required by this Lease, and the Landlord shall not be liable to the Tenant for any loss, injury or damages caused by acts of the Landlord in remedying or attempting to remedy such default. The Tenant shall pay to the Landlord all expenses incurred by the Landlord in connection therewith;

- (d) to recover from the Tenant all damages, costs and expenses incurred by the Landlord as a result of any default by the Tenant including, if the Landlord terminates this Lease, any deficiency between those amounts which would have been payable by the Tenant for the portion of the Term following such termination and the net amounts actually received by the Landlord during such period of time with respect to the Lands; and
- (e) to recover from the Tenant the full amount of the rent due under the terms of the Lease.

14. COSTS

14.1 The Tenant shall pay to the Landlord all damages, costs and expenses (including, without limitation, all legal fees on a full indemnity basis) incurred by the Landlord in enforcing the terms of this Lease, or with respect to any matter or thing which is the obligation of the Tenant under this Lease, or in respect of which the Tenant has agreed to insure or to indemnify the Landlord.

15. TERMINATION UPON NOTICE AND AT END OF TERM

- 15.1 If the Landlord desires at any time to remodel or demolish the Leased Premises or any part thereof, to an extent that renders continued possession by the Tenant impracticable, the Tenant shall, upon receiving one hundred and eighty (180) clear days' written notice from the Landlord;
- (a) surrender this Lease, including any unexpired remainder of the Term; and
 - (b) vacate the Leased Premises and give the Landlord possession.
- 15.2 If the Leased Premises are subject to an Agreement of Purchase and Sale or if the Leased Premises are expropriated or condemned by any competent authority:
- (a) the Landlord shall have the right to terminate this Lease by giving ninety (90) clear days' notice in writing to the Tenant; or
 - (b) the Landlord may require the Tenant to vacate the Leased Premises within thirty (30) days from payment by the Landlord to the Tenant of a bonus equal to three (3) months' rent, but payment of the said bonus shall be accompanied or preceded by written notice from the Landlord to the Tenant advising of the Landlord's intent to exercise this option.
- 15.3 The Tenant agrees to permit the Landlord during the last three (3) months of the Term of this Lease to display "For Rent" or "For Sale" signs or both at the Leased Premises and to show the Leased Premises to prospective new tenants or purchasers and to permit anyone having written authority of the Landlord to view the Leased Premises at reasonable hours and upon prior notice.
- 15.4 If the Tenant remains in possession of the Leased Premises after termination of this Lease as aforesaid and if the Landlord then accepts rent for the Leased Premises from the Tenant, it is agreed that such overholding by the Tenant and acceptance of Rent by the Landlord shall create a monthly tenancy only but the tenancy shall remain subject to all the terms and conditions of this Lease except those regarding the Term.

16. ACKNOWLEDGMENT BY TENANT

16.1 The Tenant agrees that it will at any time or times during the Term, upon being given at least forty-eight (48) hours prior written notice, execute and deliver to the Landlord a statement in writing certifying:

- (a) that this Lease is unmodified and is in full force and effect (or if modified stating the modifications and confirming that the Lease is in full force and effect as modified);
- (b) the amount of Rent being paid;
- (c) the dates to which Rent has been paid;
- (d) other charges payable under this Lease which have been paid;
- (e) particulars of any prepayment of Rent or security deposits; and
- (f) particulars of subtenancies.

17. SUBORDINATION AND POSTPONEMENT

17.1 This Lease and all the rights of the Tenant under this Lease are subject and subordinate to any and all charges against the land, buildings or improvements of which the Leased Premises form part, whether the charge is in the nature of a mortgage, trust deed, lien or any other form of charge arising from the financing or re-financing, including extensions or renewals, of the Landlord's interest in the property.

17.2 Upon the request of the Landlord the Tenant will execute any reasonable form required to subordinate this Lease and the Tenant's rights to any such charge, and will, if required, attorn to the holder of the charge. In no event such subordination or attornment shall impose on Tenant any obligations greater than as set forth in this Lease.

17.3 No subordination by the Tenant shall have the effect of permitting the holder of any charge to disturb the occupation and possession of the Leased Premises by the Tenant as long as the Tenant performs its obligations under this Lease.

18. RENEWAL

18.1 There is no provision contained in this Lease for any renewal terms.

19. RULES AND REGULATIONS

19.1 The Tenant agrees on behalf of itself and all persons entering the Leased Premises with the Tenant's authority or permission to abide by such reasonable rules and regulations which are attached hereto as **Schedule "C"**.

20. NOTICE

20.1 Any notice required or permitted to be given by one party to the other pursuant to the terms of this Lease may be given

To the Landlord at:

1231 Peoples Road
Sault Ste. Marie, ON P6C 3W7
Attn: Mr. Tony Porco
E-mail: tony_sis@shaw.ca

To the Tenant at:

99 Foster Drive, Level 1
 Sault Ste. Marie, ON P6A 5X6
 Attn: Rick Van Staveren, Director Economic Development
 E-mail: r.vanstaveren@cityssm.on.ca

20.2 The above addresses may be changed at any time by giving ten (10) days written notice.

20.3 Any notice given by one party to the other in accordance with the provisions of this Lease shall be deemed conclusively to have been received on the date delivered if the notice is served personally or seventy-two (72) hours after mailing if the notice is mailed.

21. REGISTRATION

21.1 The Tenant shall not at any time register notice of or a copy of this Lease on title to the property of which the Leased Premises form part without the written consent of the Landlord.

22. LEGAL COSTS

22.1 The Landlord and Tenant agree to share shall each bear their own costs of negotiation of this Lease.

23. INTERPRETATION

23.1 The words importing the singular number only shall include the plural, and vice versa, and words importing the masculine gender shall include the feminine gender, and words importing persons shall include firms and corporations and vice versa.

23.2 Unless the context otherwise requires, the word "Landlord" and the word "Tenant" wherever used herein shall be construed to include the executors, administrators, successors and assigns of the Landlord and Tenant respectively.

23.3 When there are two or more Tenants bound by the same covenants herein contained, their obligations shall be joint and several.

24. LAWS OF PROVINCE OF ONTARIO

24. This Lease shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada in force in the Province of Ontario.

25. WAIVER

25.1 No waiver by any party hereto of any breach by any other party of any of its covenants, agreements or obligations contained in this Lease shall be or be deemed to be a waiver of any subsequent breach thereof or the breach of any other covenants, agreements or obligations, nor shall any forbearance by any party hereto to seek a remedy for any breach by any other party be a waiver by the party so forbearing of its rights and remedies with respect to such breach or any subsequent breach. The subsequent acceptance of rent by the Landlord shall not be deemed to be a waiver of any preceding breach by the Tenant of any term, covenant or condition regardless of the Landlord's knowledge of such preceding breach at the time of the acceptance of such rent. All rent and other charges payable by the Tenant to the Landlord hereunder shall be paid without any deduction, set off or abatement whatsoever, and the Tenant hereby waives the benefit of any

statutory or other right in respect of abatement or set off in its favour at the time hereof or at any future time.

26. OVERHOLDING

26.1 If, at the expiration of the Term or any subsequent renewal or extension thereof, the Tenant shall continue to occupy the Lands without further written agreement, there shall be no tacit renewal of this Lease, and the tenancy of the Tenant thereafter shall be from month to month only, and may be terminated by either party on one (1) month's notice. Rent shall be payable in advance on the first day of each month equal to the sum of one hundred and fifty percent (150%) of the monthly installment of rent payable during the last year of the Term, and all terms and conditions of this Lease shall, so far as applicable, apply to such monthly tenancy.

27. DISPUTES

27.1 In the event of any disputes respecting this Lease, either Party may by notice in writing require that the dispute be arbitrated pursuant to the *Arbitrations Act* (Ontario) and any amendments thereto. Within fourteen (14) days of notice being given of a dispute to be arbitrated, the Parties shall agree on a single Arbitrator in Sault Ste. Marie. In the absence of agreement, each Party shall immediately nominate an Arbitrator. Those nominees will confer and select another member of the group to serve as the single Arbitrator for the dispute. Any Arbitrator must have a minimum of ten (10) years' experience as a solicitor or a Judge. The arbitration shall be held at the City of Sault Ste. Marie (or such other location as is agreed upon by the parties) and the procedure for the arbitration shall be as agreed between the Parties or, in the absence of agreement, as determined by the Arbitrator. The Parties agree, however, that they desire an efficient arbitration and that any discovery requests, either documentary or oral, should be consistent with this principle. The Parties agree that they will use best efforts to ensure that the arbitration hearing is to be conducted within ninety (90) days of the appointment of the Arbitrator. The final decision of the Arbitrator will be furnished to the Parties in writing and will constitute a conclusive determination of the issue in question and will be binding upon the Parties.

28. ENTIRE AGREEMENT

28.1 There are no covenants, representations, warranties, agreements or other conditions, express or implied, collateral or otherwise, forming part of or in any way affecting or relating to this Lease, save as expressly set out or incorporated by reference herein, and this Lease constitutes the entire agreement duly executed by the parties hereto, and no amendment, variation or change to this Lease shall be binding unless the same shall be in writing and signed by the parties hereto.

29. COUNTERPARTS AND ELECTRONIC SIGNATURES

This Agreement may be executed in several counterparts, each of which when so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument and shall be effective as of the formal date hereof.

29.1 The parties hereto agree that the signatures and/or initials on this Agreement or its acceptance, rejection or modification, can be transmitted by FAX, or similar electronic transmission, and that communication by such means will be legal and binding on all parties as if this document was executed and delivered in the original.

IN WITNESS of the foregoing covenants the Landlord and the Tenant have executed this Lease, as of the day, month and year first above written.

1188004 ONTARIO INC.

Per:

Name: Tony Porco Title:
President

I have authority to bind the Corporation

LANDLORD

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Per:

Name: Christian Provenzano
Title: Mayor

Name: Rachel Tyczinski
Title: City Clerk

I/We have authority to bind the Corporation

TENANT

SCHEDULE "A"

SCHEDULE - LEGAL DESCRIPTIONS

31577-0078

PART LAND & LAND COVERED WITH WATER, PART 26 1R13279; TOGETHER WITH AN EASEMENT OVER PART 35, 1R13279 AS IN AL181402; TOGETHER WITH AN EASEMENT OVER PART 13 & 14, 1R13279 AS IN AL181403; TOGETHER WITH AN EASEMENT OVER PART HUDSON BAYS COMPANY LANDS, SOUTH SIDE PORTAGE STREET, PART 27 & 28, 1R13279 AS IN AL181383; CITY OF SAULT STE. MARIE

31577-0075

PART LAND AND LAND COVERED WITH WATER SAULT STE. MARIE; PART OF ST. MARY'S ISLAND SAULT STE. MARIE; PART OF THE LAIRD AND HENDERSON MILL SITE, PART 75, 1R13279; TOGETHER WITH AN EASEMENT OVER PART 35, 1R13279 AS IN AL181402; TOGETHER WITH AN EASEMENT OVER PART 13 & 14, 1R13279 AS IN AL181403; TOGETHER WITH AN EASEMENT OVER PART OF HUDSON BAYS COMPANY LANDS, SOUTH SIDE PORTAGE STREET, PART 27 & 28, 1R13279 AS IN AL181383

31577-0071

PART THE LAIRD AND HENDERSON MILL SITE; PART OF HUDSON'S BAY COMPANY'S LANDS SOUTH SIDE OF PORTAGE STREET, TOWN PLOT OF SAULT STE. MARIE, PARTS 1-12, 15-18 AND 20-23 1R13279; SUBJECT TO RIGHT IN T218158; SUBJECT TO AN EASEMENT OVER PARTS 1-11, 21 & 22, 1R13279 AS IN T454942; SUBJECT TO AN EASEMENT OVER PARTS 3, 5, 6, 7, 12, 20, 1R132479 AS IN T126955; SUBJECT TO AN EASEMENT OVER PARTS 3, 5, 6, 7, 12, 20, 1R132479 AS IN AL145063; SUBJECT TO AN EASEMENT OVER PART 12, 1R13279 AS IN LT57299; TOGETHER WITH AN EASEMENT OVER PARTS 3 & 5, 1R12401 AS IN AL126955; SUBJECT TO AN EASEMENT OVER PARTS 1-11, 21 & 22, 1R13279 AS IN AL181405; SUBJECT TO AN EASEMENT OVER PARTS 1-11, 21 & 22, 1R13279 AS IN AL181438; TOGETHER WITH AN EASEMENT OVER PART 35, 1R13279 AS IN AL181402; TOGETHER WITH AN EASEMENT OVER PART LAND & PART COVERED IN WATER AT THE FOOT OF THE RAPIDS ON ST. MARY RIVER, PARTS 13 & 14, 1R13279 AS IN AL181403; TOGETHER WITH AN EASEMENT OVER PART 27 & 28, 1R13279 AS IN AL181383; CITY OF SAULT STE. MARIE

31577-0038

PART LAND & LAND COVERED WITH WATER SAULT STE. MARIE, PART 24 1R13279; TOGETHER WITH AN EASEMENT OVER PART 35, 1R13279 AS IN AL181402; TOGETHER WITH AN EASEMENT OVER PART 13 & 14, 1R13279 AS IN AL181403; TOGETHER WITH AN EASEMENT OVER PART OF HUDSON BAYS COMPANY LANDS, SOUTH SIDE PORTAGE STREET, PART 27 & 28, 1R13279 AS IN AL181383, CITY OF SAULT STE. MARIE

PT 31577-0068 -- TO BE SPLIT and new P/N Issued Parts 1 and 2 on 1R13414

PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER, PARTS 13, 14, 19 & 38 1R13279; SUBJECT TO AN EASEMENT OVER PARTS 14, 19 & 38, 1R13279 AS IN LT57299; SUBJECT TO AN EASEMENT OVER PARTS 13 & 14, 1R13279 AS IN AL181403; SUBJECT TO AN EASEMENT OVER PARTS 13 & 14, 1R13279 AS IN AL181403; TOGETHER WITH AN EASEMENT OVER PART OF HUDSON BAYS COMPANY LANDS SOUTH SIDE OF PORTAGE STREET, PARTS 27 & 28, 1R13279 AS IN AL181383; TOGETHER WITH AN EASEMENT OVER PART OF LAIRD AND HENDERSON MILL SITE & PART OF HUDSON BAYS COMPANY LAND SOUTH SIDE OF PORTAGE STREET PARTS 1-11, 21 & 22, 1R13279 AS IN AL181438; CITY OF SAULT STE. MARIE

6

SCHEDULE "A"

PT 31577-0073 -- TO BE SPLIT and new PIN issued -- Part 3 on IR13414

PART LAND & LAND COVERED WITH WATER, PART 37 IR13279, TOGETHER WITH AN EASEMENT OVER PART LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON STREET, MARYS RIVER, PART 35, IR13279 AS IN AL181433, TOGETHER WITH AN EASEMENT OVER PART OF HUDSON BAY COMPANY'S LANDS SOUTH SIDE OF PORTAGE STREET, PARTS 27 & 28, IR13279 AS IN AL181397, TOGETHER WITH AN EASEMENT OVER PART OF LAIRD AND HENDERSON STREET & PART OF HUDSON BAY COMPANY'S LANDS SOUTH SIDE OF PORTAGE STREET, PARTS 1-11, 21 & 22, IR13279 AS IN AL181438; CITY OF SAULT STE. MARIE

PT 31577-0076 -- TO BE SPLIT and new PIN issued-- Part 4 on IR13414

PART LAND & LAND COVERED WITH WATER; PART OF ST. MARY'S ISLAND, PARTS 39 & 40 IR13279, SUBJECT TO AN EASEMENT OVER PART 40, IR13279 AS IN LT57299; TOGETHER WITH AN EASEMENT OVER PART HUDSON BAYS COMPANY LANDS, SOUTH SIDE PORTAGE STREET, PARTS 27 & 28, IR13279 AS IN AL181397; TOGETHER WITH AN EASEMENT OVER PART OF LAIRD AND HENDERSON MILL SITE & PART HUDSON BAYS COMPANY LANDS, SOUTH SIDE PORTAGE STREET, PARTS 1-11, 21 & 22, IR13279 AS IN AL181438; CITY OF SAULT STE. MARIE

PROPERTY OWNED BY TLI HOLDINGS INC. which Applicant has an interest in by way of easement, copies of which are attached

Pl 31577-0069

PART HUDSON'S BAY COMPANY'S LANDS SOUTH SIDE OF PORTAGE STREET, TOWN PLOT OF SAULT STE. MARIE, PARTS 27, 28, IR13279; SUBJECT TO RIGHT IN 7218158; SUBJECT TO AN EASEMENT OVER PARTS 27 & 28, IR13279 AS IN T454942; TOGETHER WITH AN EASEMENT OVER PARTS 3 & 5, IR12401 AS IN AL126955; SUBJECT TO AN EASEMENT OVER PARTS 27 & 28, IR13279 AS IN AL181397; SUBJECT TO AN EASEMENT OVER PARTS 27 & 28, IR13279 AS IN AL181383; TOGETHER WITH AN EASEMENT OVER PARTS 1-11, 21 & 22, IR13279 AS IN AL181405; CITY OF SAULT STE. MARIE

Pl. 31577-0067

PART OF LAND & LAND COVERED WITH WATER AT THE FOOT OF RAPIDS ON ST. MARY'S RIVER, PART 35 IR13279; SUBJECT TO AN EASEMENT OVER PARTS 34 & 35, IR13279 AS IN LT57299; SUBJECT TO AN EASEMENT OVER PART 35, IR13279 AS IN AL181402; SUBJECT TO AN EASEMENT OVER PART 35, IR13279 AS IN AL181433; TOGETHER WITH AN EASEMENT OVER PART OF LAIRD AND HENDERSON MILL SITE & PART OF HUDSON BAYS COMPANY LAND SOUTH SIDE OF PORTAGE STREET, PARTS 1-11, 21 & 22, IR13279 AS IN AL181405; CITY OF SAULT STE. MARIE

SCHEDULE "C"

RULES AND REGULATIONS

1. The Tenant shall not permit any cooking or food preparation in the Premises, other than light refreshments and beverages for staff, without the written consent of the Landlord.
2. The sidewalks, entries, passages and staircases shall not be obstructed or used by the Tenant, its agents, servants, contractors, invitees or employees for any purpose other than ingress to and egress from the Premises. The Landlord reserves entire control of all parts of the Property employed for the common benefit of the tenants and, without restricting the generality of the foregoing, the Landlord reserves entire control of the sidewalks, entries, corridors and passages not within the Premises, washrooms, air-conditioning closets, fan rooms, janitor's closets, electrical closets and other closets, stairs, flues, stacks, pipe shafts and ducts, and shall have the right to place such signs and appliances therein as it may deem advisable, provided that ingress to and egress from the Premises is not unduly impaired thereby.
3. The Tenant, its agents, servants, contractors, invitees, employees or others for whom the Tenant is in law responsible, shall not bring in or take out, position, construct, install or move any safe, machine or other heavy equipment without first obtaining the consent in writing of the Landlord.
4. The placing of any additional locks on any doors of the Premises by the Tenant shall be subject to any reasonable conditions imposed by the Landlord in order to satisfy insurance requirements for emergency access to the premises to preserve and protect the same from fire or other destruction or damage.
5. The washroom facilities shall not be used for any purpose other than those for which they were constructed, and no sweeping, rubbish, rages, ashes or other substances shall be thrown therein.
6. No one shall use the Premises for sleeping apartments or residential purposes, or for the storage of personal effects or articles other than those required for business purposes.
7. Canvassing, soliciting and peddling in the Property are prohibited.
8. Any hand trucks, carryalls, or similar appliances used in the Property shall be equipped with rubber tires, side guards and such other safeguards as the Landlord shall require.
9. No animals or birds shall be brought into the Property.

10. The Tenant shall, at its expense and at such reasonable intervals as the Landlord requires, exercise such pest control measures as directed by the Landlord using contractors designated by the Landlord, failing which the Landlord shall have the right, at its option, to exercise such pest control measures for the Premises, at the expense of the Tenant.

11. The Tenant shall not misuse or damage the Premises or any of the improvements or facilities therein, or unreasonably deface or mark any walls or other parts of the Premises.

12. The Tenant shall not: (a) install or use any device in the Premises which may in any manner constitute a disturbance or an annoyance to any other tenant in the Property; (b) install in the Premises or elsewhere in the Property any transmitting radio communications equipment without the Landlord's prior written consent; or (c) operate an electrical device from which may emanate electrical waves that may interfere with or impair radio or television broadcasting or reception from or in the Property. The Tenant shall not in any case erect or cause to be erected any aerial anywhere in the Property.

13. The Tenant shall not use or permit use of the Premises in such manner as to create any noises or odours objectionable or offensive to the Landlord or any other tenant of the Property or other nuisance or hazard or to breach the provisions of applicable laws or any requirement of the insurers of the Property.

14. If required by the Landlord, bicycles or other vehicles shall not be brought or left in or on any part of the Property except in such area or areas as are designated by the Landlord from time to time.

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2021-75

TAXES: (T1.2(1)) A by-law to provide for the adoption of tax ratios.

WHEREAS Section 308 of the *Municipal Act*, 2001, as amended provides that the council of a local municipality shall pass a by-law to establish tax ratios for the 2021 Taxation Year.

Therefore **THE COUNCIL** of the Corporation of the City of Sault Ste. Marie pursuant to the *Municipal Act*, as amended **ENACTS** as follows:

1. **SCHEDULE “A”**

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

2. **EFFECTIVE DATE**

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

PASSED in open Council this 26th day of April, 2021.

MAYOR - CHRISTIAN PROVENZANO

CITY CLERK – RACHEL TYCZINSKI

CITY OF SAULT STE MARIE
2021 TAX RATIOS

Schedule A

Residential	1.000000
Multi-Residential	1.082000
Multi-Residential New Construction	1.082000
Commercial Occupied	2.100522
Commercial New Construction	2.100522
Commercial Excess Land	1.470365
Commercial-Small On-Farm Business	2.100522
Shopping Centres	2.229840
Shopping Centres-New Construction	2.229840
Shopping Centres-Excess Land	1.560888
Office Building	2.920087
Office Building-New Construction	2.920087
Office Building-Excess Land	2.044061
Parking Lots & Commercial Vacant Land	1.552976
Industrial Occupied	4.517681
Industrial-New Construction	4.517681
Industrial-Excess Land	2.936493
Industrial-Vacant Land	2.936493
Industrial-Small On-Farm Business	4.517681
Large Industrial	8.023525
Large Industrial-Excess Land	5.215291
Landfills	1.884024
Pipelines	2.093910
Farmland	0.250000
Managed Forests	0.250000

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2021-76

PROPERTY SALE: A by-law to authorize the sale of surplus property being civic 352 Northland Road, legally described in PIN 31572-0139 (LT) to Sal-Dan Developments Limited.

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

1. **LANDS DECLARED SURPLUS**

The lands more particularly described in Schedule “A” to this by-law are surplus to the requirements of the municipality.

2. **SALE AUTHORIZED**

The Corporation of the City of Sault Ste. Marie shall sell the lands more particularly described in the attached Schedule “A” to Sal-Dan Developments Limited or as otherwise directed at the consideration shown and upon the conditions set out in Schedule “A”.

3. **EXECUTION OF DOCUMENTS**

The City Solicitor is hereby authorized by By-law 2018-55 for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to complete the sale.

4. **SCHEDULE “A”**

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

5. **EFFECTIVE DATE**

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

PASSED in open Council this 26th day of April, 2021.

MAYOR - CHRISTIAN PROVENZANO

CITY CLERK – RACHEL TYCZINSKI

SCHEDULE "A" TO BY-LAW 2021-76

PURCHASER: SAL-DAN DEVELOPMENTS LIMITED

ADDRESS: 352 NORTHLAND ROAD
SAULT STE. MARIE, ONTARIO

LEGAL DESCRIPTION: PIN 31572-0139 (LT)
LT 87 BLK 5 PL 402 KORAH; PT LANE PL 402
KORAH CLOSED BY T234249; PT 14 1R5203; S/T
T234595; SAULT STE. MARIE

CONSIDERATION: EIGHTEEN THOUSAND (\$18,000.00) DOLLARS



THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2021-77

SUBDIVISION CONTROL: (PR6) A by-law to deem not registered for purposes of subdivision control certain lots in the Pineland Subdivision, pursuant to section 50(4) of the *Planning Act*.

WHEREAS section 50(4) of the *Planning Act* authorizes the Council of a municipality to designate by a by-law any plan of subdivision or part thereof that has been registered for 8 years or more as not being a plan of subdivision for subdivision control purposes; and

WHEREAS a plan of the Pineland Subdivision was registered in the Land Titles Division on January 24, 1962 as Plan M241; and

WHEREAS it is deemed expedient that a by-law be enacted pursuant to the said section 50(4) to designate part of the Pineland Subdivision as being not a registered plan of subdivision;

NOW THEREFORE THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 50(4) of the *Planning Act*, R.S.O. 1990, Chapter P.13 and amendments thereto, **ENACTS** as follows:

1. **PART OF PINELAND SUBDIVISION DEEMED NOT REGISTERED**

PCL 5480 SEC AWS; LT 12 PL M241 PARKE T/W LT72755; SAULT STE. MARIE Pineland Subdivision and PCL 5492 SEC AWS; LT 11 PL M241 PARKE T/W LT72898; SAULT STE. MARIE Pineland Subdivision registered in the Land Titles Division for the District of Algoma are hereby designated to be part of a plan of subdivision which shall be deemed not to be a registered plan of subdivision pursuant to section 50(4) of the *Planning Act*. The said lots together are hereby designated an area of subdivision control.

2. **EXECUTION OF DOCUMENTS**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to give effect to this by-law.

3. **EFFECTIVE DATE**

This by-law takes effect on the day that this by-law is registered in the Land Titles system pursuant to section 50(28) of the *Planning Act*.

PASSED in open Council this 26th day of April, 2021.

MAYOR – CHRISTIAN PROVENZANO

CITY CLERK – RACHEL TYCZINSKI

da LEGAL\STAFF\COUNCIL\BY-LAWS\2021\2021-77 - 184 AND 192 POINTE LOUISE DR - PINELAND SUB M124
DEEMING (FALL).DOC



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"THIS DRAWING DOES NOT FORM PART OF THE BY-LAW.
IT IS FOR INFORMATION PURPOSES ONLY."

Subject Properties

Pointe Louise Drive

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2021-78

AGREEMENT: A by-law to authorize the execution of the Contract between the City and Avery Construction Ltd. for the reconstruction of Third Line East (SAH Entrance to Black Road) (Contract 2021-1E).

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 Contract dated April 26, 2021 between the City and Avery Construction Ltd., a copy of which is attached as Schedule "A" hereto. This Contract is for the reconstruction of Third Line East (SAH Entrance to Black Road) (Contract 2021-1E).

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 26th day of April, 2021.

MAYOR - CHRISTIAN PROVENZANO

CITY CLERK – RACHEL TYCZINSKI

CORPORATION OF THE CITY OF SAULT STE. MARIE

**Contract No. 2021-1E
Reconstruction of Third Line East
(SAH Entrance to Black Road)**

FORM OF AGREEMENT

This Agreement made (in triplicate) this 26th day of April in the year 2021 by and between

Avery Construction Ltd. hereinafter called the "Contractor"

AND

The Municipal Corporation of the City of Sault Ste. Marie, Ontario hereinafter called the "Corporation".

WITNESSETH: That the Contractor and the Corporation undertake and agree as follows:

1. The Contractor will provide all the materials and complete all the works shown and described in the contract documents entitled:

**CONTRACT NO. 2021-1E
RECONSTRUCTION OF THIRD LINE EAST (SAH ENTRANCE TO BLACK ROAD)**

which have been signed in triplicate by both parties and which were prepared under the supervision of AECOM Canada Ltd., acting as agent and Contract Administrator and herein entitled, the Contract Administrator.

2. The Contractor will do and fulfill everything indicated by the "contract documents" including this Agreement, the General Conditions, Supplementary General Conditions, the Specifications, the Special Provisions, PUC Services Inc. Special Provisions, Instructions to Tenderers, Form of Tender, Addenda, if any, and the Drawings.
3. The Contractor will complete all the work under the supervision and direction and to the entire satisfaction of the Contract Administrator within the period of time specified.
4. The Corporation shall pay to the Contractor the contract price as set forth in the Form of Tender in accordance with the provisions as set forth in the contract documents. The quantities contained in the Form of Tender are approximate only and the final payment shall be made for the actual quantities that are incorporated in or made necessary by the work covered by the contract.
5. The Corporation shall pay the Contractor for work that is ordered in writing by the Contract Administrator and that cannot be classified as coming under any of the contract units and for which no unit price, lump sum, or other basis can be agreed upon, on a time and material basis as set out in the General Conditions.
6. The Contractor shall completely indemnify and save harmless the Owner, its employees, officers and agents from any and all claims, demands, actions, losses, expenses, costs or damages of every kind and nature whatsoever and howsoever caused that the Client, its employees, officers or agents may sustain or suffer as a consequence of the actions, inactions or omissions of the Contractor, its employees, agents or officers or as a result of the performance of this Agreement by the Contractor, its employees, agents or officers or as a consequence of the negligent actions or inactions of the Contractor, its employees, agents or officers whether or not the Client is partially or wholly responsible for such claims, demands, actions, losses, expenses, costs or damages.

FORM OF AGREEMENT

7. The Contractor shall also indemnify The Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and PUC Services Inc., its officers, employees, agents and affiliates, from all loss, damages, costs, charges and expenses of every nature and kind whatsoever which may be made or brought against The Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and/or PUC Services Inc., its officers, employees, agents and affiliates, by reason or in consequent of the execution and performance or maintenance of the work by the Contractor, its employees, agents, officers, or those for whom at law the Contractor is responsible.
8. All communications in writing between the Corporation, the Contractor and the Contract Administrator shall be deemed to have been received by the Addressee if delivered to the individual, a member of the firm or an officer of the Corporation for whom they are intended or if sent by post or by facsimile as follows:

THE CORPORATION: The Corporation of the City of
Sault Ste. Marie
P. O. Box 580
Civic Centre, 99 Foster Drive
Sault Ste. Marie, Ontario P6A 5N1

THE CONTRACTOR: Avery Construction Ltd.
940 Second Line West
Sault Ste. Marie, Ontario P6C 2L3

THE CONTRACT ADMINISTRATOR: AECOM Canada Ltd.
523 Wellington Street East
Sault Ste. Marie, Ontario P6A 2M4

IN WITNESS WHEREOF the parties hereto have executed this Agreement by the day and year first above written.

Signed, Sealed and Delivered
in the presence of

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Mayor

(seal)

City Clerk

THE CONTRACTOR

Avery Construction Ltd.

Company Name

(seal)

Signature

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2021-79

TEMPORARY STREET CLOSING: (S4.1) A by-law to permit the temporary closing of Third Line East between the Sault Area Hospital Entrance and Black Road from May 1, 2021 to November 30, 2021 .

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to section 10 of the *Municipal Act, 2001*, S.O. 2001, c. 25 and amendments thereto **ENACTS** as follows:

1. **TEMPORARY STREET CLOSING OF THIRD LINE EAST**

The Council of the Corporation of the City of Sault Ste. Marie hereby authorizes the closing to vehicular traffic of Third Line East between the Sault Area Hospital Entrance and Black Road from May 1, 2021 to November 30, 2021.

2. **EFFECTIVE DATE**

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

PASSED in open Council this 26th day of April, 2021.

MAYOR - CHRISTIAN PROVENZANO

CITY CLERK - RACHEL TYCZINSKI

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2021-80

PROPERTY: (PR1.134) A by-law to declare the City owned property legally described as PIN 31592-0236 (LT) LT 11-13 BLK 11 PL 1751 KORAH; PT LANE BLK 11 PL 1751 KORAH CLOSED BY T220708 PT 2 & 3 1R4853; SAULT STE. MARIE being civic 724 Bonney Street, as surplus to the City's needs and to authorize the disposition of the said property.

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

1. **LANDS DECLARED SURPLUS**

The lands more particularly described in Schedule "A" to this by-law are surplus to the requirements of the municipality.

2. **SALE AUTHORIZED**

The Corporation of the City of Sault Ste. Marie shall sell the lands more particularly described in Schedule "A" hereto.

3. **SCHEDULE "A"**

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

4. **EFFECTIVE DATE**

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

PASSED in open Council this 26th day of April, 2021.

MAYOR - CHRISTIAN PROVENZANO

CITY CLERK – RACHEL TYCZINSKI



Schedule "A"

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2021-81

AGREEMENT: A by-law to authorize the execution of the Agreement between the City and CNIB for the Accessible Transit Wayfinding Pilot Project.

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 April 26, 2021 between the City and CNIB, a copy of which is attached as Schedule "A" hereto. This Agreement is for the Accessible Transit Wayfinding Pilot Project.

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 26th day of April, 2021.

MAYOR - CHRISTIAN PROVENZANO

CITY CLERK - RACHEL TYCZINSKI



CNIB Frontier Accessibility Accessible Transit Wayfinding Pilot Project Agreement

Prepared for City of Sault Ste. Marie Transit





Contents

Scope	3
Solution	3
Proposed Pilot Project	3
Dennis St. Terminal to CNIB (North St Route #6)/Sault College Route #4/Steelton Second Line Route #7/Community Bus Route:	3
Example CLS Locations	5
Project Budget	7
141 CLS Points	7
Proposed Phases and Timeline	8
Invoicing	8
Limitation of Liability	9
Statement of Understanding and Acceptance	9



Scope

In response to the Municipality of Sault Ste. Marie's expressed interest in increasing accessibility within their transit system; we are excited to present a low-cost, high-impact pilot solution that not only transforms what it is like to travel with a disability but one that can respond to other conditions affecting pedestrian movement such as planned interruptions to service, bus stop relocations, and other changes to the built environment.

The proposal outlines the virtual deployment of **Custom Location Service (CLS)** points along the route to audibly identify bus stops, route service, and the locations of the CNIB and bus depot sites. Essentially, a blind or partially sighted person can find their way to the desired platform or bus to arrive at the right place.

Solution

The customized integration of BlindSquare within a Sault Ste. Marie Transit pilot route will provide the following essential deliverables:

- ✓ Audibly identify bus stops, route service and locations of the CNIB office (727 North Street), Dennis Street bus terminal (160 Queen Street East), Sault College (443 Northern Ave E.) and Algoma University (1520 Queen Street East).
- ✓ Integrate Bus Stops along the North Street Route #6/Sault College Route #4/Steelton Second Line Route #7/Community Bus Route as Points of Interest.
- ✓ Maximize the number of Points of Interest along the routes.
- ✓ Allow users to search and navigate towards the Points of Interests with integrated geolocation services.
- ✓ Provide messages about the area around the stops regarding hazards and other site-specific information.

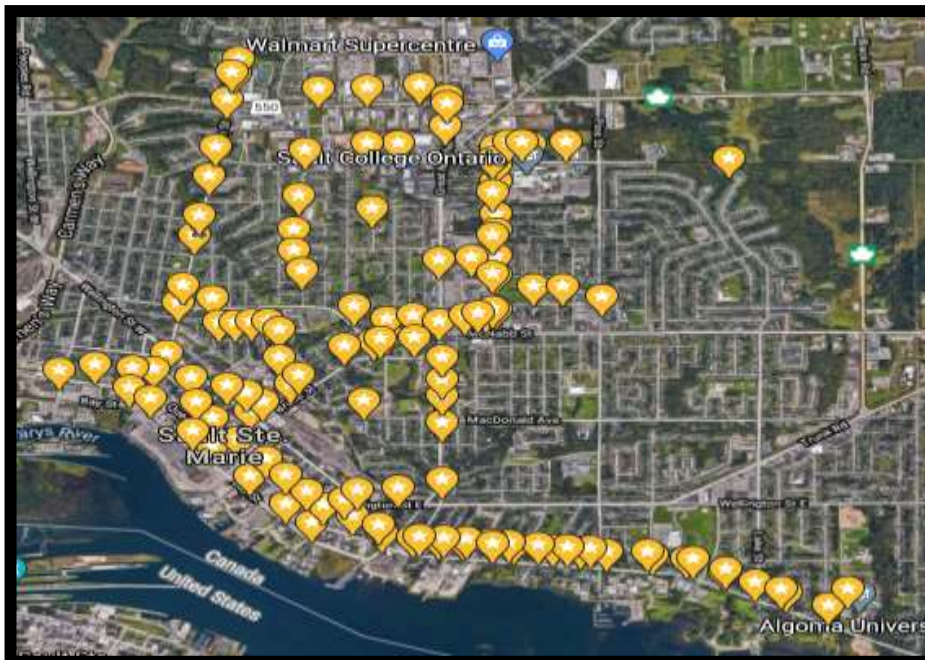
Proposed Pilot Project

Dennis St. Terminal to CNIB (North St Route #6)/Sault College Route #4/Steelton Second Line Route #7/Community Bus Route:

The solution geotags bus stops and critical decision points for the routes inclusive of Dennis St. bus terminal, Sault College and the local CNIB location along North St., Second Line and the Sault College Route. In addition, the pilot includes bus stop sites along the Community bus route and the Steelton Second Line route to Algoma University. The total number of CLS points required to cover the sites included in these routes would not exceed 141.

The messaging provides audible descriptive information about each stop, including stop ID, routes serviced, nearby built environment and any available route updates. The detailed messaging is of great value for blind and partially sighted riders to make informed decisions while travelling to a location.

Figure 1: Bus stop sites included in Pilot Option 2 from Dennis St. terminal to Sault College and the local CNIB office, Steelton Second Line Route, and the Community Bus Route.



Example CLS Locations

Figure 2: Dennis St. Bus Terminal



Figure 3: Stop ID: NS 11 Message



Figure 4: Stop ID NS 12 Message

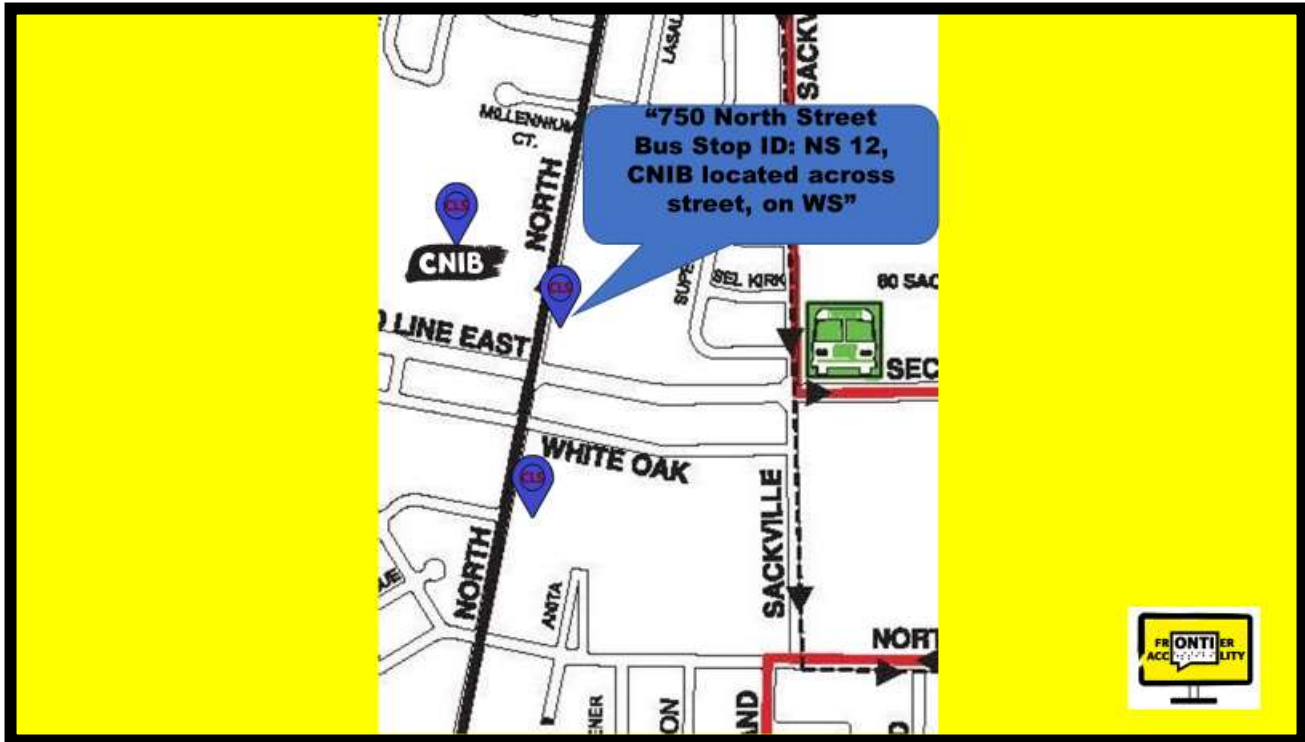
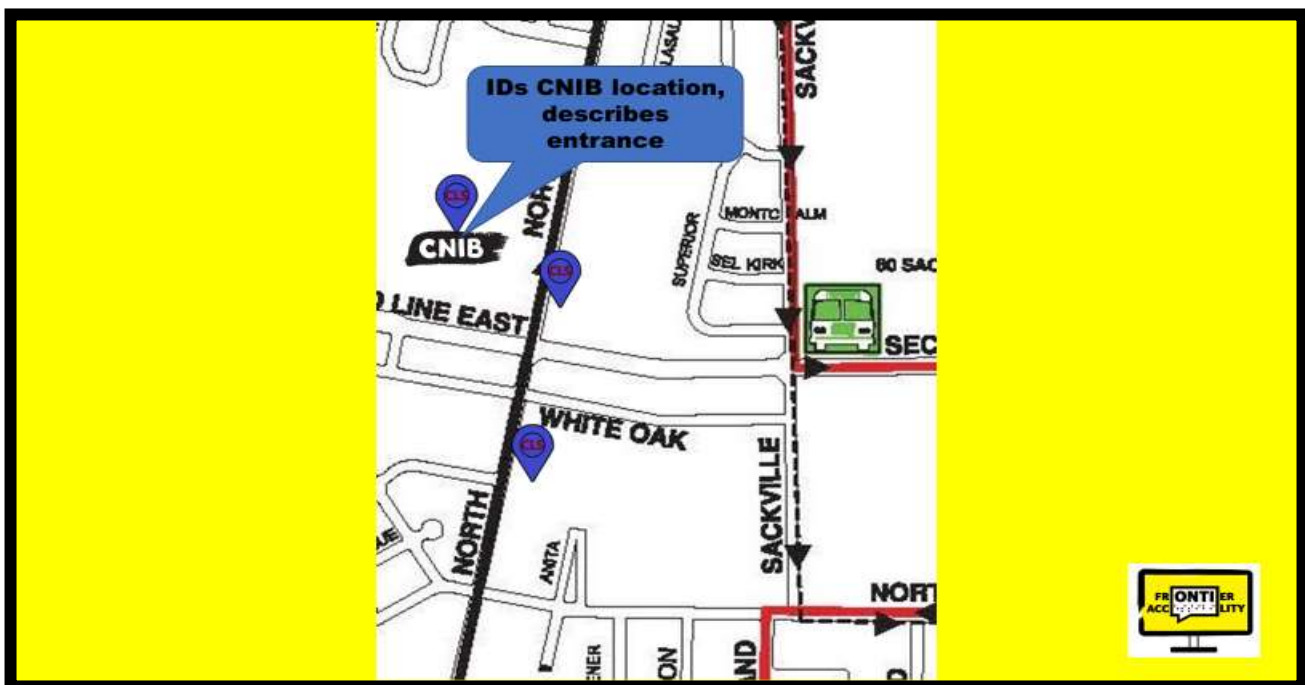


Figure 5: CNIB Location Message



Project Budget

The below table details a high-level estimate of the costs required to make this solution a reality. As this is a trail-blazing implementation within Canada, both Frontier and our partners are committed to making this happen and are willing to absorb key costs where possible, to do so.

141 CLS Points

Installation Cost Breakdown*	
Network (CLS , BPS and QR)* and Beacon Set Up	\$1,850
Physical Beacon Cost	\$ -
Annual Network Cost (1st Year)	\$1,000
Consulting	\$ -
Audio Conversion and Presentation of Established API Live Data	\$ -
Messaging and Design	\$2,256
Contractor Installation Costs	\$ -
Translation (for French Messaging)	\$781
Total Consolidated Implementation Costs	\$5,887

Ongoing Annual Fees	
Annual Network Cost (Subsequent Years)	\$1,000
Full CNIB Frontier Accessibility Assistance Service on Amendments	\$300
Total Ongoing Fees	\$1,300

*Any unforeseen costs requires review and approval prior to install by the City of Sault Ste. Marie.

Note: Messaging and design costs are estimated based on details known at this time. This includes a planned reduction from what the Frontier's usual cost would be due to the assumption that a large portion of the messaging will be repeatable and therefore be less time and resource-consuming to create. The same is true of the translation costs, which are also reduced due to the assumption that an amount of the message scripts will be repeated. Both cost estimates are conservative; when the repeatable nature of the messaging is known, Frontier will then rebate the difference if the cost is further reduced.

Note: The Full CNIB Frontier Accessibility Assistance Service on Amendments is estimated at 10 percent of messages requiring amendments per year. The service includes help desk assistance and a turnaround time on changes of one business day. True emergency changes can be incorporated on an ASAP basis (instantaneously in most instances).

Proposed Phases and Timeline

A full rollout plan with timelines and deliverables will be determined in consultation with SSM. It is expected that the total project delivery time would be 6 – 10 weeks from contract agreement.

ID	Name	Resource	Duration	Start	Finish
1	Contractual Agreement		2 Weeks		
2	Final Scope Agreement	CNIB & SSM			
3	Solution Design, Build and Cost	CNIB			
4	Solution Agreement	CNIB			
5	Contract Creation	CNIB			
6	Contact Signature	CNIB & SSM			
7	Readiness and Set-Up		4 Weeks		
8	API Link Programming	CNIB			
9	BlindSquare Network Programming and G Sheet Creation	CNIB			
10	"Next Stop" Programming	CNIB			
11	iOS App Update and Release	CNIB			
12	CLS Point Population and Dummy Message Creation	CNIB			
13	Pilot Roll Out		4 Weeks		
14	Publish API link for Bus Arrival and "Next Stop"	CNIB			
15	Complete first pilot installations	CNIB			
16	Messaging and Testing of Bus Stops	CNIB			
17	Assemble Client Test Group	SSM			
18	Run Test and Collect Feedback	CNIB & SSM			

Invoicing

City of Sault Ste. Marie Transit warrants the ability and willingness to pay for services provided hereunder. Upon execution of this Agreement, the client will be invoiced the full cost of the Installation. City of Sault Ste. Marie Transit will pay all properly invoiced amounts within thirty (30) days after receipt of invoice.

City of Sault Ste. Marie Transit agrees to pay the amount of any sales, use, excise, or similar taxes applicable in addition to the fee for performance of Services.



Limitation of Liability

The maximum liability relating to services rendered under this Agreement (regardless of form of action, whether in contract, negligence or otherwise) shall be limited to the charges paid to Frontier for the portion of services or work products giving rise to liability. Neither party will be liable to the other for incidental, indirect, consequential, or punitive damages or lost profits even if aware of their possible existence.

Statement of Understanding and Acceptance

By signing below each party states that it has read this entire document and agree completely with all the particulars, terms, and conditions herein. Furthermore, by signing below each party states that its signatory is authorized to enter into this agreement on behalf of the company that it is representing. This document represents the total agreement between our two firms respective to the project described within this document.

The Corporation of the City of Sault Ste. Marie	CNIB 1929 Bayview Avenue Toronto, ON M4G 3E8
Title Christian Provenzano - Mayor	Title
Signature	Signature
Title Rachel Tyczinski - City Clerk	
Signature	
Date	Date

BY-LAW NUMBER 2021-82

-of-

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

TAXES: A By-Law to End the Application of Part IX of The Municipal Act, 2001, S.O. 2001 c.25 to the Multi-Residential Property Class and Adopt Optional Tools for the Purposes of Administering Limits for the Commercial and Industrial Property Classes.

WHEREAS the Corporation of The City of Sault Ste. Marie (hereinafter referred to as “the Municipality”) may in accordance with s. 329.1 of the *Municipal Act, 2001*, S.O. 2001 c.25, as amended (hereinafter referred to as “the Act”), and *Ontario Regulation 73/03*, as made and amended under the Act, modify the provisions and limits set out in Part IX of the Act, with respect to the calculation of taxes for municipal and education purposes for properties in the Commercial, Industrial and Multi-Residential Property Classes;

AND WHEREAS this By-Law shall only apply to properties in any of the Commercial, Industrial and Multi-Residential property classes to which Part IX of the Act applies;

AND WHEREAS for the purposes of this By-Law the Commercial Property Classes shall be considered a single property class and the Industrial Property Classes shall be deemed to be a single property class;

AND WHEREAS “uncapped taxes” means the taxes for municipal and education purposes that would be levied for the taxation year but for the application of Part IX of the Act;

AND WHEREAS the Council may pass a By-Law to apply any one or any combination of the following options:

- a) Set the annual cap of the previous year’s capped taxes at a maximum of 10% of the previous year’s capped taxes; and/or,
- b) Set an upper limit on annual increases at the greater of the amount calculated under (a) and up to 10% of the previous year’s annualized CVA tax; and/or,
- c) Establish a capping adjustment threshold of up to \$500 for increasing properties, decreasing properties or both, whereby no capping adjustments less than the threshold amount would be applied; and/or,
- d) Exempt properties from the capping calculation where the previous year’s capped taxes for the property were equal to the uncapped taxes for that year; and/or,
- e) Exempt properties from the capping calculation where the previous year’s capped taxes were less than the previous year’s CVA taxes, and the current year’s capped taxes would otherwise be greater than the current year’s CVA taxes, or vice-versa.
- f) Remove classes from the application of Part IX of the Act where all properties within a class were taxed at the uncapped tax level last year.

AND WHEREAS a By-Law passed to adopt the provisions of sections 329.1(1)1 and 329.1(1)2 of the Act shall also apply to section 332 of the Act with respect to the “tenant cap” calculations;

AND WHEREAS the Council has reviewed the provisions of the Act, and the provisions of *Ontario Regulation 73/03*, and hereby deems it necessary and appropriate to adopt optional tools for the purpose of administering limits for the Multi-residential Property Class, the Broad Commercial Property Class and the Broad Industrial Property Classes;

AND WHEREAS Ontario Regulation 102/16, provides that a municipality may pass a by-law, to end the application of Part IX of the *Municipal Act, 2001*, providing that PART IX of the Act does not apply to any property in the previous taxation year and the previous year's final taxes shown on the tax bill are equal to the uncapped taxes for the property in the previous year;

AND WHEREAS the application of Part IX of the Act resulted in no capped or clawed back properties in the Multi-Residential Property Classes of the Corporation for 2020; meaning that all property taxes billed in the Property Classes were equal to the uncapped taxes of each property;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF SAULT STE MARIE HEREBY ENACTS as follows:

1. **THAT** all requirements of Ontario Regulation 102/16 having been met, Part IX of the *Municipal Act, 2001* is deemed to no longer apply to any property in the Multi-Residential Property Classes.
2. **THAT** sections 329.1(1)1, 329.1(1)2, 329.1(1)3 and 329.1(1)4 of the Act shall apply to the Commercial and Industrial Property Classes for 2021.
3. **AND THAT**
 - (i) In determining the amount of taxes for municipal and education purposes for 2021 under s. 329(1) of the Act and the amount of the tenant's cap under s. 332(5) of the Act, the greater of the amounts determined under paragraphs a) and b) as set out below shall apply in determining the amount to be added under paragraph 2 of s. 329(1) of the Act, and the increasing amount under paragraph 2 of s. 332(5) of the Act:
 - (a) The percentage set out in s. 329(1)2 of the Act and s. 332(5)2 of the Act shall be ten per cent (10%) for Commercial; and five percent (5%) for Industrial, and
 - (b) The amount of the uncapped taxes for the previous year multiplied by ten per cent (10%) for Commercial and five percent (5%) for Industrial;
 - (ii) The amount of the taxes for municipal and education purposes for a property for a taxation year shall be the amount of the uncapped taxes for the property for the year if the amount of the uncapped taxes exceeds the amount of the taxes for municipal and education purposes for the property for the taxation year as determined under s. 329 of the Act, as modified under s. 329.1 of the Act and this By-Law, by five hundred dollars (\$500.00) or less for Commercial and Industrial.
 - (iii) The amount of the taxes for Municipal and education purposes for a property for a taxation year shall be the amount of the uncapped taxes for the property for the year if the amount of the taxes for Municipal and education purposes for the property for the taxation year as determined under s. 330 of the Act, as modified under section s. 329.1 of the Act and this By-Law exceed the uncapped taxes, by five hundred dollars (\$500.00) or less.

4. **AND THAT** paragraphs 1, 2 and 3, of s. 8.0.2 (2) of *Ontario Regulation 73/03* shall apply to the Commercial and Industrial Property Classes for 2021.
5. **AND THAT** properties that meet any of the following conditions shall be exempt from the capping calculations set out under Part IX of the Act for the 2021 taxation year:
 - (i) The capped taxes for the property in the previous year were equal to its uncapped taxes for that year.
 - (ii) The capped taxes for the property in the previous year were lower than the property's uncapped taxes for that year, and the current year's capped taxes would be higher than the current year's uncapped taxes if Part IX were applied.
 - (iii) The capped taxes for the property in the previous year were higher than the property's uncapped taxes for that year, and the current year's capped taxes would be lower than the current year's uncapped taxes if Part IX were applied.

PASSED in open Council this 26th day of April 2021.

MAYOR – CHRISTIAN PROVENZANO

CITY CLERK – RACHEL TYCZINSKI

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THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2021-83

TAXES: (T1.2(2)) A by-law to provide for 2021 final tax billing.

WHEREAS the *Municipal Act*, 2001 S.O. 2001, c.25, as amended, provides that the council of a local municipality, may pass a by-law levying amounts on the assessment of property in the local municipality ratable for local municipality purposes;

AND WHEREAS the Council of the Corporation of the City of Sault Ste. Marie deems it appropriate to provide for such levy on the assessment of property in this municipality;

THEREFORE the Council of the Corporation of the City of Sault Ste. Marie enacts as follows:

1. In this by-law the following words shall be defined as:

“Act” shall mean the *Municipal Act*, 2001 S.O. 2001, C.25, as amended

“Minister” shall mean the Minister of Finance;

“MPAC” shall mean the Municipal Property Assessment Corporation;

“Treasurer” means the treasurer of the Corporation of the City of Sault Ste. Marie or a person delegated the Treasurer’s powers and duties under s.286(5) of the Act.

2. All taxes levied under this by-law shall be payable into the hands of the Treasurer in accordance with the provisions of this by-law.
3. The provisions of this by-law apply in the event that assessment is added for the year 2021 to the Tax Roll after the date this by-law is passed and the tax levy shall be imposed and collected.
4. There shall be imposed on all taxes a penalty for non-payment or late payment of taxes in default of the installment dates set out below. The penalty shall be zero percent (0%) of the amount in default on the first day after the due date and the first day of each calendar month during which the default continues, but not after June 30, 2021.
5. Following June 30, 2021, interest charges of one and one-quarter percent (1¼%) shall be imposed upon the amount in default on the first calendar day of each month during which the default continues.
6. The final tax levy imposed by this by-law shall be paid in two installments due on the following dates:
 - 6.1 One-half (1/2) thereof on the 5th day of July, 2021.

6.2 One-half (1/2) thereof on the 7th day of September, 2021.

7. A notice specifying the amount of taxes payable, may be mailed or cause to be mailed to the address of the residence or place of business of each person taxed under this by-law by the Treasurer.
8. The notice to be mailed under this by-law shall contain the particulars provided for in this by-law and the information required to be entered in the Tax roll under Section 340 of the Act.
9. The Treasurer shall be authorized to accept part payment from time to time on account of any taxes due, and to give a receipt of such part payment, provided that acceptance of any such part payment shall not affect the collection of any percentage charge imposed and collectable under section 4 and 5 of this by-law in respect of non-payment or late payment of any taxes or any installment of taxes.
10. Nothing in this by-law shall prevent the Treasurer from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the statutes and by-laws governing the collection of taxes.
11. In the event of any conflict between the provisions of this by-law and any other by-law, the provisions of this by-law shall prevail.
12. **EFFECTIVE DATE**

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

PASSED in open Council this 26th day of April, 2021.

MAYOR - CHRISTIAN PROVENZANO

CITY CLERK – RACHEL TYCZINSKI

THE CORPORATION OF THE CITY OF SAULT STE MARIE

TAX RATE (LEVY) BY-LAW FOR 2021

BY-LAW 2021-84

TAXES: (T1.2) A by-law to provide for the adoption of property tax rates for 2021.

WHEREAS Section 312 of the *Municipal Act, 2001* provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a by-law to levy a separate tax rate on the assessment in each property class, and;

WHEREAS Sections 307 and 308 of the said Act require tax rates to be established in the same proportion to tax ratios, and;

WHEREAS the 2021 municipal tax levy for all purposes including debenture principal and interest payments has been set at \$123,069,775 comprised of \$118,482,207 for the overall (rural) area and an additional \$4,587,568 for the urban area only including debenture principal and interest payments specific to the special area;

NOW THEREFORE the Council of the Corporation of the City of Sault Ste. Marie hereby **ENACTS** the tax rates for municipal purposes as set out in Schedule “A” hereto annexed, and forming part of this by-law.

1. **SCHEDULE “A”**

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

2. **EFFECTIVE DATE**

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

PASSED in open Council this 26th day of April, 2021.

MAYOR - CHRISTIAN PROVENZANO

CITY CLERK – RACHEL TYCZINSKI

URBAN AREA

Property Class	RTC/RTQ	Municipal
Residential	RT/RH	0.01435067
Multi-Residential-New Construction	MT/NT	0.01552742
Commercial Occupied-New Construction	CT/CH/XT/XH	0.02956194
Commercial-New Construction-Excess Land	CU/XU	0.02069335
Commercial-Small On-Farm Business	C7	0.02956194
Commercial-Vacant Land-Parking Lots	CX/GT	0.02185599
General Rate Only (International Bridge Plaza)	CM	0.02956194
Shopping Centres Occupied-New Construction	ST/ZT	0.03138191
Shopping Centres-Excess Land	SU	0.02196733
Office Buildings Occupied-New Construction	DT/YH	0.04109617
Office Building-Excess Land	DU	0.02876733
Industrial Occupied-New Construction	IT/IH/JT	0.06358010
Industrial-New Construction-Excess Land-Vacant Land	JU/IU/IX/IJ	0.04132707
Industrial-Small On-Farm Business	I7	0.06358010
Large Industrial-Occupied	LT	0.11292000
Large Industrial-Excess Land	LU	0.07339800
Landfills	HT	0.02703701
Pipeline	PT	0.03004901
Farm-Managed Forests	FT/TT	0.00358768

RURAL AREA

Property Class	RTC/RTQ	Municipal
Residential	RT/RH	0.01375721
Multi-Residential-New Construction	MT/NT	0.01488530
Commercial Occupied-New Construction	CT/CH/XT/XH	0.02831536
Commercial-New Construction-Excess Land	CU/XU	0.01982075
Commercial-Small On-Farm Business	C7	0.02831536
Commercial-Vacant Land-Parking Lots	CX/GT	0.02093436
Shopping Centres Occupied-New Construction	ST/ZT	0.03005859
Shopping Centres-Excess Land	SU	0.02104101
Office Buildings Occupied-New Construction	DT/YH	0.03936322
Office Building-Excess Land	DU	0.02755426
Industrial Occupied-New Construction	IT/IH/JT	0.06089904
Industrial-New Construction-Excess Land-Vacant Land	JU/IU/IX/IJ	0.03958438
Industrial-Small On-Farm Business	I7	0.06089904
Large Industrial-Occupied	LT	0.10815836
Large Industrial-Excess Land	LU	0.07030293
Landfills	HT	0.02591892
Pipeline	PT	0.02880636
Farm-Managed Forests	FT/TT	0.00343931