

## **AGENDA**

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

**2007 10 15**

**4:30 P.M.**

### **COUNCIL CHAMBERS**

#### **1. ADOPTION OF MINUTES**

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

Resolved that the Minutes of the Regular Council Meeting of 2007 09 24 and the Special Meeting of 2007 10 04 be approved.

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

#### **3. APPROVE AGENDA AS PRESENTED**

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

Resolved that the Agenda for the 2007 10 15 City Council Meeting as presented be approved.

#### **4. DELEGATIONS/PROCLAMATIONS**

- (a) Kelly Rowlinson, President, Association of Early Educators will be in attendance concerning Proclamation - Child Care Worker and Early Childhood Educator Appreciation Day.
- (b) Christine Mair, Recruitment Coordinator, Children's Aid Society will be in attendance concerning Proclamation - Canadian Foster Family Week.
- (c) Robin Simpson, representative of 2<sup>nd</sup> Year Early Childhood Education Class of Sault College will be in attendance concerning Proclamation - Week of the Child.
- (d) Gary Vipond, Chair, Local Block Parent Program will be in attendance concerning Proclamation - National Block Parent Week.

4. (e) Mary Alice Policicchio, Member, Algoma Regional Committee, Ontario Multifaith Council will be in attendance concerning Proclamation - Spiritual and Religious Care Awareness Week.
- (f) Mac Headrick representing the 18 Forever Committee will be in attendance concerning agenda item 6.(1)(a).
- (g) Steve McKeown, Sales and Marketing Director; Jessica Bolduc, Research Analyst; John Barbeau, VP Research and Development; SITTM Technologies Inc. will be in attendance concerning agenda item 7.(a).

### **PART ONE – CONSENT AGENDA**

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

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

Resolved that all the items listed under date 2007 10 15 - Part One - Consent Agenda be approved as recommended.

- (a) Correspondence from AMO and OGRA is attached for the information of Council.
- (b) A letter from the Chair, Workplace Safety and Insurance Board (WSIB) concerning the Board's Community Workplace Health and Safety Charter is attached for the information of Council.
- (c) A letter from Stewardship Ontario (concerning the municipal blue box recycling program) is attached for the information of Council.
- (d) Correspondence from Township of Stirling-Rawdon (concerning a provincial and federal program of aid to victims of catastrophic natural events); Township of Wellington North (concerning reducing the lead sampling requirements for small municipal water systems); the Township of Burpee and Mills (concerning loss of municipal funding to provincial tax rebate programs); the Township of North Dumfries (concerning fees charged to aggregate operators); the Township of Brock (concerning paper fibre biosolids) ; and the Municipality of Brockton (concerning funding for Conservation Authorities) is attached for the information of Council.
- (e) A letter and other correspondence from Councillor Steve Butland concerning the status of the Sault Ste. Marie Interim Charity Casino is attached for discussion and direction of Council.

5. (f) A report entitled 'Local Community Impacts of the Charity Casinos' dated December 2005 prepared for the Addiction Programs, Ontario Ministry of Health and Long-Term Care is attached at the request of Mayor J. Rowswell for the information of Council.
- (g) A letter from the President, Sault Speed Skating Club requesting that the City cancel or reduce the amount owed to the City by the Club for maintenance of the Art Jennings Oval for the past season is attached for the consideration of Council.

Mover - Councillor L. Turco

Seconder - Councillor P. Mick

Resolved that the request from the Sault Speed Skating Club in a letter dated September 30, 2007 that the City cancel or reduce the amount owed to the City by the Club for maintenance of the Art Jennings Oval for the past season BE REFERRED to the Finance Committee and the Commissioner of Community Services for review and report back to Council.

- (h) **Council Travel**

Mover - Councillor L. Turco

Seconder - Councillor B. Hayes

Whereas the City of Sault Ste. Marie has hosted the Winter Cities Conference twice in the past; and

Whereas the City of Sault Ste. Marie has participated in many Winter Cities Conferences; and

Whereas the City has derived many benefits through its relationship with the Winter Cities movement;

Now therefore be it resolved that Mayor John Rowswell be authorized to attend the Winter Cities Mayors Conference in January 2008 in Nuuk, Greenland at an estimated net cost of \$3,800.00 to the City.

- (i) **Staff Travel Requests**

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

Mover - Councillor L. Tridico

Seconder - Councillor P. Mick

Resolved that the Staff Travel Requests contained in the report of the Chief Administrative Officer dated 2007 10 15 be approved as requested.

- (j) **2008 Council Meeting Schedule**

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

5. (j) Mover - Councillor L. Turco  
Seconder - Councillor P. Mick  
Resolved that the report of the City Clerk dated 2007 10 15 concerning 2008 Council Meeting Schedule be accepted and the recommended 2008 Council Meeting Schedule be approved.
- (k) **Tender for Fuel Tank Removal and Replacement - Bellevue Marina**  
A report of the Manager of Purchasing is attached for the consideration of Council.  
  
Mover - Councillor L. Turco  
Seconder - Councillor P. Mick  
Resolved that the report of the Manager of Purchasing dated 2007 10 15 be endorsed and that the tender for the removal of the existing in-ground tank and the installation of a new above ground Fuel Storage Tank and dispenser Pump at Bellevue Marina, required by the Community Services Department, be awarded as recommended.
- (l) **Tender for Parking Lot Snow Removal From Municipal Parking Lots**  
A report of the Manager of Purchasing is attached for the consideration of Council.  
  
Mover - Councillor L. Tridico  
Seconder - Councillor B. Hayes  
Resolved that the report of the Manager of Purchasing dated 2007 10 15 be endorsed and that the tender for Snow Plowing and Removal from Municipal Parking Lots during the 2007-2008 winter season, required by the Parking Division, Public Works and Transportation Department, be awarded as recommended.
- (m) **Quotation for Paper Towels and Tissues**  
A report of the Manager of Purchasing is attached for the consideration of Council.  
  
Mover - Councillor L. Tridico  
Seconder - Councillor P. Mick  
Resolved that the report of the Manager of Purchasing dated 2007 10 15 be endorsed and that the quotation to supply paper products at the Civic Centre and other various City locations, required by Building Services, be awarded as recommended.
- (n) **Mayor and Council Travel Expenses - January 1 to June 30, 2007**  
A report of the Commissioner of Finance and Treasurer is attached for the consideration of Council.

5. (n) Mover - Councillor L. Turco  
Seconder - Councillor B. Hayes  
Resolved that the report of the Commissioner of Finance and Treasurer dated 2007 10 15 concerning Mayor and Council travel expenses for the period January 1 to June 30, 2007 be accepted as information.
- (o) **Sledge Equipment - Accessibility Advisory Committee**  
A report of the Unit Manager, Social Services is attached for the consideration of Council.  
  
Mover - Councillor L. Turco  
Seconder - Councillor P. Mick  
Resolved that the report of the Unit Manager, Social Services dated 2007 10 15 concerning Sledge Equipment be accepted and the recommendation that Council authorize the purchase of sledge equipment for public use at an estimated cost not to exceed \$20,000.00 with funds to come from the Corporate Barrier Removal budget, be approved.
- (p) **Feasibility Study for a Leash-Free Park for Dogs**  
A report of the Supervisor of Community Services is attached for the consideration of Council.  
  
Mover - Councillor L. Tridico  
Seconder - Councillor B. Hayes  
Resolved that the report of the Supervisor of Community Services dated 2007 10 15 concerning Feasibility Study for a Leash-Free Park for Dogs be accepted as information.
- (q) **Ermatinger-Clergue National Historic Site - Community Museums Operating Grant (CMOG) 2007 - Ministry of Culture**  
A report of the Curator, Ermatinger-Clergue National Historic Site is attached for the consideration of Council.  
  
Mover - Councillor L. Tridico  
Seconder - Councillor P. Mick  
Resolved that the report of the Curator, Ermatinger-Clergue National Historic Site dated 2007 10 15 concerning Ermatinger-Clergue National Historic Site - Community Museums Operating Grant (CMOG) 2007 - Ministry of Culture be accepted as information.
- (r) **Request for Financial Assistance for National/International Sports Competitions**  
A report of the Manager of Recreation and Culture is attached for the consideration of Council.

5. (r) Mover - Councillor L. Turco  
Seconder - Councillor B. Hayes  
Resolved that the report of the Manager of Recreation and Culture dated 2007 10 15 concerning Request for Financial Assistance for National/International Sports Competitions be accepted and the recommendation to provide a \$200.00 grant to the Sault Steelers Football Club (Canadian Football Championship) be approved.
- (s) **2008 Capital Road Reconstruction - Engineering Consultant Assignments**  
A report of the Director of Engineering Services is attached for the consideration of Council.  
  
Mover - Councillor L. Turco  
Seconder - Councillor P. Mick  
Resolved that the report of the Director of Engineering Services dated 2007 10 15 concerning 2008 Capital Road Reconstruction - Engineering Consultants Assignments be accepted and the recommendation that the design, contract document preparation, tendering, contract administration and inspection for Franklin Street be awarded to STEM Engineering be approved.
- (t) **Class Environmental Assessments - Transportation Initiatives - Requests for Part II Orders**  
A report of the Director of Engineering Services is attached for the consideration of Council.  
  
Mover - Councillor L. Tridico  
Seconder - Councillor B. Hayes  
Resolved that the report of the Director of Engineering Services dated 2007 10 15 concerning Class Environmental Assessments - Transportation Initiatives Request for Part II Orders be accepted and the recommendation that the Minister of Environment consider the following action to complete timely reviews under the EA process:  
  1. accelerate the decisions on the outstanding requests for Part II orders on our projects;
  2. the Minister designate authority to the Director's level to grant or deny requests for Part II orders;
  3. the Minister designate authority to the Director's level to dismiss the frivolous request and any request from an individual who has not attended an open house, or a separate meeting with the consultant or the City, or they have not reviewed the ESR;
  4. consider an application fee for a Part II order request similar to OMB appeals to discourage the frivolous request and award costs if the request is denied, be approved.

5. (u) **Bridge Repairs and Rehabilitation**  
A report of the Director of Engineering Services is attached for the consideration of Council.
- Mover - Councillor L. Tridico  
Seconder - Councillor P. Mick
- Resolved that the report of the Director of Engineering Services dated 2007 10 15 concerning Bridge Repairs and Rehabilitation be accepted and the recommendation that the remaining portion of the \$300,000.00 miscellaneous construction for bridges be used to complete detailed design for rehabilitation of the remaining single lane bridges and for completion of required maintenance on other bridges and further that M. R. Wright Consultant prepare a contract for the bridge repair be approved.
- (v) **East End Wastewater Treatment Plant - Secondary By-Passes and Odour Control**  
A report of the Director of Engineering Services is attached for the consideration of Council.
- Mover - Councillor L. Turco  
Seconder - Councillor B. Hayes
- Resolved that the report of the Director of Engineering Services dated 2007 10 15 concerning East End Wastewater Treatment Plant - Secondary By-Passes and Odour Control be accepted as information.
- (w) **Reconstruction of Small Pumping Stations Operated by Public Works Engineering Agreement**  
A report of the Director of Engineering Services is attached for the consideration of Council. The relevant By-law 2007-173 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.
- (x) **Clark Creek and Pim Street Pumping Station Force mains Condition Assessment**  
A report of the Director of Engineering Services is attached for the consideration of Council. The relevant By-law 2007-180 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.
- (y) **Use of Bicycles With Child Trailers on City Sidewalks**  
A report of the Assistant City Solicitor is attached for the consideration of Council. This is in response to a Council resolution dated 2007 08 13.

5. (y) Mover - Councillor L. Turco  
Seconder - Councillor P. Mick  
Resolved that the report of the Assistant City Solicitor dated 2007 10 15 concerning Use of Bicycles With Child Trailers on City Sidewalks be accepted and the recommendation that given the concern for pedestrian safety expressed by Police Services, that Council take NO action to allow bicycles with trailers on city sidewalks, be approved.
- (z) **City Purchase of Strip of Land From Linda Lewis in the Area of the Fifth Line Landfill**  
A report of the City Solicitor is attached for the consideration of Council. The relevant By-law 2007-174 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.
- (aa) **Request to Purchase a Portion of 75 Hudson Street - St. Mary's River Bridge Company and International Bridge Authority**  
A report of the City Solicitor is attached for the consideration of Council. The relevant By-law 2007-175 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.
- (bb) **City Sale to Nick Parniak (or a Company as Directed by Mr. Parniak) of Property at 110 Yates Avenue**  
A report of the City Solicitor is attached for the consideration of Council. The relevant By-law 2007-165 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.
- (cc) **Spadina Avenue Parking**  
A report of the Commissioner of Public Works and Transportation is attached for the consideration of Council. This is in response to a Council resolution dated 2007 09 24.  
  
Mover - Councillor L. Tridico  
Seconder - Councillor B. Hayes  
Resolved that the report of the Commissioner of Public Works and Transportation dated 2007 10 15 concerning Spadina Avenue Parking be accepted and the recommendation that the parking restriction on the east side of Spadina Avenue between Wallace Terrace and East Balfour be removed from By-law 77-200 be approved.
- (dd) **Sidewalk Plowing Petition - West Side of Wilson Street From Grandy Road to Nino Drive**  
A report of the Commissioner of Public Works and Transportation is attached for the consideration of Council. This is in response to a Council resolution dated 2007 09 24.

5. (dd) Mover - Councillor L. Tridico  
Seconder - Councillor P. Mick  
Resolved that the report of the Commissioner of Public Works and Transportation dated 2007 10 15 concerning Sidewalk Plowing Petition - West Side of Wilson Street From Grandy Road to Nino Drive be accepted and the recommendation that this section of Wilson Street be plowed starting this upcoming winter be approved.
- (ee) **School Crossing Guards - 2007/2008 School Year**  
A report of the Deputy Commissioner of Public Works and Transportation is attached for the consideration of Council.  
  
Mover - Councillor L. Turco  
Seconder - Councillor B. Hayes  
Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2007 10 15 concerning School Crossing Guards - 2007/2008 School Year be accepted and the recommendation that the school crossing guards be removed at the Wellington/Pim Street intersection and at the Pine/Northern Avenue intersection and that an additional guard be added at the McNabb/Pine Street intersection be approved.
- (ff) **Purchase of 1 (One) Used Half-ton Truck and 1 (One) Used Car**  
A report of the Manager of Equipment and Buildings is attached for the consideration of Council.  
  
Mover - Councillor L. Turco  
Seconder - Councillor P. Mick  
Resolved that the report of the Manager of Equipment and Buildings dated 2007 10 15 concerning Purchase of One Used Half-Ton Truck and One Used Car be accepted and the recommendation to purchase a 2005 Ford F150 4 x 2 from Maitland Motors at a cost of \$18,192.57 as well as a 2006 Chrysler Sebring from Superior Chrysler at a cost of \$16,785.36 with funds to come from the New Equipment Reserve be approved.

## **PART TWO – REGULAR AGENDA**

6. **REPORTS OF CITY DEPARTMENTS; BOARDS AND COMMITTEES**
6. (1) **ADMINISTRATIVE**
- (a) **18 Forever Event - Steelback Centre**  
The report of the Manager of Finance and Audits and the Commissioner of Community Services are attached for the consideration of Council.

6. (1) (a) Also attached is a letter from the 18 Forever Committee requesting that Council forgive fees (\$7,100.00 plus the \$1.80 surcharge on each ticket sold in the stands) at the Steelback Centre for this event.

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

Resolved that the reports of the Manager of Finance and Audits and the Commissioner of Community Services dated 2007 10 15 concerning 18 Forever Event - December 8, 2007 at the Steelback Centre - Request for Financial Assistance be accepted and the recommendation that Council DENY the request for forgiveness of expenses associated with the use of the Steelback Centre for this event be approved.

(b) **Additional Box Suites for the Steelback Centre**

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

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

Resolved that the report of the Commissioner of Finance and Treasurer dated 2007 10 15 concerning Additional Box Suites for the Steelback Centre be accepted and the recommendation that the total cost of Phase 2 and 3 Box Suites including debt charges be funded from the annual licence fee revenue generated from the new suites; and

that an annual licence fee based on current estimates of \$1,475.00 per seat be applied to the proposed Phase 2 and 3 suites; and

that the annual licence fee along with food and beverage revenues as required be allocated to finance the related debt charges; and

that this project is conditional upon the City receiving commitments to fully occupy the new box suites, the City issue up to \$4 million of debt to finance the project, be approved.

(c) **Steelback Centre - Private Suites - Phase 2 and 3**

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

6. (1) (c) Mover - Councillor L. Turco  
Seconder - Councillor B. Hayes
- Resolved that the report of the Commissioner of Community Services dated 2007 10 15 concerning Steelback Centre Private Suites - Phase 2 and 3 be accepted and the recommendation to approve the project in principle subject to the required number of suites being leased that would allow for the capital cost of the project to be paid back from the suite leases, and further, subject to such successful leasing, that staff engage EPOH Inc. to update the existing drawings of Phase 2 and 3 of the luxury suites in order to prepare for tendering at the end of January 2008 to meet a construction schedule of the summer 2008 be approved.
6. (2) **COMMUNITY SERVICES**
- (a) **Museum Ship Norgoma**  
A report of the Commissioner of Community Services is attached for the consideration of Council.
- Mover - Councillor L. Turco  
Seconder - Councillor P. Mick
- Resolved that the report of the Commissioner of Community Services dated 2007 10 15 concerning Museum Ship Norgoma be accepted and the recommendation that the previous group (comprised of a representative of Destiny Sault Ste. Marie, a staff member of Tourism Sault Ste. Marie, the President of Chamber of Commerce, a board member of St. Mary's River Marine Heritage Centre and a staff member of Community Services Department) and one or two members of Council be requested to revisit the Destiny report (dated November 2006) and consider opening formal communications with the parties that have expressed an interest in the Norgoma ship be approved.
6. (6) **PLANNING**
- (a) **Application No. A-8-06-Z.OP and 57T-06-501 - Jane Eva Hedlund, Catherine Shunock, 2062111 Ontario Limited and Frank Frederick Shunock - 1525, 1675, 1707, 1709, 1715 and 1731 Trunk Road and 834 River Road - Request to Rezone to Permit a 39 Lot Single Detached Residential Subdivision**  
A report of the Planning Division is attached for the consideration of Council.

6. (6)
- (a) Moved by Councillor L. Tridico  
Seconded by Councillor B. Hayes  
Resolved that the report of the Planning Division dated 2007 10 15 concerning Application No. A-8-06-Z.OP and 57T-06-501 - Jane Eva Hedlung, Catherine Shunock, 2062111 Ontario Limited and Frank Frederick Shunock be accepted and the Planning Director's recommendation that City Council DEFER this application to October 29, 2007 be endorsed.
- (b) **Application No. A-22-07-OP - Sar-Gin Developments (Sault) Limited - 799 Goulais Avenue (875 Third Line West) - Request to Rezone in Order to Facilitate the Creation of 4 Rural Residential Lots**  
A report of the Planning Division is attached for the consideration of Council.  
  
Moved by Councillor L. Tridico  
Seconded by Councillor P. Mick  
Resolved that the report of the Planning Division dated 2007 10 15 concerning Application No. A-22-07-OP - Sar-Gin Developments (Sault) Limited be accepted and the Planning Director's recommendation that City Council approve Official Plan Amendment No. 132, which facilitates the severance of the subject property for four additional rural residential lots be endorsed.
- (c) **Application No. A-24-07-Z.OP - 510127 Ontario Limited - 432 Great Northern Road - Request to Permit the Construction of a 1,950 Sq. Metre (21,000 sq. ft) Office Building Outside of the Downtown**  
A report of the Planning Division is attached for the consideration of Council.  
  
Moved by Councillor L. Turco  
Seconded by Councillor B. Hayes  
Resolved that the report of the Planning Division dated 2007 10 15 concerning Application No. A-24-07-Z.OP - 510127 Ontario Limited be accepted and the Planning Director's recommendation that City Council DENY the application be endorsed.
- (d) **Application No. A-25-07-Z.OP and 57T-07-505 - Fox Run Development (Sault) Inc. - 817 Third Line East - Request to Develop a Serviced 193 Lot Residential Subdivision**  
A report of the Planning Division is attached for the consideration of Council.  
  
Moved by Councillor L. Turco  
Seconded by Councillor P. Mick  
Resolved that the report of the Planning Division dated 2007 10 15 concerning Application No. A-25-07-Z.OP and 57T-07-505 - Fox Run Development (Sault) Inc. be accepted and the Planning Director's recommendation that City Council approve the Draft Plan of Subdivision for the proposed Fox Run Subdivision, subject to the 21 conditions contained in the report, be endorsed.

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

- (a) Moved by Councillor S. Butland  
Seconded by Councillor J. Caicco  
Whereas biodiesel has proven to be a clean burning alternative fuel and is also economical and environmentally friendly; and  
Whereas a locally owned and operated business is actively pursuing the use of biodiesel in a commercial initiative; and  
Whereas the use of biodiesel has successfully been implemented in other municipal jurisdictions in Canada; and  
Whereas the City of Sault Ste. Marie is looking to be a leader in the field of alternative energy (wind, sun, co-gen, Enquest); and  
Whereas SITTM Inc. is presently working on a small scale, self-contained prototype which would allow consumers to produce their own energy on site;  
Be it resolved that Council request of City Transit the advisability of proceeding with a one-year pilot project with one older bus to measure the effectiveness of biodiesel fuel on the operation, maintenance, economics of this one bus and report back to Council at its earliest convenience. It is expected that the experiment would be based on a formula of 5% biodiesel.

Note: Background material concerning this resolution is attached for the information of Council.

- (b) Moved by Councillor S. Butland  
Seconded by Councillor J. Caicco  
Be it resolved that Council request that Parks Canada immediately move to restore the Sault Locks to full operation to ensure its preparedness for the next boating season; and  
Be it also requested that a secondary manually operated option be considered so that any subsequent operational breakdowns be avoided; and  
Be it also further requested that in future any such developments impacting the lock and its partners and users be subject to a comprehensive report to be provided to Council for their consideration.
- (c) Moved by Councillor T. Sheehan  
Seconded by Councillor J. Caicco  
Whereas the Sault Steelers defeated the Alberta Football League champion Edmonton Stallions 59-10; and  
Whereas this victory gives the Northern Football Conference champion Sault Steelers their first Canadian Major Football League championship since 1972;  
Now therefore be it resolved that the City of Sault Ste. Marie congratulate the Sault Steelers on their victory; and

7. (c) Further that appropriate signage be erected in the City to mark both the 2007 and 1972 national championships and that a copy of this resolution be forwarded to the Sault Steelers Organization.
- (d) Moved by Councillor T. Sheehan  
Seconded by Councillor F. Fata  
Whereas the great Canadian artist Ken Danby was born and raised in Sault Ste. Marie; and  
Whereas Ken Danby never forgot his roots and promoted our City's arts and cultural community;  
Now therefore be it resolved that the Cultural Advisory Board be requested to undertake a process which will recognize Ken Danby's greatness and that this be done in consultation with the Danby family and other stakeholders within the community; and  
Further that the recommendations should be reported back to City Council at a future date for consideration.

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

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

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

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

**AGREEMENT**

- (a) 2007-173 A by-law to authorize an Engineering Agreement between the City and Totten Sims Hubicki Associates (1997) Limited to provide design services for the lower Lake, lower McGregor and Tallack Boulevard sanitary pumping stations.  
  
A report from the Director of Engineering Services is on the agenda.

**CONTRACT**

- (b) 2007-180 A by-law to authorize a contract between the City and Pressure Pipe Inspection Company to conduct pressure pipe inspections on the Clark Creek and Pim Street Station Force mains.  
  
A report from the Director of Engineering Services is on the agenda.

10. **OFFICIAL PLAN AMENDMENT**
- (c) 2007-163 A by-law to adopt Amendment No. 128 to the Official Plan.  
(Wallace A. Thomson)
- (d) 2007-164 A by-law to adopt Amendment No. 131 to the Official Plan.  
(Odena Reload Centre Inc.)
- PARKING**
- (e) 2007-179 A by-law to appoint Municipal Law Enforcement Officers to enforce the by-laws on various properties and to amend Schedule "A" to By-law 90-305.
- PROPERTY PURCHASE**
- (f) 2007-174 A by-law to authorize the City's acquisition of a strip of land at the rear of 310 Fifth Line East, extending from the landfill, from Linda Lewis.
- A report from the City Solicitor is on the agenda.
- PROPERTY SALE**
- (g) 2007-165 A by-law to authorize the sale of property at 110 Yates Avenue to Nick Parniak (or a company as directed by Mr. Parniak).
- A report from the City Solicitor is on the agenda.
- (h) 2007-175 A by-law to authorize the sale of a portion of 75 Hudson Street to St. Mary's River Bridge Company & International Bridge Authority.
- A report from the City Solicitor is on the agenda.
- SIGNS**
- (i) 2007-167 A by-law to allow wall-mounted signs at 455 Albert Street West.  
(Bridge View Bingo)
- STREET ASSUMPTION**
- (j) 2007-166 A by-law to assume for public use and establish as a public street various parcels of land conveyed to the City pursuant to the Second Line Road Widening Project.

10. (k) 2007-172 A by-law to assume for public use and establish as public streets various parcels of land conveyed to the City.

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

**LOCAL IMPROVEMENTS**

(l) 2007-168 A by-law to authorize the construction of sanitary sewer and private drain connections and Class "A" pavement on Retta Street from Wellington Street East to Mark Street.

A report from the Design & Construction Engineer is attached to the by-law.

(m) 2007-169 A by-law to authorize the construction of sanitary sewer and private drain connections on Wellington Street East from Trunk Road to Simpson Street.

A report from the Design & Construction Engineer is attached to the by-law.

(n) 2007-170 A by-law to authorize the construction of sanitary sewer and private drain connections and Class "A" pavement on Franklin Street from Henrietta Street to Wallace Terrace.

A report from the Design & Construction Engineer is attached to the by-law.

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

**ADDENDUM TO THE AGENDA**

**ADJOURNMENT**

Mover - Councillor L. Tridico

Seconder - Councillor B. Hayes

Resolved that this Council shall now adjourn.

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**MAYOR**

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**CLERK**

**MINUTES**

**REGULAR MEETING OF CITY COUNCIL**

**2007 09 24**

**4:30 P.M.**

**COUNCIL CHAMBERS**

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

**ABSENT:** Councillors L. Turco (vacation), D. Celetti (illness)

**OFFICIALS:** J. Fratesi, D. Irving, L. Bottos, B. Freiburger, J. Dolcetti, D. Elliott, D. McConnell, L. McCoy, B. Strapp, P. McAuley, N. Apostle

**1. ADOPTION OF MINUTES**

Moved by Councillor B. Hayes

Seconded by Councillor L. Tridico

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

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

**3. APPROVE AGENDA AS PRESENTED**

Moved by Councillor B. Hayes

Seconded by Councillor L. Tridico

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

**4. DELEGATIONS/PROCLAMATIONS**

- (a) Dan Fraser, Fire Prevention Officer was in attendance concerning Proclamation - Fire Prevention Week.
- (b) A representative of the Children's Aid Society was in attendance concerning Proclamation - Child Abuse Prevention Month.

4. (c) Mac Bain, Co-Chair, Northern Ontario Leadership Summit sponsored by FONOM was in attendance with an update of the Summit being held in Timmins in October.
- (d) Richard Metcalfe, Referendum Resource Officer Elections Canada was in attendance concerning the referendum vote at the Provincial Election on October 10, 2007.
- (e) Errol Caldwell, Executive Director Science Enterprise Algoma was in attendance concerning agenda item 5.(bb).
- (f) Frank Sarlo, Wishart Law Firm on behalf of Bridge View Bingo and Lino Pistor were in attendance concerning agenda item 5.(b) and 6.(6)(a).
- (g) Dave Urso was in attendance concerning agenda item 6.(6)(c).
- (h) Wally Thomson was in attendance concerning agenda item 6.(6)(e).
- (i) Tony Gareau was in attendance concerning agenda item 6.(6)(f).
- (j) Brett Lund, President Ontario Winter Carnival Bon Soo was in attendance concerning agenda item 5.(l).

## **PART ONE – CONSENT AGENDA**

### **COMMUNICATIONS AND ROUTINE REPORTS OF CITY DEPARTMENTS; BOARDS AND COMMITTEES**

Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico

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

- (a) Correspondence from AMO and FONOM was received by Council.
- (b) The letter from Frank Sarlo, Wishart Law Firm on behalf of Bridge View Bingo requesting approval from Council for the Bingo Hall located at 455 Albert Street West for permanent status was received by Council.

5. (b) Moved by Councillor S. Myers  
Seconded by Councillor P. Mick  
Whereas on October 30, 2006, City Council approved the location of Bridge View Bingo at 455 Albert Street West for a 12 month period; and  
Whereas Bridge View Bingo is now seeking approval on a permanent basis for the Bingo Hall at this location;  
Now therefore be it resolved that City Council approves the permanent location of the Bingo Hall at 455 Albert Street West. CARRIED.
- Councillor B. Hayes declared a pecuniary interest - employed by Ontario Lottery Corporation.
- Councillor L. Tridico declared a pecuniary interest - family owns property in vicinity of 455 Albert Street West.
- (c) The letter and petition from residents of Wilson Street requesting sidewalk snow plowing on the west side of Wilson Street was received by Council.  
  
Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that the petition from residents of Wilson Street for sidewalk snow plowing on the west side of Wilson Street BE REFERRED to the Commissioner of Public Works and Transportation for review and report back to Council. CARRIED.
- (d) The letter and petition from residents of Spadina Avenue requesting that the no-parking signs be removed on Spadina Avenue from Wallace Terrace to Asquith Street was received by Council.  
  
Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico  
Resolved that the petition from residents of Spadina Avenue to have the no-parking signs removed on Spadina Avenue from Wallace Terrace to Asquith Street BE REFERRED to the Commissioner of Public Works and Transportation for review and report back to Council. CARRIED.
- (e) Correspondence from the City of Cornwall (concerning cost of downloading provincially mandated programs); the City of Kingston (concerning petitioning the province to increase the per student levy at public educational institutions each year); and the Town of Smith Falls (concerning AMO asking the province to re-vamp the property tax system) was received by Council.
- (f) Correspondence concerning a request for permission to hold a Special Occasion permit event at an outdoor municipal facility was accepted by Council.

5. (f) Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that the following request to hold a Special Occasion permit event at a municipal facility on the stated date and times be endorsed by City Council:  
John Rhodes Centre - "B" Field  
Korah C. & V.S. Reunion  
October 6, 2007 - 1:00 to 5:00 p.m. CARRIED.
- (g) **Notice of Special Meeting**  
Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that a Special Committee of the Whole Council Meeting be held on Thursday, October 4<sup>th</sup> commencing at 3:30 p.m. in the Russ Ramsay Board Room for the purpose of developing the Corporate Strategic Plan be approved. CARRIED.
- (h) **Staff Travel Requests**  
The report of the Chief Administrative Officer was accepted by Council.  
Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that the Staff Travel Requests contained in the report of the Chief Administrative Officer dated 2007 09 24 be approved as requested. CARRIED.
- (i) **Municipal Nominations to the New Source Protection Committee**  
The report of the City Clerk was accepted by Council.  
Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico  
Resolved that the two municipal nominees to the new Source Protection Committee be one City Planner (Peter Tonazzo) and one City Engineer (Susan Hamilton Beach or as an alternate Catherine Taddo) be approved. CARRIED.
- (j) **Tender for Bear Resistant Garbage Containers**  
The report of the Manager of Purchasing was accepted by Council.  
Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that the report of the Manager of Purchasing dated 2007 09 24 be endorsed and that the tender for the supply and delivery of Bear Resistant Garbage Containers, required by the Parks Division of the Public Works and Transportation Department be awarded as recommended. CARRIED.

5. (k) **Property Tax Appeals**  
The report of the Commissioner of Finance and Treasurer was accepted by Council.
- Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico  
Resolved that pursuant to Section 357 of the Municipal Act, 2001, the adjustments for tax accounts outlined on the City Tax Collector's report of 2007 09 24 be approved and the tax records be amended accordingly. CARRIED.
- (l) **Bon Soo Winter Carnival Request for Assistance**  
The report of the Commissioner of Finance and Treasurer was accepted by Council.
- Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that the report of the Commissioner of Finance and Treasurer dated 2007 09 24 concerning Bon Soo Winter Carnival Request for Assistance be accepted and the recommendation that Council approve a one-time grant of \$10,000.00 to the Bon Soo Winter Carnival with funds to come from the 5% Parks Reserve Fund be approved. CARRIED.
- (m) **Criteria for Economic Development Fund**  
The report of the Commissioner of Finance and Treasurer was accepted by Council.
- Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico  
Resolved that the report of the Commissioner of Finance and Treasurer dated 2007 09 24 concerning Criteria for Economic Development Fund be accepted and the recommendation that the Economic Development Fund (EDF) Criteria dated 2007 07 10 be approved. CARRIED.
- (n) **City Men's Hockey League**  
The report of the Commissioner of Community Services was accepted by Council.
- Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that the report of the Commissioner of Community Services dated 2007 09 24 concerning City Men's Hockey League be accepted and the recommendation that Council authorize the payment plan submitted by the League which states the principal amount of the debt will be paid as follows: October 15, 2007 - \$1,555.00; December 15, 2007 - \$2,000.00; January 21, 2008 - \$1,900.00; and

5. (n) Further that the League be requested to provide a payment plan for the interest portion of the debt by November 1, 2007 be approved. CARRIED.
- (o) **Request for Financial Assistance for National/International Sports Competitions**  
The report of the Manager of Recreation and Culture was accepted by Council.  
  
Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico  
Resolved that the report of the Manager of Recreation and Culture dated 2007 09 24 concerning Request for Financial Assistance for National/International Sports Competitions be accepted and the recommendation to provide \$200.00 grants each to Brian Lee (Swimming - 2007 Age Group Nationals) and to Marnie Holley (Bodybuilding and Fitness - 2007 IFBB World Women's Bodybuilding, Fitness and Body Fitness Championships) be approved. CARRIED.
- (p) **Great Northern Road Capacity - Environmental Assessment Preferred Alternative - Pine Street Extension**  
The report of the Director of Engineering Services was accepted by Council.  
  
Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that the report of the Director of Engineering Services dated 2007 09 24 concerning Great Northern Road Capacity - Environmental Assessment - Preferred Alternative - Pine Street Extension be accepted as information. CARRIED.
- (q) **Environmental Awareness and Action Plans Directed to Reducing Municipal CO2 Emissions**  
The report of the Commissioner of Engineering and Planning was accepted by Council.  
  
Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that the report of the Commissioner of Engineering and Planning dated 2007 09 24 concerning Environmental Awareness and Action Plans Directed to Reducing Municipal CO2 Emissions be accepted and the recommendation that Council form a committee comprised of city staff, members of Council and interested agencies tasked with the responsibility to ensure and implement environmental initiatives in the delivery of the City's services and its buildings using best practices to reduce municipal CO2 emissions be approved. Committee: Councillor S. Butland, Chair; Councillor T. Sheehan; Councillor P. Mick; Mayor J. Rowswell ex officio. CARRIED.

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

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

Moved by Councillor P. Mick

Seconded by Councillor L. Tridico

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

(s) **Stormwater Management Investigative Study**

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

Moved by Councillor B. Hayes

Seconded by Councillor L. Tridico

Resolved that the report of the Director of Engineering Services dated 2007 09 24 concerning Stormwater Management Investigative Study be accepted and the recommendation that Council authorize in principle the hiring of a consultant to conduct a Stormwater Management Study in 2008 at an estimated cost of \$200,000.00 subject to available funding in the 2008 capital budget be approved. CARRIED.

(t) **2008 Capital Road Construction Plan**

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

Moved by Councillor P. Mick

Seconded by Councillor L. Tridico

Resolved that the report of the Director of Engineering Services dated 2007 09 24 concerning 2008 Capital Road Construction Plan be accepted and the recommendation that Council approve in principle the 2008 Capital Construction Program at a cost of \$9,370,000.00 in order that local improvements and design work can proceed subject to final approval during the 2008 budget process be approved. CARRIED.

(u) **ESC Roadway and Parking Lot Surface Treatments**

The report of the Fire Chief was accepted by Council.

5. (u) Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico  
Resolved that the report of the Fire Chief dated 2007 09 24 concerning the Emergency Services Complex (ESC) Roadway and Parking Lot Surface Treatments be accepted and the recommendation that hot mix asphalt be substituted for asphalt millings on the parking lots and treated surfaces of the site and that the cost of \$72,315.00 to fund this upgrade come from the \$1M NOHFC grant that the City received towards this project be approved. CARRIED.
- (v) **Appearance Before Council by Bridge View Bingo at 455 Albert Street West**  
The report of the City Solicitor was accepted by Council.  
  
Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that the report of the City Solicitor dated 2007 09 24 concerning Appearance Before Council by Bridge View Bingo at 455 Albert Street West be accepted as information. CARRIED.  
  
Councillor B. Hayes declared a pecuniary interest - employed by Ontario Lottery Corporation.  
  
Councillor L. Tridico declared a pecuniary interest - family owns property in vicinity of 455 Albert Street West.
- (w) **Development of By-law Regulating the Depositing of Snow**  
The report of the Assistant City Solicitor was accepted by Council.  
  
Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico  
Resolved that the report of the Assistant City Solicitor dated 2007 09 24 concerning Development of By-law Regulating the Depositing of Snow be accepted and the recommendation that the City take no action at this time be approved. CARRIED.
- (x) **35 Cedar Street**  
The report of the City Solicitor was accepted by Council.  
  
Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that the report of the City Solicitor dated 2007 09 24 concerning 35 Cedar Street be accepted and the recommendation that 35 Cedar Street NOT be acquired by the City be approved. CARRIED.

5. (y) **Sale of 29.9 Acres to Pod Generating Group at Leigh's Bay Road South of Base Line**  
The report of the City Solicitor was accepted by Council. The relevant By-law 2007-141 is listed under Item 10 of the Minutes.
- Mayor J. Rowswell declared a pecuniary interest - Pod is potential client of engineering firm.
- Councillor J. Caicco declared a pecuniary interest - Pod is client of real estate firm.
- (z) **Conveyance of Portion of Property at 444 Wilson Street**  
The report of the City Solicitor was accepted by Council. The relevant By-law 2007-156 is listed under Item 10 of the Minutes.
- (aa) **Hub Trail - Clergue Park Walkway and New EMS Centre**  
The report of the Planning Division was accepted by Council.
- Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico  
Resolved that the report of the Planning Division dated 2007 09 24 concerning Hub Trail - Clergue Park Walkway and New EMS Centre be accepted and the Planning Director's recommendation that City Council authorize the Hub Trail works described in this report at a total cost of \$103,600.00 with funding to come from the Provincial Trail Development Grant be approved. CARRIED.
- (bb) **Proposed Invasive Species Research Institute**  
The report of the Planning Division was accepted by Council.
- Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that the report of the Planning Division dated 2007 09 24 concerning Proposed Invasive Species Research Institute be accepted as information. CARRIED.
- (cc) **Downtown Development - OMAFRA Funding**  
The report of the Planning Division was accepted by Council. The relevant By-law 2007-162 is listed under Item 10 of the Minutes.
- (dd) **Traffic Study for the Queen Street/Lake Street Intersection**  
The report of the Deputy Commissioner of Public Works and Transportation was accepted by Council.

5. (dd) Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico  
Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2007 09 24 concerning Traffic Study for the Queen/Lake Street Intersection be accepted and the recommendation that the initiative of installing 'refuge islands' in the vicinity of the Queen/Lake Street intersection as well as the area of Bellevue Park be investigated in conjunction with the Cycling Master Plan proposal of reducing Queen Street from four lanes to three lanes be approved. CARRIED.

(ee) **Removal of Driveway Windrows**

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

Moved by Councillor P. Mick  
Seconded by Councillor O. Grandinetti

Resolved that the report of the Commissioner of Public Works and Transportation dated 2007 09 24 concerning Removal of Driveway Windrows be accepted and the recommendation to NOT change the level of service that is now being provided and further that the City will continue to address any driveways that receive excessive snow or large ice chunks as is the current practice be approved. CARRIED.

Recorded Vote

For: Councillors J. Caicco, B. Hayes, O. Grandinetti, F. Fata, S. Butland, P. Mick

Against: Mayor J. Rowswell, Councillors S. Myers, L. Tridico, T. Sheehan, F. Manzo

Absent: Councillors L. Turco, D. Celetti

(ff) **Sidewalk Plowing Petitions - Rossmore Road and Elliott Road**

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

5. (ff) Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico  
Resolved that the report of the Commissioner of Public Works and Transportation dated 2007 09 24 concerning Sidewalk Plowing Petitions - Rossmore Road and Elliott Road be accepted and the recommendation that the sidewalks on the south side of Rossmore Road between Farwell Terrace and Elliott Road and the north side of Elliott Road between Rossmore Road and People's Road be snow plowed starting this upcoming winter be approved. CARRIED.
- (gg) The letter from the Ministry of Government Services in response to a Council resolution concerning gasoline prices was received by Council.
- (hh) **Proposed Amendments to Pedestrian Crossing at Northern Avenue and Class A & B Truck Routes - Open House Meetings**  
The report of the Commissioner of Engineering and Planning was accepted by Council.  
Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico  
Resolved that the report of the Commissioner of Engineering and Planning dated 2007 09 24 concerning Proposed Amendments to Pedestrian Crossing at Northern Avenue and Class A & B Truck Routes - Open House Meetings be accepted as information. CARRIED.
- (ii) **City Purchase From Ontario Realty Corp. - Approx. 200 Acres in the Black Road Area**  
The report of the City Solicitor was accepted by Council.  
Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico  
Resolved that the report of the City Solicitor dated 2007 09 24 concerning City Purchase from Ontario Realty Corp. - Approximately 200 Acres in the Black Road Area be accepted and the recommendation that Council authorize the City to acquire from the Ontario Realty Corp. approximately 200 acres of property located north of McNabb Street and south of Second Line extension, east of Black Road, at a price to be negotiated between the parties with a formal agreement to be brought back to Council; and  
Further that upon acquiring the property from Ontario Realty Corp., the City would in turn convey the property to Pod Solar Group at the price the City paid to ORC with Pod Solar paying any disbursements incurred by the City be approved. CARRIED.
- Mayor J. Rowswell declared a pecuniary interest - Pod is potential client of engineering firm.

5. (ii) Councillor J. Caicco declared a pecuniary interest - Pod is client of real estate firm.

## **PART TWO – REGULAR AGENDA**

### **REPORTS OF CITY DEPARTMENTS; BOARDS AND COMMITTEES**

#### **6. (6) PLANNING**

##### **(a) Bridgeview Bingo Signage - 455 Albert Street West**

The report of the Planning Division was accepted by Council.

Moved by Councillor P. Mick

Seconded by Councillor F. Fata

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

Councillor B. Hayes declared a pecuniary interest - employed by Ontario Lottery Corporation.

Councillor L. Tridico declared a pecuniary interest - family owns property in vicinity of 455 Albert Street West.

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

The report of the Planning Division was accepted by Council.

Moved by Councillor B. Hayes

Seconded by Councillor L. Tridico

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

Mayor J. Rowswell declared a pecuniary interest - relative is an objector to this rezoning application.

6. (6)
- (c) **Application No. A-18-07-OP - Odena Reload Centre Inc. - 1452 Leigh's Bay Road - Request to Rezone to Facilitate a Severance of the Subject Property to Create One Additional Rural Residential Lot**  
The report of the Planning Division was accepted by Council.
- Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that the report of the Planning Division dated 2007 09 24 concerning Application No. A-18-07-OP - Odena Reload Centre Inc. be accepted and the Planning Director's recommendation that City Council approve Official Plan Amendment No. 131, which permits the severance of the subject property for one additional rural residential lot, be endorsed. CARRIED.
- (d) **Application No. A-19-07-Z.OP - Frank Fata - 92 and 100 Second Line West - Request to Rezone to Permit a Contractor's Yard on the Subject Property**  
The report of the Planning Division was accepted by Council.
- Moved by Councillor T. Sheehan  
Seconded by Councillor S. Myers  
Resolved that the Application No. A-19-07-Z.OP - Frank Fata - 92 and 100 Second Line West BE DEFERRED to the October 29, 2007 Council Meeting at the request of the applicant. CARRIED.
- Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico  
Resolved that the report of the Planning Division dated 2007 09 24 concerning Application No. A-19-07-Z.OP - Frank Fata be accepted and the Planning Director's recommendation that City Council:
1. Deny the applicant's request to amend the Official Plan (Amendment No. 130) and rezone the subject property in order to locate a contractor's yard on the subject property;
  2. Approve Official Plan Amendment and re-designate the front 85m of the subject property from "Residential" to "Commercial" on Land Use Schedule C of the Official Plan, to be consistent with the existing commercial zoning be endorsed. OFFICIALLY READ NOT DEALT WITH.
- (e) **Application No. A-20-07-OP - Wally Thomson and Sons Farms Limited - 4057 Third Line West - Request to Rezone to Facilitate The Creation of an Additional Rural Area Lot for Residential Purposes**  
The report of the Planning Division was accepted by Council.

6. (6)  
(e) Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that the report of the Planning Division dated 2007 09 24 concerning Application No. A-20-07-OP - Wallace A. Thomson be accepted and the Planning Director's recommendation that City Council approve Official Plan Amendment No. 128, to facilitate the severance of the subject property for one additional rural residential lot, be endorsed. CARRIED.

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

The report of the Planning Division was accepted by Council.

Moved by Councillor B. Hayes  
Seconded by Councillor L. Tridico

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

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

(a) Moved by Councillor F. Manzo  
Seconded by Councillor B. Hayes  
Whereas Councillor Manzo has received complaints about the state of deterioration of the Soldier's Reunion Plaque on Gore Street; and  
Whereas the Municipal Heritage Committee has discussed and agrees with Councillor Manzo's concerns about the condition of the plaque and has determined it has not yet been designated a Heritage property; and  
Whereas the Municipal Heritage Committee believes the Soldier's Reunion Plaque is situated on municipal property and seeks assistance and advice from city staff;  
Now therefore be it resolved that appropriate City staff review any history they may have on the plaque including past repairs that appear to have occurred and report back to Council with a recommended course of action which may include associated costs of repair. CARRIED.

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

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

10.

## **CONSIDERATION AND PASSING OF BY-LAWS**

Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico

Resolved that all the by-laws listed under Item 10 of the Agenda under date 2007 09 24 be approved. CARRIED.

- (a) Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that By-law 2007-137 being a by-law to authorize the borrowing upon debentures in the principal amount of \$11,220,000.00 for the Steelback Centre be read three times and passed in Open Council this 24<sup>th</sup> day of September, 2007. CARRIED.
- (b) Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that By-law 2007-141 being a by-law to authorize the conveyance of 29.9 acres of City owned land in the area of the southeast corner of Base Line and Leigh's Bay Road to Pod Generating Group be read three times and passed in Open Council this 24<sup>th</sup> day of September, 2007. CARRIED.  
  
Mayor J. Rowswell declared a pecuniary interest - Pod is potential client of engineering firm.
- (c) Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that By-law 2007-155 being a by-law to appoint inspectors under the Building Code Act, 1992 and municipal law enforcement officers under the Police Services Act be read three times and passed in Open Council this 24<sup>th</sup> day of September, 2007. CARRIED.
- (d) Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that By-law 2007-156 being a by-law to authorize the conveyance of a portion of 444 Wilson Street to Rory DeRasp be read three times and passed in Open Council this 24<sup>th</sup> day of September, 2007. CARRIED.

10. (e) Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that By-law 2007-157 being a by-law to amend By-law 99-208 and to authorize an amendment to the tariff rates for cemetery and crematorium fees by the addition of rates for Mausoleum Crypts "P" and "Q" be read three times and passed in Open Council this 24<sup>th</sup> day of September, 2007. CARRIED.
- (f) Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that By-law 2007-158 being a by-law to adopt Amendment No. 127 to the Official Plan be read three times and passed in Open Council this 24<sup>th</sup> day of September, 2007. (Northern Credit Union) CARRIED.
- (g) Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that By-law 2007-159 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 280 McNabb Street and further be it resolved that By-law 2007-160 being a by-law to designate 280 McNabb Street as an area of site plan control be read three times and passed in Open Council this 24<sup>th</sup> day of September, 2007. (Northern Credit Union) CARRIED.
- (h) Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that By-law 2007-161 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 120 Industrial Court "A" be read three times and passed in Open Council this 24<sup>th</sup> day of September, 2007. (Waste Management) CARRIED.
- (i) Moved by Councillor P. Mick  
Seconded by Councillor L. Tridico  
Resolved that By-law 2007-162 being a by-law to authorize an agreement between the City and the Ontario Minister of Agriculture, Food and Rural Affairs for funding to facilitate the implementation of a Downtown Development Initiative be read three times and passed in Open Council this 24<sup>th</sup> day of September, 2007. CARRIED.

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

12.

**ADJOURNMENT**

Moved by Councillor P. Mick

Seconded by Councillor L. Tridico

Resolved that this Council shall now adjourn. CARRIED.

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**MAYOR**

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**CLERK**

## MINUTES

### SPECIAL (COMMITTEE OF THE WHOLE) MEETING OF CITY COUNCIL

#### 2007 - 2010 CORPORATE STRATEGIC PLAN WORKSHOP

2007 10 04

3:30 P.M.

#### RAMSAY BOARD ROOM

**PRESENT:** Mayor J. Rowswell, Councillors J. Caicco, B. Hayes, S. Myers, F. Fata, T. Sheehan, S. Butland, F. Manzo, P. Mick

**ABSENT:** Councillors L. Turco (vacation), D. Celetti (illness), O. Grandinetti, L. Tridico

**OFFICIALS:** J. Fratesi, D. Irving, M. White, B. Freiburger, K. Streich-Poser, J. Luszka, N. Apostle, J. Dolcetti, L. Bottos, R. Tyczinski, P. McAuley, M. Provenzano, R. Gencarelli

1. Moved by Councillor P. Mick  
Seconded by Councillor B. Hayes

*Resolved that City Council now proceed into the Committee of the Whole to consider the following matter referred to it for consideration – 2007 - 2010 Corporate Strategic Plan Workshop. CARRIED.*

Malcolm White, Deputy City Clerk and Manager of Quality Improvement reviewed the strategic planning basics, history and accomplishments of past Strategic Plans and questionnaire results.

The group worked on strategic directions including grouping of activities, developing objective and direction wording, and adding of new activity suggestions.

The group reviewed input and issues affecting non-department entities.

The group drafted new vision, mission and value statements for further discussion.

Moved by Councillor P. Mick  
Seconded by Councillor B. Hayes

*Resolved that the Committee of the Whole Council now rise and report on the matter referred to it by City Council – 2007 - 2010 Corporate Strategic Plan Workshop. CARRIED.*

1. Moved by Councillor P. Mick  
Seconded by Councillor B. Hayes  
Resolved that City Council refer the recommendations of the Committee of the Whole – 2007 - 2010 Corporate Strategic Plan Workshop to staff for review and report back to Council. CARRIED.
  
2. Moved by Councillor P. Mick  
Seconded by Councillor B. Hayes  
Resolved that Council shall now go into Caucus to discuss one legal matter (solicitor client privilege); and  
Further be it resolved that should the said Caucus meeting be adjourned, Council may reconvene in Caucus prior to the next meeting of Council to discuss the same matter. CARRIED.
  
3. Moved by Councillor P. Mick  
Seconded by Councillor B. Hayes  
Resolved that this Council shall now adjourn. CARRIED.

---

**MAYOR**

---

**CITY CLERK**



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



## MEMBER COMMUNICATION

ALERT N°: 07/053

*To the attention of the Clerk and Council*  
October 9, 2007

FOR MORE INFORMATION CONTACT:  
Craig Reid, AMO Senior Policy Advisor  
(416) 971-9856 ext 334

### British Columbia – Alberta Trade, Investment and Labour Mobility Agreement (TILMA)

**Issue:** Implications for Ontario of the British Columbia – Alberta Trade, Investment and Labour Mobility Agreement

#### Background:

In April 2006, Alberta and British Columbia signed the TILMA as an agreement between the two provinces under article 1800 of the 1994 Canadian Agreement on Internal Trade (AIT). That article allows any of the parties to establish a greater level of trade and investment cooperation than under the AIT.

TILMA came into effect in April 2007, and required broad-based harmonization of trade, investment, procurement and labour rules that establishes a free market between the two provinces. Under the agreement, Alberta and B.C. agree not to discriminate against companies registered in the other province (with certain exceptions) bidding on government contracts, harmonize labour training standards, recognize companies registered in one province as being registered in another, as well as not to engage in competitive incentives for companies considering investing or locating in one of the two provinces. The provinces also agree to establish non-discriminatory practices in the areas of access to energy, location requirements for business offices, commercial vehicle registration, among others.

The agreement forms the basis of a widespread harmonization of trade, investment and labour standards between Alberta and B.C. and the agreement's requirements will be extended to the broader public sectors in each province by 2009. In the intervening period, the provinces will consult with these sectors so that provinces can negotiate any exclusions or special provisions they consider necessary.

Some groups have expressed concerns that TILMA may negatively affect a municipality's ability to regulate industry within its jurisdiction. While TILMA has not yet been extended to the municipal sector and exclusions from the agreement have not yet been negotiated, B.C.'s Minister for Economic Development, Colin Hansen, has written to Union of British Columbia Municipalities (UBCM) members to provide assurances that TILMA is not intended to capture legitimate government actions such as environmental protection, land use planning and zoning, building height restrictions or other public health, safety and environment protections. Until exclusions have been negotiated and municipalities are

ALERT

captured by the agreement, it will be unclear to what extent the municipal sector in Alberta and British Columbia will be affected by the agreement.

It is not clear that the government of Ontario intends to examine the benefits of joining the Agreement at this time. However, AMO has written to the province to ensure the government consults the municipal sector prior to a new agreement being reached so that municipal interests can be considered.

**Action:**

Review AMO's correspondence to the Premier and the TILMA web site for further information.

*This information is available in the Policy Issues section of the AMO website at [www.amo.on.ca](http://www.amo.on.ca).*

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

## MEMBER COMMUNICATION

ALERT N°: 07/051

To the attention of the Clerk and Council  
October 2, 2007

FOR MORE INFORMATION CONTACT:  
Milena Avramovic, Senior Policy Advisor  
(416) 971-9856 ext 342

### Information on MHSW Program Plan & MHSW Tendering

ALERT

#### Issue:

Information for Ontario municipalities on MHSW Program status and future MHSW tendering

#### Background:

On May 24, 2007, Waste Diversion Ontario (WDO) submitted the Municipal Hazardous or Special Waste (MHSW) Program Plan to the Minister of the Environment. The Plan was posted on the Environmental Registry until July 11 for comment.

At this point in time, the Minister has not made a decision on the Plan. Given that the province is now in a provincial election process, no action will be taken until the next cabinet has been established.

It is recognized that many municipalities are faced with expiring MHSW service contracts and must consider the best course of action despite the uncertain timing of the MHSW program implementation.

#### Message:

For those municipalities whose contracts are expiring in the near future, Waste Diversion Ontario (WDO) suggests that, where possible, it may be more efficient to extend existing MHSW contracts for a period of time to allow the Minister of the Environment to deal with the MHSW Program Plan following the election.

If a contract extension is not feasible, WDO suggests that your next contract for MHSW services include a clause that allows contract termination or renegotiation upon MHSW program plan approval.

If you have any questions about the MHSW Program Plan, please contact Glenda Gies at [glendagies@wdo.ca](mailto:glendagies@wdo.ca) or 416 226 5113 extension 296.

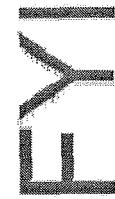
#### Action:

*This information is available in the Policy Issues section of the AMO website at [www.amo.on.ca](http://www.amo.on.ca).*

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



## MEMBER COMMUNICATION

FYI N°: 07/020

To the attention of the Clerk and Council  
September 26, 2007

FOR MORE INFORMATION CONTACT:  
Petra Wolfbeiss, Senior Policy Advisor  
(416) 971-9856 ext 329

### **Deadline Reminder for Ministry of Citizenship and Immigration 2007-2008 Application Guide for Ontario-Based Municipalities Interested in Establishing Locally Produced, Web-Based Resources for Newcomers**

The Grant Application will be of interest for municipalities that may be interested in receiving grants for web based projects that:

- Improve newcomer access to municipal information or services
- Promote a municipality as a destination for newcomers to Canada
- Provide an improved focus on immigrant or newcomer needs regarding settlement and/or employment opportunities at the local level and/or
- Provide a tangible benefit to both newcomers to Canada and the municipality

Municipalities are encouraged to visit Ontarioimmigration.ca to learn more about the immigration portals.

This initiative is supported by the Canada-Ontario Immigration Agreement signed between Ontario and Canada in November 2005. The Agreement expands the range of settlement services, including services aimed at immigrants before they arrive in Canada and enhanced language training for newcomers to Canada.

The Agreement also provides Ontario with funds to support municipal involvement in the development of the Canada and Ontario immigration portals. During the 2005 -2006 fiscal year, 5 pilot projects were funded to develop best practices for the program. The government of Ontario is ready to receive project proposals that will begin during the 2007-2008 fiscal year.

**The deadline for submissions is October 31, 2007**

AMO continues to promote municipal interests in immigration through the work of the Municipal Immigration Committee co-chaired by Ontario, Canada and AMO.

*This information is available in the Policy Issues section of the AMO website at [www.amo.on.ca](http://www.amo.on.ca).*

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



FYI N°: 07/019

## MEMBER COMMUNICATION

To the attention of the Clerk and Council  
September 25, 2007

FOR MORE INFORMATION CONTACT:  
Scott Vokey, LAS Energy Services  
Coordinator, (416) 971-9856 ext 357

### Municipal Energy Services Information Request

#### Issue:

AMO subsidiary, Local Authority Services, has authorized Power Application Group Incorporated to contact member municipalities to obtain data necessary to produce a report that summarizes the sector's load profile and conservation potential. This report forms part of the efforts the AMO and the Independent Electricity System Operator (IESO) are taking to help municipalities transition from paying the Regulated Price Plan (RPP) to the hourly electricity price this spring.

#### Background:

Local Authority Services recently created an Energy Services Division to help develop a suite of energy conservation programs for member municipalities and to also advocate for provincial programs that benefit the municipal sector.

The IESO is a not-for-profit entity established by the government of Ontario to manage the province's power system and wholesale electricity market. As part of its Customer Education program, the IESO is working with municipalities to help them to manage their bottom line by providing information about how Ontario's electricity market works, tips on how to save money on electricity bills and resources to help make the most of energy investments.

LAS's Energy Services Division is working with the IESO to generate a complete picture of the municipal sector's current energy consumption and energy conservation potential in order to accomplish both goals. Power Application Group has been retained by the IESO to collect the data and undertake the analysis necessary to produce the Taking the Next Steps report because of their extensive expertise in the energy management field as well as their experience with the college sector.

LAS is very pleased to work with the IESO on this study as well as a number of other initiatives to help promote awareness of the upcoming end of the RPP and to drive energy conservation in the municipal sector.



A definition of the current state of energy consumption will establish the municipal sector's segment size in terms of megawatts consumed, number of accounts, meters by type, and other data necessary to complete a full load profile. This load profile will act as a base case or benchmark foundation to map out further details for the electricity marketplace. A more complete overview of the municipal sector's conservation potential will help AMO/LAS develop programs in partnership with provincial and federal agencies for the benefit of all parties involved.

Staff from Power Application Group will also be interviewing municipal staff at the upcoming Energy Management Workshops. These two new Energy workshops, presented in six different locations in Fall 2007-Winter 2008, are geared to provide municipal staff and elected officials with a foundation for municipal energy management. This will include resources and successful case studies, to help your municipality create and implement successful energy projects and strategies.

Click on the following links to learn more about these workshops:

**Workshop #1 - Energy 101: Opportunities & Insights**

<http://www.amo.on.ca/AM/Template.cfm?Section=AboutUs&TEMPLATE=/CM/ContentDisplay.cfm&CONTENTID=148692>

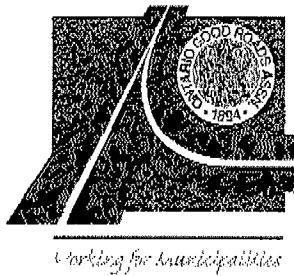
**Workshop #2 - Municipal Energy Management: How to Make it Work for You**

<http://www.amo.on.ca/AM/Template.cfm?Section=AboutUs&TEMPLATE=/CM/ContentDisplay.cfm&CONTENTID=148693>

**Action:**

AMO/LAS requests that municipalities contacted by Power Application Group please provide them with the information necessary to help complete the Taking the Next Steps report.

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## ONTARIO GOOD ROADS ASSOCIATION

2055 KENNEDY ROAD, UNIT 2  
MISSISSAUGA, ONTARIO  
L5T 2L5  
TELEPHONE 905-795-2555  
FAX 905-795-2660

October 1, 2007

To the Head & Members of Council:

Pursuant to Section 25 of the Constitution of the Ontario Good Roads Association, the Nominating Committee shall report to the Annual Conference its nominations for 12 directors. The following members of the Board will automatically serve on the 2008-2009 Board of Directors in the following capacity:

President	David Leckie, Director of Roads & Transportation, City of London
1 <sup>st</sup> Vice-President	Eric Rutherford, Councillor, Municipality of Greenstone
Immediate Past President	Jim Harrison, Councillor, City of Quinte West

Those nominated by the Nominating Committee shall be selected from OGRA's municipal membership pursuant to the requirements for geographic representation contained in Section 11 of the Constitution, and so far as possible maintaining an equal balance between elected and appointed representatives. A full copy of the Constitution can be viewed on the OGRA web-site: <http://www.ogra.org/files/OGRAConstitution-BY-LAW1.pdf>.

The following incumbent Directors have put their name forward wishing to continue to represent their respective Zones:

**North (3 to be elected)**

John Curley Councillor, City of Timmins	Rick Champagne Councillor, Township of East Ferris
Alan Korell City Engineer, City of North Bay	

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DIST.: _____

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**Southwest (2 to be elected)**

Tom Bateman  
County Engineer  
County Essex

Joanne Vanderheyden  
Deputy Mayor  
Township of Strathroy-Caradoc

**South Central (3 to be elected)**

David Fawcett  
Deputy Mayor  
Municipality of Grey Highlands

Paul Johnson  
Operations Manager  
County of Wellington

**Southeast (2 to be elected)**

Ken Hill,  
Mayor,  
Township of Russell

Don McDonald  
County Engineer  
United Counties of Stormont Dundas &  
Glengarry

**Toronto (2 to be elected)**

John Niedra  
Director, City of Toronto Transportation Services  
Etobicoke York District  
City of Toronto

A vacancy will exist in the South Central zone for an appointed representative and in the City of Toronto for an elected representative.

The South Central Zone consists of municipalities in and including the Counties of Dufferin, Grey, Simcoe, and Wellington, and municipalities in and including the Regional Municipalities of Durham, Halton, Niagara, Peel and York, and the City of Hamilton.)

Any OGRA municipal member interested in being considered as a candidate for a position on the Board of Directors must complete the attached Nomination Consent form and submit it along with their resume to the attention of the Chair of the Nominating Committee by no later than October 31, 2007. Fax your information to 905-795-2660, e-mail to info@ogra.org or mail to OGRA, 6355 Kennedy Road, Unit 2, Mississauga, Ontario L5T 2L5

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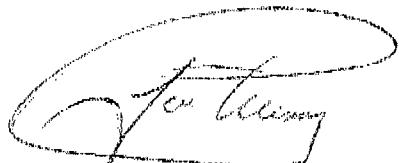
The Nominating Committee will meet in November to recommend a slate of Officers and Directors to the membership. The members of the Committee are:

Chair: Tony Prevedel, OGRA Immediate Past President

Members: Tom Bateman OGRA Director  
Rich Champagne, OGRA Director  
John Curly, OGRA Director  
Helen MacLeod, OGRA Past President

Any questions regarding the Nomination process or serving on the Board of Directors can be directed to the undersigned at [joe@ogra.org](mailto:joe@ogra.org).

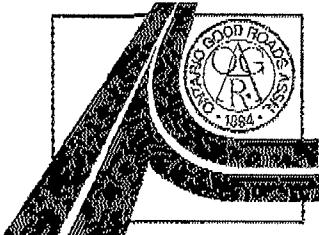
Yours truly,



J. W. Tiernay,  
Executive Director

c: Tony Prevedel, Chair, Nominating Committee

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Working for Municipalities**ONTARIO  
GOOD ROADS  
ASSOCIATION**

---

6355 KENNEDY ROAD, UNIT 2  
MISSISSAUGA, ONTARIO  
L5T 2L5  
TELEPHONE 905-795-2555  
FAX 905-795-2660

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**NOMINATION/CONSENT FORM***Please Print***Candidate for 2008-2009 OGRA Board of Directors**

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Name	Position	Municipality
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**Nominated by**

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Name	Position	Municipality
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**Seconded by**

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Name	Position	Municipality
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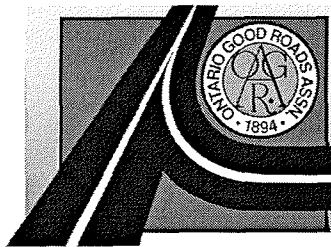
**Candidate's Consent**

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Candidate's Signature	Date
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This form must be received by fax 905-795-2660, e-mail ([joe@ogra.org](mailto:joe@ogra.org)) or mail to Unit 2, 6355 Kennedy Road, Mississauga, Ont. L5T 2L5 to the attention of Tony Prevedel, Chair of the Nominating Committee, by 4:00 p.m. on October 31, 2007.



ONTARIO GOOD ROADS ASSOCIATION

# BOARD BRIEF

*Highlights from the Board of Directors Meetings*

**SEPTEMBER 14, 2007**

## Minimum Maintenance Standards Review

For the five year review of Minimum Maintenance Standards OGRA established a task force of 24 members including member municipalities, lawyers, insurers, adjusters, municipal public works officials and representatives from the Municipal Engineers Association (MEA), Association of Municipalities Ontario (AMO), and Ministry of Transportation (MTO). Alan Korell, Managing Director/City Engineer, City of North Bay and OGRA Board Member is Chair of the Task Force.

The Task Force's mandate has two parts:

- Review existing Reg. 239/02 regarding effectiveness and recommend changes if any to the regulation to improve effectiveness for use as a defence by a municipality against future claims
- Look at other areas where the use of minimum maintenance standards could be effective as a defence against claims and recommend new minimum maintenance standards.

Lawyers in meetings to date have stated anecdotally that documentation provided by municipalities has been sufficient to discourage the plaintiff and their legal counsel from pursuing the claim and while major municipal insurance companies have not kept records specifically showing the effectiveness of MMS, they too commented that documentation of meeting MMS has been useful in discouraging claims.

The Task Force has identified concerns with Reg. 239/02 and Reg. 612/06 and at their September 6<sup>th</sup> meeting they began a clause by clause review of the existing regulation.

## MTO's Contractor Exclusion Provision

Mike Goodale, Director of Program Management at MTO, made a presentation to the OGRA Board about MTO's contractor pre-qualification exclusion provision. The contractor exclusion provision allows the ministry to refrain from doing business with companies that have demonstrated a disregard for working with the ministry to resolve disputes. Contractors can be excluded based on factors such as infractions, inability to work cooperatively with the ministry, contractual default issues, and contractors ceasing or suspending work.



## Truck Speed Limiters

In July, Transportation Minister Donna Cansfield announced the government's intention to mandate speed limiters for large trucks. The maximum speed would be set at 105 km/h or less. MTO notes a perception among the public that speeding is an ongoing problem with trucks. MTO contacted OGRA in August for comment on and participation in the implementation. The OGRA Board does not support truck speed limiters as there is no evidence that their use will lead to improved highway safety. OGRA staff will meet with MTO to discuss the proposed mandatory program to introduce speed limiters and discuss the need for MTO staff to validate the effectiveness of using speed limiters to increase highway safety.

## Hours of Service Regulation Amendment

The Hours of Service regulation 555/06 has been amended so that a driver operating a commercial motor vehicle by or on behalf of a municipality, road authority or public utility is granted an exemption from the hours of service rules while responding to or returning from a situation or impending situation that may constitute an imminent danger to life, property or the environment. The driver is allowed to work as many hours as is necessary to rectify a significant event. Once the event has been rectified the driver must return to compliance with the regulations before returning to work.

MTO has contacted OGRA staff for assistance regarding the preparation of a guideline for provincial highway maintenance contractors on the amended regulation and

*Working for Municipalities*

OGRA staff will prepare and circulate documentation to assist municipalities in dealing appropriately with the exemption under the Hours of Service regulation, particularly with details such as who determines that a significant event is occurring, or has ended, and what constitutes a significant event.

### **The Safe Drinking Water Act Financial Plans**

*The Safe Drinking Water Act* contains a Financial Plans Regulation and the Ministry of the Environment has drafted a guideline to assist municipalities in preparing the required financial plan. The draft guideline "also sets out broad principles and advice to assist municipalities in moving toward long-term financial sustainability of water services." OGRA staff is intending to prepare a "how-to" sheet to assist municipalities in the preparation of the financial plan.

### **The Safeguarding and Sustaining Ontario's Waters Act, 2007 – Water Charge Regulation**

This new regulation, which came into effect in August, 2007, specifies the charge rate, to whom the charge applies, when payments are to be made and states that certain information regarding highly consumptive use of water must be submitted to MOE.

The regulation will impact municipalities since they will be responsible for submitting information to MOE with accurate name and address information of major water users (over 50,000 litres in a single day in a 12 month period). OGRA will contact MOE to request that the costs that municipalities are facing as a result of this and other water/wastewater regulations be eligible under the Ontario Small Waterworks Assistance Program (OSWAP), which offers operating grants to municipalities and LSBs with public drinking water systems serving 1,000 or fewer residents.

### **OGRA in the News**

Following the Minneapolis bridge collapse on August 1, 2007, OGRA issued a press release to comment on the disaster, affirm our confidence in Ontario's bridge safety, and assert the importance of increased investment in municipal infrastructure. OGRA Executive Director Joe Tiernay was interviewed by numerous media outlets

including major print and radio, and he made live appearances on Global TV morning news and CityTV's City Online show.

### **Education Highlights**

**Municipal DataWorks:** Half-day training sessions are being offered this fall in ten locations across Ontario and a one-day workshop entitled *Asset Valuation: PSAB Compliance & Beyond* is being held on October 31, 2007 at the Mississauga Grand.

**Snow School:** October 1-3, 2007 at the Bayview-Wildwood Resort just north of Orillia. (Sold Out)

**2007 Snow & Ice Colloquium:** October 24 & 25, 2007 at the Mississauga Convention Centre. Theme: The Greening of Winter Maintenance.

*The 2008 Education Calendar is being compiled and will be available in October.*

### **Railway Safety Act Review**

OGRA submitted comments for the review of the *Railway Safety Act*, stating the long-standing issues municipalities have when dealing with railways:

- Parties must appear before the Canadian Transportation Agency for resolution of funding allocation disputes. The process consumes scarce funds and, in most cases, pits municipalities with minimal resources against railway companies with much greater resources.
- The current funding allocation is inequitable. For example, grade separation funding is as follows: Transport Canada fund 80%, Railways fund 7.5% and Road Authorities fund 12.5%, which is a funding bias against road authorities.
- Municipalities are responsible for 50% of maintenance costs for crossings, and we do not think that railway infrastructure maintenance should be assigned to municipal governments.
- Municipalities are routinely faced with road reconstruction costs resulting from work on railway crossings, without any pre-consultation between rail and road authorities or any thought to coordination of work plans.

#### **2007 OGRA BOARD (photo on page 1)**

**BACK ROW (LEFT TO RIGHT):** Ken Hill, Mayor, Township of Russell; Second Vice President, Eric Rutherford, Councillor, Municipality of Greenstone; John Niedra, Director, Etobicoke York District Transportation Operations, City of Toronto; Alan Korell, Managing Director/City Engineer, City of North Bay; Dave Fawcett, Deputy Mayor, Municipality of Grey Highlands; Donald J. McDonald, County Engineer, United Counties of Stormont, Dundas and Glengarry; Tom Bateman, County Engineer, County of Essex; Rick Champagne, Councillor, Township of East Ferris; Joe Tiernay, Executive Director, Ontario Good Roads Association

**FRONT ROW (LEFT TO RIGHT):** Paul Johnson, Operations Manager, County of Wellington; Gloria Lindsay Luby, Councillor, City of Toronto; Past President, Tony Prevedel, Chief Administrative Officer, Township of Cavan-Monaghan; President, Jim Harrison, Councillor, City of Quinte West; First Vice President, David A. Leckie, Director of Roads & Transportation, City of London; Joanne Vanderheyden, Deputy Mayor, Township of Strathroy-Caradoc; John Curley, Councillor, City of Timmins

5(b)

Hon. Steven W. Mahoney P.C.  
Chair  
Président du conseil



Workplace Safety &  
Insurance Board

Commission de la sécurité  
professionnelle et de l'assurance  
contre les accidents du travail

200 Front Street West  
Toronto, Ontario  
Canada M5V 3J1

200, rue Front Ouest  
Toronto (Ontario)  
Canada M5V 3J1

416-344-4451  
1-800-387-0750  
Fax: 416-344-4969  
TTY: 1-800-387-0050

416-344-4451  
1-800-387-0750  
Télécopieur : 416-344-4969  
ATS : 1-800-387-0050

Mayor John Rowswell and Members of Council  
The City of Sault Ste. Marie  
Box 580, 99 Foster Dr.,  
Sault Ste. Marie, ON P6A 5N1

Friday, September 14, 2007

Re: **Workplace Safety and Insurance Board  
Community Workplace Health & Safety Charter**

<b>RECEIVED</b>	
<b>CITY CLERK</b>	
OCT 01 2007	
NO.:	
DIST.:	Council

Dear Mayor Rowswell and Members of Council,

In Ontario, two people die from preventable work-related incidents each week - another 1,800 lose time from work due to on-the-job injuries. The direct and indirect cost to the Ontario economy amounts to a staggering \$15 billion annually. Ontario municipalities paid more than \$100 million in WSIB costs last year. More importantly, the social and emotional costs of a devastating workplace incident on the families, friends and neighbours in our communities are incalculable.

I know you will agree these numbers are unacceptable and, I can assure you the incidents these statistics represent are preventable!

At the Annual AMO Conference in August of this year, I had the pleasure of addressing the Members of the Board of Directors and introducing them to the Workplace Safety and Insurance Board's **Community Workplace Health and Safety Charter**. The WSIB is launching this initiative to give local councils an opportunity to make a meaningful public commitment to improved workplace safety in all sectors of their community.

Based on simple and effective principles, this Charter affirms a municipality's commitment to building safer workplaces for their employees and providing leadership for the employers and families in their communities. Safe workplaces mean healthy businesses and healthy businesses mean successful communities.

The WSIB recognizes that municipal corporations do rank workplace health and safety as one of their top priorities. I know Mayor Rowswell; your Council believes the City of Sault Ste. Marie's employees are among your community's most valuable assets.

Because of this commitment and as community leaders, you have an opportunity to act as a model employer, strengthening the awareness of superior health and safety practices throughout your municipality. As health and safety leaders in the City of Sault Ste. Marie, you are in the unique position to demonstrate to employers in your community that an investment in workplace health and safety prevention reaps bottom-line benefits.

By supporting the **Community Workplace Health and Safety Charter**, your Council will visibly demonstrate its commitment to the welfare of the employers, employees and the families who live and work in the City of Sault Ste. Marie.

Over the next year, I will be visiting municipal councils throughout Ontario to show them the value of becoming a supporter of the Community Workplace Health and Safety Charter initiative. And, you have my personal commitment I and staff at the WSIB will work along side you to help employers of the City of Sault Ste. Marie understand the importance of workplace health and safety.

I know, Mayor Rowswell, that your Council understands we must take action to end the terrible carnage we're seeing in Ontario's workplaces. I'm asking you to continue to lead your municipal employees, your local employers, and every man, woman, and child in the City of Sault Ste. Marie in building healthier, safer workplaces and a more prosperous Ontario.

You can set the tone. You can make a difference. You can lead the way to zero.

And, you can save lives.

Sincerely,



Hon. Steven W. Mahoney P.C.  
Chair

# Community Workplace Safety Charter

## THE MUNICIPALITY OF PREVENT-ITVILLE

THE MUNICIPALITY OF PREVENT-ITVILLE endorses the principle that engaging senior community leadership is fundamental to ensuring real change occurs in eliminating workplace injuries in our community.

The Municipality of Prevent-itville accepts that effectively managing workplace health, safety and wellness is essential for our community's continued social welfare and economic success.

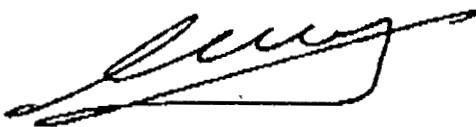
The Municipality of Prevent-itville recognizes that the involvement of all sectors of our community at every level in the workplace is a prerequisite to eliminating workplace injuries in the Municipality of Prevent-itville.

By signing this **COMMUNITY WORKPLACE HEALTH AND SAFETY CHARTER**, The Municipality of Prevent-itville is making a public commitment to actively participate within a learning community that provides and receives best practices for the enhancement of employee physical, social and mental well-being in all employment sectors within our community.

DATED THIS 19<sup>TH</sup> DAY OF AUGUST, 2007



Mayor of Prevent-itville  
MUNICIPALITY OF PREVENT-ITVILLE



Hon. Steven W. Mahoney, P.C.  
CHAIR WSIB

5(c)



September 30, 2007

Mayor and Members of Council  
SAULT STE. MARIE, CITY OF  
99 Foster Drive  
P.O. Box 580  
Sault Ste. Marie, ON P6A 5N1

RE: Industry's Stewardship of Municipal Blue Box Recycling Program

Dear Mayor and Members of Council:

As you know, industry fulfills its stewardship responsibilities by sharing the net cost of the municipal Blue Box recycling system. They also participate more fully in their obligation as "Blue Box" stewards by working through their organization, Stewardship Ontario, in partnership with the Association of Municipalities of Ontario and directly with municipalities to find ways to improve the cost effectiveness of our popular Blue Box recycling program.

One such activity provides opportunities for municipalities to undertake pilot and demonstration projects to test new ideas, operational systems and technology to determine if they can enhance the operational efficiency of the Blue Box system. Called the Effectiveness and Efficiency Fund, it is described in more detail below. By working together in these areas of common interest to lower the cost of operating the Blue Box system, municipal and industry partners both benefit.

In fulfilling one aspect of industry's stewardship responsibility, Stewardship Ontario and Waste Diversion Ontario (WDO) are pleased to enclose the **second** quarterly payment for the 2007 program year as industry's share of the net costs of the residential Blue Box recycling program.

The payment is provided under the auspices of the Blue Box Program Plan (BBPP) which provides funding directly from the companies who do business in Ontario and produce packaging and printed materials that are managed through the municipal waste management system. Under the *Waste Diversion Act, 2002*, these companies report the amount of packaging and printed paper they put into the Ontario residential marketplace and pay fees to Stewardship Ontario based on the type and amount of material. Stewardship Ontario is the industry funding organization that distributes the funds from industry to municipalities.

This is the second of four cash payments each totaling \$12.1 million that Stewardship Ontario will distribute to Ontario municipalities for the 2007 program year. This payment brings the total cash amount of industry's share of Blue Box programs in Ontario to nearly \$154 million. For the 2007 program year, Stewardship Ontario will distribute a total of \$48.4 million in cash payments to Ontario municipalities.

In addition to these cash payments, a further \$5.4 million will be made available through the fourth year of the Effectiveness and Efficiency (E&E) Fund (for a total of \$19.8 million at end of year). Each year, 10% of the stewards' financial obligation to municipalities is placed in the E&E Fund to provide competitive grants to municipalities to explore new methods of increasing the effectiveness and minimizing the cost of municipal recycling programs. So far, a total of 63

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municipal projects valued at \$16.4 million in support have been approved. For information about the E&E Fund and how to apply, please visit the Stewardship Ontario website, [www.stewardshipontario.ca](http://www.stewardshipontario.ca). Questions concerning the Fund can be directed to Guy Perry at [info@stewardshipontario.ca](mailto:info@stewardshipontario.ca).

In 2008, the E&E Fund is being converted to a Continuous Improvement Fund (CIF) and increased to 20% of stewards' financial obligation to municipalities. How the fund will operate is currently being developed by Stewardship Ontario, AMO, the City of Toronto and WDO.

The provincial total net blue box system cost is approved by the WDO, which calculates the amount each municipality receives based on information your municipality provides through the annual waste management "Municipal Datacall." Funding for the 2007 year is based on a different methodology compared to previous years. It is based on a percentage of each program's reported net system cost as well as the cost-effectiveness of a program relative to other municipal programs in its municipal group. Additional information about how funding for residential Blue Box programs is allocated is available at the Municipal Funding page of the WDO website at [www.wdo.ca](http://www.wdo.ca) (shown under the "Diversion Programs" then "Blue Box Waste" tabs<sup>153</sup>).

We are pleased to report that the third quarter payment for the 2007 Blue Box Program year will be forwarded to your municipality on December 31, 2007.

Sincerely

Dennis Darby  
Chair  
Stewardship Ontario

Gemma Zecchini  
Chair  
Waste Diversion Ontario

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<sup>153</sup> The direct link to detail about the funding allocation process for 2007 is <http://webservices.siriusweblabs.com/dotconnector/files/domain4116/2007%20Funding%20text%20Jan%2026%2007%20updates.doc>

5(d)

# — Township of Stirling-Rawdon —

P.O. BOX 40, STIRLING, ONTARIO K0K 3E0 TEL • (613)395-3380 FAX • (613)395-0864

The Council of the Township of Stirling-Rawdon at a meeting held on September 4, 2007 adopted the following resolution:

*"WHEREAS taxpayers suffer severe undue hardships as a result of catastrophic natural events;*

*AND WHEREAS taxpayers lives are in a state of disbelief, confusion, and financial upset as a result of catastrophic natural events;*

*AND WHEREAS it is recognized that assistance is available through personal insurance as well as provincial aid through the Ontario Disaster Relief Assistance Program, however, such avenues do not provide for immediate assistance / aid to victims of catastrophic natural events;*

**THEREFORE** be it resolved that the Council of the Township of Stirling-Rawdon request that the governments at the federal and provincial level seek to develop a program that will provide prompt assistance to residents who are dealing with the aftermath and repercussions of a catastrophic natural event

**AND FURTHER** copies of this resolution be forwarded to the Prime Minister of Canada, Premier of the Province of Ontario, the Minister of Community Safety and Correctional Services, local members of parliament, local candidates running in the provincial election and the Association of Municipalities of Ontario for circulation to all municipalities in Ontario asking for their support." Carried.

Kevin Heath  
Clerk-Administrator (Acting)  
234 North Street, Box 40  
Stirling, Ontario K0K 3E0  
e-mail: [cao@stirling-rawdon.com](mailto:cao@stirling-rawdon.com)  
phone: 613-395-3380  
fax: 613-395-0864

—Mayor -Peter Kooistra ———Clerk-Administrator (Acting) - Kevin Heath—

**Donna Irving**

**From:** communicate@amo.on.ca  
**Sent:** October 3, 2007 2:53 PM  
**To:** Donna Irving  
**Subject:** One (1) Resolution

TO THE IMMEDIATE ATTENTION OF THE CLERK AND COUNCIL

Please see the below resolution passed by the Council of the Township of Wellington North, October 1, 2007 :

The Council of the Corporation of  
The Township Of Wellington North  
At Its Regular Meeting Held On October 1, 2007 Approved The Following Motion.

WHEREAS in June 2007, the Ministry of Environment released new regulations which were added to Reg 170/03 of the Safe Drinking Water Act, regarding the number of annual lead samples to be taken per drinking water system; and

WHEREAS under these regulations, the number of annual samples required has increased substantially depending on the population served by a municipality's drinking water system(s); and

WHEREAS the additional sampling requirements will result in increased annual sampling and labour costs which must be covered through increased water rates to the consumer; and

WHEREAS the number of samples required are not proportionate when comparing small drinking water systems to drinking water systems of larger municipalities of 100,000 or more; and

WHEREAS due to amalgamations, many small municipalities are responsible for multiple small drinking water systems that are separate systems located in a small geographic area,

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the Township of Wellington North calls upon the government and the Honourable Minister of Environment to reduce the lead sampling requirements for small municipal water systems proportionately to the number of samples required for larger municipalities of 100,000 or more ; and

FURTHER BE IT RESOLVED THAT amalgamated municipalities with numerous small water systems be allowed to consolidate these systems for the purposes of identifying the total population served and perform the required lead sampling proportionately within their water systems based on the total population served;

AND FURTHER that copies of this resolution be circulated to all municipalities across the Province of Ontario with water systems with the request that they pass similar resolutions of support and forward copies of their resolutions of support to their local MPP's and the Ministry of Environment.

For further information, please contact:

Lorraine Heinbuch, Chief Administrative Officer/Clerk The Corporation of the Township of Wellington North 7490 Sideroad 7 West, P. O. Box 125, KENILWORTH, ON N0G 1A0  
Telephone: (519) 848-3620 Ext. 32  
E-mail: lheinbuch@wellington-north.com

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

**Donna Irving**

**From:** communicate@amo.on.ca  
**Sent:** October 4, 2007 2:44 PM  
**To:** Donna Irving  
**Subject:** One (1) Resolution

TO THE IMMEDIATE ATTENTION OF THE CLERK AND COUNCIL

Please see the below resolution passed by the Council of the Township of Burpee and Mills:

The Corporation of the Township of Burpee and Mills

RR # 1, Evansville, ON POP 1E0  
Phone & Fax: 705 282 0624

E-mail: burpeemills@xplornet.com

"The Council of the Township of Burpee and Mills outlines its position for the loss of Municipal Funding to Provincial Tax Rebate Programs and presents the following resolution for your support.

**Subject:** Loss of Municipal Funding to Provincial Tax Rebate Programs

According to recent information provided by the Rural Ontario Municipal Association, downloading of the Farm Tax Rebate and the Managed Forest Tax Incentive Program to the municipalities currently costs the rural taxpayers of Ontario more than \$200 million a year.

The Farmland and Managed Forest taxation rebate was initially administered and rebated by the Province to individual landowners until downloading of Provincial Programs in 1999. This program is now administered by each Municipality through a reduced tax rate. Compensation for the loss of municipal revenue was provided by the Province through the Community Reinvestment Fund (CRF). The Provincial Government saved substantial administration costs created by these rebate programs when their administration was downloaded to the Municipality. When the CRF was replaced by the Ontario Municipal Partnership Fund (OMPF), Farmland and Managed Forest taxation rebates were no longer directly funded by the Province. Consequently, there is very little or no funding available to rural municipalities.

The lack of funding for these programs is putting an undue burden on the rural taxpayers. Rural property owners of Farmland, Managed Forest and Conservation Lands are forced to subsidize their own tax rebate programs. Farmland, Managed Forest and Conservation Land Taxation Rebate Programs must be funded 100% by the Provincial Government and should not be the responsibility of the rural property tax payer.

The Province now funds Municipalities through the OMPF. The OMPF funding formula for Farmland, Managed Forest and Conservation Land does not compensate for the taxation revenue lost to municipalities because of reduced tax rates mandated by the Province.

Since the Provincial Government no longer feels obligated to provide direct funding to these programs, rural municipal taxpayers must cover this shortfall in Municipal revenues through an increased tax rate. These programs exist for the benefit of all people in Ontario by reducing food costs and securing the environmental benefits obtained through the management of forest and conservation lands. The costs should not be a burden only for the rural landowners of the Province when the benefits accrue mainly to urban residents. The Tax Rebate Program funding needs to be provided by the Province thereby distributing the cost to all residents of Ontario who reap the benefit from the programs.

*5(d)*

The rural landowners should not be expected to subsidize the Farmland, Managed Forest and Conservation Land rebate programs.

You are invited to calculate the annual loss in revenues for your municipality. This can be done simply by multiplying the total assessed value of the specified lands by the current tax rate, and subtracting the actual income at the legislated 25% rate.

In conclusion the OMPF Provincial Funding formula does not adequately compensate the Municipalities for the Farmland, Managed Forest and Conservation Lands. Cost of these programs is now funded solely by rural Municipal taxpayers. Property owners of Farmland and Managed Forest and Conservation Lands thereby subsidize their own tax rebates through their increased property taxes.

The Farmland, Managed Forest and Conservation Lands Tax Rebate Programs benefit all the people of Ontario. The OMPF Provincial Funding formula must reinstate 100 percent direct funding for these Tax Rebate Programs.

We ask that you pass the following resolution and send it to your local MPP, The Minister of Finance, The Minister of Agriculture, Dalton McGuinty, John Tory and Howard Hampton as soon as possible.

**RESOLUTION**

WHEREAS Municipalities are legislated to tax Farmland, Managed Forest and Conservation Land at a rate of 25%

AND WHEREAS Municipalities no longer receive the 75% rebate from the Province

AND WHEREAS this increases the tax rate for all landowners in rural municipalities

AND WHEREAS all residents of Ontario should support maintenance of an agricultural land base and the environmental implications of these tax incentives

THEREFORE BE IT RESOLVED that the Province of Ontario must directly refund to the Municipalities the 75% Farmland, Managed Forest and Conservation Land Tax

ALSO BE IT RESOLVED if the Province of Ontario refuses to refund to Municipalities the 75% rebate, that the Province allows Municipalities to tax these lands at 100% and the Province funds 75% of the tax directly to individual landowners."

Ken Noland  
Reeve  
8 Bailey Line Rd. RR 1  
Evansville, ON P0P 1E0  
Email: burpeemills@explornet.com <mailto:burpeemills@explornet.com>  
Phone: 705 282 0624  
Fax: 705 282 0624

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

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*5(d)*

October 2, 2007

To: All Ontario Municipalities

Council for the Township of North Dumfries passed the following resolution at their regular meeting on October 1, 2007:

**THAT WHEREAS** Aggregate production is essential for the economic growth and prosperity of the Province of Ontario;

**AND WHEREAS** in a Special Report to the Legislative Assembly of Ontario, Gord Miller, Environmental Commissioner of Ontario outlined a number of inadequacies in the capacity of the Ministry of Natural Resources (MNR) to properly oversee the approvals, compliance, rehabilitation and long term planning to protect Ontario's Aggregate Resources. Chief among those concerns was MNR's lack of adequate funding for staff to properly operate an effective compliance and enforcement program.

**AND WHEREAS** the Township of North Dumfries shares the concerns of the Province's Environmental Commissioner.

**THEREFORE BE IT RESOLVED THAT** the Council of the Township of North Dumfries requests that the Province of Ontario consider increasing the fees and royalties charged to aggregate operators and use this additional revenue exclusively for providing the MNR with resources to effectively staff an enforcement branch that will be able to adequately ensure the long term viability of the aggregate industry as well as ensure the responsible protection of the long-term environmental and human health of the community surrounding these aggregate extraction operations.

**AND FURTHER THAT** this resolution be forwarded to the Premier of Ontario, the Minister of Natural Resources, the Office of the Environmental Commissioner of Ontario and to the Association of Municipalities of Ontario for circulation to all Ontario municipalities asking for their support.

**CARRIED**

Please send any resolution of support to the Minister of Natural Resources with a copy to the Township of North Dumfries.

The Council of the Township of North Dumfries appreciates your support.

Sincerely,

*Rodger Mordue, Administrator/Clerk-Treasurer  
Township of North Dumfries  
1171 Greenfield Road, R. R. # 4  
Cambridge, ON N1R 5S5  
phone: 519-621-0340/fax: 519-623-7641  
[rmordue@township.northdumfries.on.ca](mailto:rmordue@township.northdumfries.on.ca)*

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5(d)

THE CORPORATION OF THE TOWNSHIP OF BROCK  
IN THE REGIONAL MUNICIPALITY OF DURHAM  
1 Cameron Street East, P.O. Box 10, Cannington, Ontario LOE 1EO  
705 432 2355

The Council of the Township of Brock at a meeting held on September 10, 2007 passed the following resolution and would appreciate your support in this regard.

Township of Brock Resolution No. 21-14

WHEREAS the Pulp and Paper Biosolids agreement between the Ministry of the Environment (MOE) and the major producers of paper fibre biosolids does not address major concerns associated with paper fibre biosolids and the products "Sound-sorb" and "Nitro-sorb", nor does it address concerns regarding stockpiling of and on site mixing of pulp and paper biosolids on agriculturally zoned properties in the Township of Brock.

AND WHEREAS the Ministry of the Environment's own "Panel of Experts" concluded in their January 31, 2005 report, that "paper fibre biosolids are a waste".

AND WHEREAS the same "Panel of Experts" recommended both Sound-sorb and Nitro-sorb be subject to MOE control by means of a "Certificate of Approval".

AND WHEREAS a Ministry of the Environment's "Certificate of Approval" would protect both the environment and public health by setting conditions of transport, disposal, volumes of material on site, testing obligations, reporting and record keeping, hauling conditions, hours of operation and inspection rights.

THEREFORE BE IT RESOLVED that the Township of Brock request the Ministry of the Environment of the Province of Ontario adhere to the recommendations and conclusions of its own Panel of Experts by acknowledging paper fibre biosolids as a waste, by removing the exemption status for Sound-sorb and Nitro-sorb and by imposing the recommend regulatory control of a Certificate of Approval or legal instrument that provides equal or better protection for human health and the environment.

AND FURTHER that this resolution be forwarded to the Minister of the Environment (ON), Minister of Agriculture, Food and Rural Affairs (ON), local MP and MPP, all Ontario municipalities and any other individuals or associations as deemed appropriate.

George S. Graham, AMCT, CMC  
Clerk-Administrator  
[ggraham@townshipofbrock.ca](mailto:ggraham@townshipofbrock.ca)

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5(d)

## **The Corporation of the Municipality of Brockton**

NO. 07-20- 370

MOVED BY: Roland Anstett SESSION September 10, 2007

SECONDED BY: Chris Peabody

**Whereas** by way of Regulations under the Conservation Authorities Act enacted in May of 2006 the Province of Ontario has put in place legislation that prohibits development under certain situations and conditions; and

**Whereas** the impact of this Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulation has not been mapped out to make it clear which properties or portions of properties are affected by the Regulation and therefore subject to a permit from the local Conservation Authority; and

**Whereas** these Regulations have had the effect of greatly increasing the work load on staff of the local Conservation Authority to the point of creating delays of several weeks or months in obtaining permits from the Conservation Authority to allow new development; and

**Whereas** the Province of Ontario has made significant cuts in funding to local Conservation Authorities which were initiated in 1995 and have continued to the point where staffing levels are now severely affected; and

**Whereas** the combination of funding cuts to Conservation Authorities and the implementation of new Regulations have put an increased workload on the staff of Conservation Authorities to the point where the review of development proposals are delayed for unnecessarily long periods of time thereby frustrating new development proposals for communities affected by these regulations;

**Now Therefore** the Council of the Corporation of the Municipality of Brockton hereby ENACTS AS FOLLOWS;

- That the Province of Ontario revisit the funding formula currently used for Conservation Authorities with the intent to increase the funding provided to Conservation Authorities to allow them to enhance their staffing levels and thereby respond to development proposals in a more timely manner.
- That in the absence of additional funding the Province of Ontario revisit the mandate of the Conservation Authorities to ensure that said mandate is refined and streamlined so that Conservation Authorities across the Province are able to provide timely professional service levels within a restricted mandate; and furthermore the Province of Ontario should investigate currently available engineering, planning, development and environmental expertise to determine a more cost effective method of delivering services, which Conservation Authorities are now unable to provide in a timely and effective manner. And that in the absence of such an investigation Municipalities should be given the ability to opt out of funding of Conservation Authorities where the local Conservation Authority is unable to provide the required services in a timely manner.
- That this resolution be circulated to all municipalities and Conservation Authorities in Ontario for their support.
- That a copy of all resolutions and letters in support of this request be sent to
  - i) Honourable David Ramsay, Minister of Natural Resources
  - ii) Conservation Ontario, Attention Chair Dick Hibma; and
  - iii) The Municipality of Brockton.

CARRIED Charlie Bagnato

### **Municipality of Brockton**

P.O. Box 68, 100 Scott St.

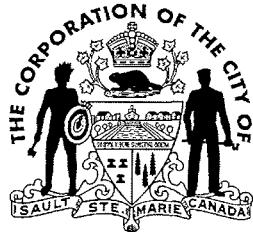
Walkerton, ON NoG 2V0

Ph: 519-881-2223 Toll Free: 1-877-885-8084 Fax: 519-881-2991 Email: [info@brockton.ca](mailto:info@brockton.ca)

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5(e)



2007 09 24

Mayor John Rowswell  
and Members of City Council

At the recent AMO conference held in Ottawa August 19-21 we were provided an opportunity to meet with Parliamentary Assistant Carol Mitchell and senior staff of the Minister responsible for Infrastructure Renewal David Caplan. Also in attendance was Executive Assistant to the Minister, Heather Mack who has committed to responding to our inquiry regarding the status of our temporary casino. The meeting was arranged by Councillor Lou Turco and attended by Councillors Myers, Sheehan, Caicco and myself.

I believe the attached information will provide you the necessary background as to the interim/permanent casino situation. Both the previous Conservative and present Liberal governments have been consistent in that a permanent casino would be considered when a business case could be made to justify further investment. City revenues have recently decreased and only the last two quarters have indicated a reversal of the negative financial circumstances.

It was contemplated that the Gateway Development and the casino would be complementary attractions, but there have not been any substantive discussions between the principals of OLG and Legacy Quest.

The intent of the meeting was to place a dormant issue back on the table for discussion. I would not anticipate any immediate response given the timing of the meeting in relation to the imminent provincial election. Should we not pursue a permanent structure as promised initially, our temporary facility could easily become our permanent facility.

I attach a letter addressed to Heather Mack, Executive Assistant to the Minister which I shall send off with the consent of Council. I believe the requested information would be valuable should we wish to enter discussions with the Minister through our MPP.

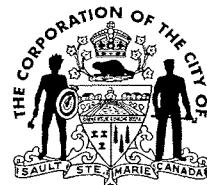
Respectfully submitted,

A handwritten signature in black ink that reads "Steve".

Stephen Butland  
Councillor, Ward One

SB:jb

5(e)



2007 09 17

Heather Mack  
Executive Assistant  
Ministry of Public Infrastructure Renewal  
Office of the Deputy Minister  
Mowat Block, 6<sup>th</sup> Floor  
900 Bay St.  
Toronto, ON M7A 1L2

Dear Ms. Mack,

Thank you for the opportunity of meeting with you, MPP Mitchell and staff from the Minister responsible for Infrastructure Renewal, specifically, regarding our charity casino in Sault Ste. Marie. I appreciate that you are the designated person who will respond to our primary concern: the status of our interim charity casino.

Prior to your response to that inquiry I would like to pose several other questions which could be beneficial to the Corporation pending other future discussions. The other pertinent questions:

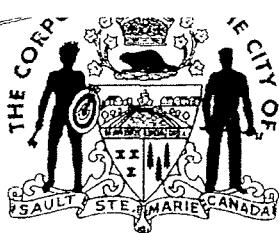
1. What is the anticipated life-span of the present pre-engineered "spring structure"?
2. What specifics of any business case would be necessary prior to any consideration of a permanent casino?
3. What is the physical integrity of the present structure?
4. What would be the physical arrangements to accommodate a new permanent addition while maintaining usual gaming operations?
5. Would it still be the intent to transfer the "shell" of the present facility to the City of Sault Ste. Marie?
6. Would it be possible to compare revenue streams and expenditures for improvements for all charitable Ontario casinos?

I appreciate the timing of this correspondence is inconvenient given the imminent provincial election, so we shall exercise appropriate patience in response to the above.

Respectfully submitted,

Steve Butland

cc: David Orazietti, MPP



# CITY COUNCIL RESOLUTION

Agenda Item

5(e)

Date: February 21, 2005

MOVED BY  
SECONDED BY

Councillor  
Councillor

S. Butland  
J. Caicco

Whereas the Provincial Government has most recently (January 20) adopted a policy that will cease the introduction of any new casinos in Ontario; and  
Whereas the Minister Responsible for Economic Development and Trade has instructed the Ontario Lottery and Gaming Corporation to "upgrade existing sites to respond to increasing competition" and to "enhance competitiveness"; and  
Whereas a major investment of about \$400,000,000.00 was announced on February 14th for Casino Windsor; and  
Whereas the circumstance for Sault Ste. Marie is quite similar to that of Windsor on a smaller scale; and  
Whereas both a visit by the Minister and a final Gateway Development Proposal are imminent;  
Now therefore be it resolved that Council request of the Minister to ask Ontario Lottery and Gaming Corporation to work cooperatively with the City of Sault Ste. Marie in order to implement the exercise and policy as outlined by the Ministry of Economic Development and Trade.

Pec Interest - B. Hayes employed by OLG

CARRIED  
 REFERRED

DEFEATED  
 OFFICIALLY READ NOT DEALT WITH

AMENDED

DEFERRED

  
\_\_\_\_\_  
SIGNATURE

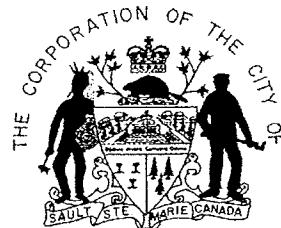
- C.A.O.  
 City Solicitor  
 Comm. Finance/Treasurer  
 Comm. Eng. & Planning  
 Comm. Human Resources

- Comm. Community Services  
 Comm. P.W. & Transportation  
 City Clerk  
 Fire Chief  
 Police Chief

- Mayor  
 Dir. Libraries  
 E.D.C.  
 Cons. Authority  
 C. Belisito

5(e)

Stephen E. Butland, B.A., M.A.  
MAYOR



1998 12 03

CONFIDENTIAL

MEMO TO: Council  
FROM: Mayor Steve Butland  
RE: Casino(s) Update

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GOOD NEWS!

1. Met with Ron Barbaro, construction team (architects, engineers), OLC, Gaming Secretariat, Minister's staff in last 24 hours. The process is moving forward quickly and I am supportive of that.
2. Toured pre-engineered structure (sprung building in Point Parry.) Acceptable facility in my estimation for interim casino. If all goes well, will arrange a tour for all of Council of a more elaborate structure in Gary, Indiana.
3. Joint Board meeting held Thursday AM - considered other sites as well as Woolco alternative. Rejected because of cost, parking problems, traffic but more significantly from a timing perspective. Woolco site would require 9 - 12 months to complete and time frame increases to 18 - 24 months with most recent Ruscio proposal.
4. Board(s) convinced after reports from Mr. Barbaro and officials that the interim and permanent casinos were best situated on the Gateway site.
5. Timing of interim - Completion of interim structure by April - May, weather permitting, (approximate cost of \$16 million) with total fitted up cost of \$35 million.
6. Permanent Casino to be built 18 - 24 months after completion and opening of the interim (estimated cost \$48 - \$52 million.)  
  
\* Once the permanent casino opened, OCC has agreed to donate interim structure to Sault Ste. Marie, which could be used on site or reassembled on another site of our choice. This would provide us with a multi-purpose facility.

7. Am advised that an announcement and press conference may be called as early as tomorrow. Will advise you as details become available. You will be invited to press conferences and hope that you can be there.

Will be available for calls at home later tonight at 949-1909 or early tomorrow AM at 759-5344.

Once again, the process is not as we had planned, but we called for action. I believe this is GOOD NEWS and am most supportive.

SEB/rw

cc: Joe Fratesi  
Jake Pastore

Dec 7/98

5(e)

3:13 PM

**For Immediate Release**

**Date:** December 8, 1998  
**Contact:** Jim Cronin  
**Phone:** (705) 946-6714  
**Fax:** (705) 946-6946

**Gateway Site chosen for Interim and Permanent Charity Casinos**

Sault Ste. Marie, ON.—The Ontario Lottery Corporation (OLC) has approved plans to place both the interim and permanent charity casinos on the Gateway site in Sault Ste. Marie.

The Chair of the OLC Board, Ron D. Barbaro, said "The selection of this site will fulfill the short and long term objectives of the City of Sault Ste. Marie, and meet our goal of operating and marketing a successful charity casino in this city."

After discussion and consultation with City officials, and a review of other sites in Sault Ste. Marie, it was determined that the construction of both the interim and permanent charity casinos should take place on the Gateway site near the International Bridge Plaza. Both parties agree that this site lends itself to attractive marketing concepts, easy access for Canadian and American casino customers, and high visibility on Sault Ste. Marie's waterfront.

After a market review and business assessment of the City's initial recommendation to use the former Woolco building, the OLC Board of Directors accepted the independent casino consultants' report which recommended an alternative site in the city. The consultants' report listed a variety of factors including the cost of upgrading the building, traffic and parking, and timing for re-construction. The consultants said, based on these financial and operational factors, the Woolco facility was not the preferred site for a charity casino.

The interim charity casino will be a pre-engineered structure that will be located on the northeast corner of the 29 acre waterfront parcel of land. Construction on the multi-million dollar interim facility will begin as early as January 1999 with a Spring completion date. Plans for the adjacent permanent charity casino will be prepared in conjunction with the City's overall development plan for the Gateway site.

- 2 -

The interim charity casino facility, including administrative space, is estimated at over 75 thousand square feet in size. It will house 450 slot machines and 60 table games. It is expected that approximately 500 new employees will be required to staff and operate the charity casino. Provisions are also being made to sub-contract work to local construction companies and tradespeople. Local manufacturers and suppliers who can demonstrate competitive pricing and have become registered with the Alcohol and Gaming Commission of Ontario (AGCO) as licensed suppliers will have an opportunity to bid on goods and services for the charity casino.

The OLC Chair said "The Mayor and city are to be congratulated on setting up a process to provide valuable information and input on the charity casino project through its casino sub-committees and municipal council." He said the OLC has committed to a quick start on the charity casino project in Sault Ste. Marie now that the Gateway site has been chosen for both the interim and permanent charity casinos.

On June 26, 1998, the Ontario government announced that the Ontario Lottery Corporation (OLC), will operate four charity casinos in communities that have had a positive municipal referendum decision. This initiative will provide Ontario charities with \$100 million in stable funding in 1999-2000. These charity casinos, located in Sault Ste. Marie, Thunder Bay, Point Edward and Brantford, will serve as pilot projects to enable Ontarians to make informed decisions about the expansion of gaming in Ontario.

**CONTACT:**

Jim Cronin-Ontario Lottery Corporation  
(705) 946-6714

Jake Pastore-City of Sault Ste. Marie  
(705) 759-5396



GIACOMO (JAKE) PASTORE

Casino Project Coordinator

c/o City Clerk's Office

99 Foster Drive, Level Four P.O. Box 580

Sault Ste. Marie, ON, Canada

P6A 5N1

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INTERNAL CORRESPONDENCE ONLY

**Current Status of the Casino Project in Sault Ste. Marie, Ontario**

1. A meeting was held with by Mr. Ron Barbaro, the President and CEO of the Ontario Casino Corporation and now Chairman of the Board of Directors of the Ontario Lottery Corporation on Wednesday November 25, 1998.
2. Mr. Barbaro will now be directly involved with the casino project in Sault Ste. Marie as appointed by Minister Hodgson. The Minister confirmed this in a conversation he had with Mayor Steve Butland on November 25, 1998.
3. Mr. Barbaro shared with us the final report on the former Woolco building that was presented to him by Mr. Dave Maddocks, Team Leader for the building assessment in the Sault.
4. The report summarized that the former Woolco building would require between \$30 and \$39 million dollars of upgrade and facelift to properly and attractively compete in this marketplace. The interim casino needs to provide a first and lasting impression to both Canadian and American visitors and they felt strongly that in most cases the casino will only have one attempt to sell to returning customers. The report also notes that the lesser amount (\$30 million upgrade) on the site, would only accommodate 400 machines and 30 tables maximum. The report stated that this construction up-grade would take between **9-12 months before completion considering no delays with building code adjustments.**
5. The report stated that because of major facelift costs, parking, floor reinforcement, traffic flow, reduced gaming area and other variables, that an alternative green field investment should be sought in Sault Ste. Marie. The \$39 million dollar price tag could easily finance the building of a new facility with ample parking and built to building code spec. This facility is herein referred to as "an interim pre-engineered structure". Mr. Barbaro indicated that the structure could be constructed in 20 weeks once the site has been prepared for development.
6. Because the Gateway Property is zoned, its proximity to the border and visibility from the United States, Mr. Barbaro suggested this would make the best suitable location, even after examining other sites around the city, including property that the government itself owns. Patrons would physically witness the construction of the balance of the Gateway Site and permanent casino while frequenting the interim casino and this would certainly provide an invitation to re-visit the site in the future.

7. Once again timing and construction of the interim on this location is of the outmost importance for the Minister, Mr. Barbaro and the City. Other sites have been examined by both our Site Selection Committee and the Ontario Casino Corporation including property that the Province owns itself on Old Garden River Road.
8. Mr. Barbaro agreed that the interim casino on the Gateway site would not only acts as a catalyst for future development but as the magnet for attracting tourists to both the gateway concept and the future permanent casino.
9. Mr. Barbaro indicated that the interim could easily be removed when a permanent facility was up and running or the Ontario Casino Corporation could seriously consider giving the pre-engineered building to the City for one dollar once the construction of the permanent casino is complete, should the City wish the same.
10. The interim casino could be on site for about three years depending on the payback factor and development of the casino marketplace in Sault Ste. Marie, Ontario. The parking which would be developed for the interim site would also become the parking for the permanent site once developed. The Ontario Casino Corporation has stated that it will provide written guarantees regarding the development of the permanent site, based on the payback of the interim.

**Minister of  
Economic Development  
and Trade**

Hearst Block, Queen's Park  
900 Bay Street  
Toronto ON M7A 2E1  
Telephone: (416) 325-6900  
Facsimile: (416) 325-6918  
[www.ontariocanada.com](http://www.ontariocanada.com)

**Ministre du  
Développement économique  
et du Commerce**

Édifice Hearst, Queen's Park  
900, rue Bay  
Toronto ON M7A 2E1  
Téléphone: (416) 325-6900  
Télécopieur : (416) 325-6918  
[www.ontariocanada.com](http://www.ontariocanada.com)

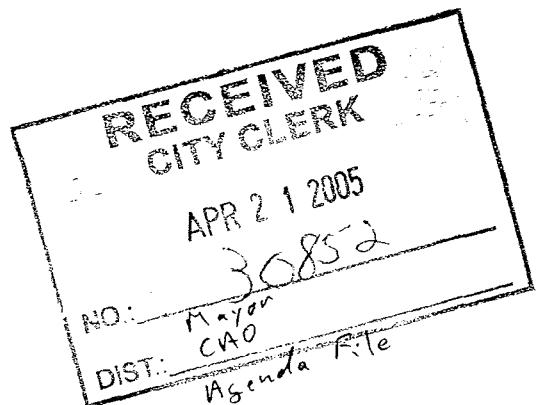


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M2005-0228-57347

APR 13 2005

Ms. Donna P. Irving  
City Clerk  
City of Sault Ste. Marie  
99 Foster Drive, P.O. Box 580  
Sault Ste. Marie ON P6A 5N1



Dear Ms. Irving:

Thank you for your letter dated February 23, 2005, in which you forwarded a resolution passed by the city council expressing an interest in working with the Ontario Lottery and Gaming Corporation (OLGC) to upgrade Casino Sault Ste. Marie.

The last ten years has been a time of exponential growth in the gaming industry. The recent market assessment was needed to take stock and carefully plan the future management of the industry. I believe it is important to safeguard the 20,000 jobs in the industry and protect the public's investments in Ontario's gaming assets.

As indicated in the council's resolution, I have directed the OLGC to review its existing charity casinos, including Casino Sault Ste. Marie, on a case-by-case basis to ensure that these facilities are operated efficiently. Any enhancements will only take place where capacity exists, and will require a supportive business case. The OLGC will make recommendations based on the principles of social responsibility and sound management of the agency's operations.

The OLGC is responsible for recommending which charity casinos are best suited for additional investment. As such, I have taken the liberty of forwarding a copy of your letter to Mr. Duncan Brown, Chief Executive Officer of the OLGC, for his information.

I hope this information is helpful. Thank you again for bring the council's concerns to my attention.

Sincerely,

Handwritten signature of Joseph Cordiano.  
Joseph Cordiano

c: Mr. Duncan Brown

Pec. Int. - Councillor B. Hayes  
employed by OLGC

5(f)



Ministry of Health  
and Long-Term Care

Ministère de la Santé  
et des Soins de longue durée

Assistant Deputy Minister  
Community Health Division

Sous-ministre adjoint  
Division de la santé communautaire

5th Floor, Hepburn Block  
Queen's Park  
Toronto ON M7A 1R3

Édifice Hepburn, 5 étage  
Queen's Park  
Toronto (ON) M7A 1R3

Telephone: (416) 327-2414  
Facsimile: (416) 327-8835

Téléphone (416) 327-2414  
Télécopieur (416) 327-8835

I06-03309

AUG 3 - 2006

Mayor John Rowswell  
City of Sault Ste. Marie  
PO Box 580  
99 Foster Drive  
Sault Ste. Marie ON P6A 5X6

Dear Mayor Rowswell:

I am pleased to inform you that the Ministry of Health and Long-Term Care (MOHLTC) is preparing to release the final study report titled "Local Community Impacts of the Charity Casinos".

This report, prepared by Robert Hann and Associates Ltd., examines the local social and economic impacts on four Ontario communities in which four charity casinos and one racetrack slot machine operation opened in 1999 and 2000. (Point Edward (Sarnia), Sault Ste. Marie, Brantford, Thunder Bay)

The final report will be posted tomorrow on the Ontario Problem Gambling Research Centre website found at [www.gamblingresearch.org](http://www.gamblingresearch.org), and I have attached a copy of the executive summary. Should you have any questions or require any additional information please contact Paula Ruppert, Sr. Program Analyst, at 416.327.9194.

I would like to thank you for all the contributions made by your community toward the completion of this study.

Sincerely,

A handwritten signature in black ink, appearing to read "John McKinley".

John McKinley  
Assistant Deputy Minister

RECEIVED

AUG 04 2006

MAYOR'S OFFICE

Enclosure

c: Joyce Barretto, ADM, Ministry of Infrastructure Renewal  
Jean Lam, ADM, Ministry of Health Promotion

# LOCAL COMMUNITY IMPACTS OF THE CHARITY CASINOS

## Final Study Report

Prepared for:  
Addiction Programs  
Ontario Ministry of Health and Long-Term Care

December 14, 2005

Prepared by:  
Robert G. Hann  
&  
Joan Nuffield  
Robert Hann & Associates Limited

*This document is the final report of the Charity Casino Impact Study. It was prepared in partial fulfillment of a contract between the Ontario Ministry of Health and Long-Term Care and Robert Hann & Associates Limited. The report should not be quoted in whole or in part without the prior written permission of the Ministry of Health and Long-Term Care.*

## Executive Summary

This document is the final of 11 reports documenting a study of the local social and economic impacts on four Ontario communities in which four charity casinos and one racetrack slot machine installation were opened in 1999 and 2000. The communities were the Village of Point Edward and Sarnia in Lambton County (home of the Point Edward Charity Casino and the slots at Hiawatha Horse Park), Sault Ste. Marie in Algoma County (Sault Ste. Marie Charity Casino), Brantford in Brant County (Brantford Charity Casino), and Thunder Bay (Thunder Bay Charity Casino).

Although it provides considerable information of value to a traditional economic cost-benefit analysis, the study was never intended as a comprehensive cost-benefit analysis of four such different communities. It was also expected to be less constrained in both its objectives and the information provided. For instance, it was designed to address the broader range of questions of interest to the funding agency (The Ministry of Health and Long-Term Care), other provincial and local government agencies, different public and private groups within each community, and researchers, policy makers and others interested in this area. In particular, it was from the outset designed to identify and address questions of interest to different groups within each of the four local communities.

The study results are based on a wide range of data collection and consultation techniques. Methodologies used included: new data sources created for the Study (the "SOGS Plus" telephone survey of over 4000 persons done in each community both before and after the casino opening, which measured both problem gambling and public attitudes; the Patron Survey interviews of a random sample of over 6000 persons leaving the casinos); new analysis of existing data bases (such as the Brantford Police Service data and a CCRA database on charities); other information provided by the OLGC, the Trillium foundation, and extensive rounds of interviews and community workshops within each community with treatment personnel, city and village government officials, Chambers of Commerce, charities, trustees in bankruptcy, credit counselors, community and provincial agencies, etc.

The range of questions addressed by the study is reflected in the organization of the report shown in the following Figure.

<b>Areas Addressed by Different Chapters in the Report</b>		
2: Project Methodology  3. What have been the recent overall socio-demographic trends and expectations in the four communities?  4. How much is gambled at the Charity Casinos and Hiawatha?  5. What groups gamble at the casinos (including which groups in the community are more or less likely to gamble, and where do the gambling patrons come from)?	6. How does the Casino directly spend and distribute its revenue (both inside and outside the community—including employment and local purchases of goods and services)?  7. What revenue is directly returned or lost by the municipal government?  8. What other spending is attracted to or lost by the community due to the casino? What has been the impact on different economic sectors?  9. What has the impact been on Social Conditions in the Communities (for different groups)?	10. What has been the impact on Grants and Charities (including the impact on local charities and bingos)?  11. What has been the impact on eleven different types of gambling?  12. What has been the impact on problem gambling? Have the impacts been different for different groups within the community?  13. What Initial Estimates can be made of key overall Impacts?

In many of these areas—especially those which relate to providing the needed information related to problem gambling, other gambling behaviour and changes in community attitudes and perceptions—the study has achieved its objectives. In other areas, especially those related to tracking casino expenditures and their net impacts on the local communities, the project has made valuable, but limited progress.

Chapter 1 of the report contains a detailed summary of the objectives, methodology and strengths and weaknesses of the study. That chapter also contains a detailed listing many of the study findings and conclusions. However, the major conclusions of the investigation are as follows.

- **Major revenues and a major source of entertainment**

There is no doubt that the charity casinos and Hiawatha slots provide a service that is welcome to those who use it. Over \$300 million is wagered each year at the five gaming venues through some 5 million patron visits.

- **Impact on local business lower than expected**

Local would-be suppliers to the casinos have likely had only modest benefits. For tourist and hospitality industry operators, there has been no windfall; most “visitor” casino patrons who come to gamble do not stay and do not spend significant amounts of money outside the casino. Community stakeholders do not consider that the casinos have become tourism destinations. Host cities are trying to use the casino to help leverage new investment and development (sometimes directly with the use of their 5% revenues), but to date, little has materialized in most communities.

- **The Charity Casinos have had significantly different rates of success in attracting visitors from outside the local community**

Visitors from outside the local community account for the following percentages of all patrons:

- 7% at Thunder Bay;
- 10% at Sault Ste. Marie;
- 33% at Hiawatha;
- 52% at Brantford; and
- 55% at Point Edward.

The rest of the patrons reside in the local area (county or district) which hosts the gaming venue.

- **Major proportions of charity casino revenues are contributed by patrons from the local communities (especially in Thunder Bay and Sault Ste. Marie)**

The casinos divert substantial amounts of income and savings (in the form of gross wagers) from savings and other spending within the local economy. Based on the patron surveys, of the total net amounts wagered, local (city, county or district) patrons contributed (2003/04):

- 95% at Thunder Bay, or \$55 million ;
- 89% at Sault Ste. Marie, or \$37 million;
- 56% at Hiawatha, or \$25 million;
- 35% at Brantford, or \$38 million; and
- 32% at Point Edward, or \$24 million.

- **More serious problem gamblers since the casinos opened**

Across all communities, there was a stable 2.4% of the population (before and after the casino opening) who were problem gamblers; however, “probable pathological” gamblers (with a more serious problem) increased from 1.5% to 2.5% after the casino openings. The number of problem and pathological gamblers in each community is substantial, and was estimated as being between 3,400 (Brant) and 6,500 (Algoma and Thunder Bay). Changes (increases) in the prevalence of problem gambling across one individual community were statistically significant only in Algoma.

- **Health issues raised**

Very few problem gamblers seek help from publicly funded agencies. Yet, in each of the communities except Lambton (Point Edward/Sarnia), the study was able to identify specific groups within the community who are now at greater risk—after the casino opening, more people in these

groups were rated problem or probable pathological gamblers. For example, the rate of probable pathological gamblers among men in Brantford increased from 0.9% to 3.4%. Problem gamblers are more likely to have tobacco and alcohol issues also. Charities feel health issues are raised by their losses, especially since many of the charities which are suffering more in the new scheme are youth sports and recreation groups.

- **Smaller local charities especially losing revenues**

Local charities have lost revenue and a measure of autonomy, and the smaller charities, which appear to receive fewer Trillium grants, are suffering consistent declines in budgets. The very large charities, however, may be benefiting from an increase in very large Trillium grants in each community.

- **Public opinion: “no real change” by casino**

In all four communities, most people believed the casino’s impact has been neutral—it has made “no real change” in the community “as a place to live”. Except in Thunder Bay, community residents’ perceptions of the economic impact of the charity casino were more positive than negative, especially on the availability of jobs, although many (35-43%), believed the overall economic impact to have been neutral. The overall social impact was rated to be neutral most often in three out of four communities, and negative in Thunder Bay.

- **Inadequate Understanding and Accountability**

There is a definite need for regular, unbiased and comprehensive reports on key aspects of the ongoing operations and local impacts of the Charity Casinos and slots at Hiawatha. These descriptions would address issues of concern, not only to the casinos or to Ontario as a whole, but to specific issues of concern in the local communities. Communities are frustrated at the lack of information they have been provided. The difficulties of the current project in obtaining key information have made these frustrations understandable.

- **Overall net “first level” economic impact on the local community unclear, calls assumptions about net impacts into question**

It is clear that the communities have received significant grants (some \$13 million from the 5% share of gross slot machine revenues flow to the municipalities annually) and other economic benefits, including jobs (an average of 345 full-time and 225 part-time jobs at each site), Trillium funding, etc., which come from the net proceeds of gambling in the local casinos and slots. However, a significant proportion of these net proceeds—90% in two communities—came originally from the gambling of residents of those same counties and districts.

Some key data which are important for the analysis have not been forthcoming. This means that even the limited initial objectives of the study in the cost-benefit area could not be achieved. However, the data that are available cast serious doubt on whether the casinos are having a net positive direct effect on the net inflow of money to two of the four communities: Thunder Bay and Sault Ste. Marie.

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## Chapter 1: Introduction, Context and Highlights of Findings

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### 1.1 Context

On June 26, 1998, the Government of Ontario announced plans to create four new “charity casinos” located in four communities in which a local referendum had supported this initiative, namely:

- the Village of Point Edward and Sarnia in Lambton County (home of the Point Edward Charity Casino and the slots at Hiawatha Horse Park),
- Sault Ste. Marie in Algoma County (Sault Ste. Marie Charity Casino),
- Brantford in Brant County (Brantford Charity Casino), and
- Thunder Bay (Thunder Bay Charity Casino).<sup>1</sup>

At the same time as the charity casinos were created, the government also made significant changes to the rules governing how charities could raise money. In particular, the charity casinos were designed to replace the roving “Monte Carlo” casinos which had operated in various locations throughout the province and which had for some time been used to raise funds for participating local charitable organizations. The amount of money available from the provincial funding program for charities, Trillium, was increased significantly, from \$20 million to \$100 million—although charities would have to now follow the Trillium application procedures and Trillium restrictions on how funds received could be used by charities.<sup>2</sup> Finally, it was decided to introduce in each of a number of racetracks in the province a number of slot machines comparable to those in the new Charity Casinos.<sup>3</sup> Many stakeholders in the four communities considered these different initiatives to be closely linked.

It is also important to acknowledge that even though a majority of residents in each community had voted in favour of the charity casino, many of those would have felt more comfortable if their decision had been based on more complete information—and were thus very much interested in monitoring closely the impacts of the casino. In addition, there were significant numbers of people in each community who continued to be opposed to the casinos and also were demanding that their impacts be closely monitored. Finally, there were those who may or may not have been in favour of the charity casinos, but were very much concerned about the specific impact of the casinos on particular aspects of their community, for instance on: funds available for local charities, the extent of problem gambling, the impact on specific types of businesses, or on local crime.

Recognizing these interests and concerns, and as part of its more general commitment to assessing the impacts of the charity casinos, the Ministry of Health and Long-Term Care (through the Ontario Substance Abuse

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<sup>1</sup> Although not within the scope of this study, 452 slot machines also were added to the existing 50 tables at the Great Blue Heron Charity casino (operated by the Mississaugas of Scugog Island First Nation) and a fifth charity casino (450 slots and 18 tables) was opened in June 2002 on land straddling Leeds and Thousands Islands and Gananoque.

<sup>2</sup> The procedures for applying for Trillium grants can be found at [www.trilliumfoundation.org](http://www.trilliumfoundation.org)

<sup>3</sup> The first set of slots at a racetrack were opened at Windsor Raceway in December 1998.

Bureau, now Addiction Programs) conducted a competitive process to select independent consultants to undertake

“Studies Assessing the Social and Economic Impact on Communities Exposed to Increased Gambling Opportunities” (RFP 98-025).

Robert Hann & Associates Limited was the successful respondent in this process. This document is the last of 11 reports documenting the results of the study.

This Chapter contains separate sections covering:

- The project Objectives and Scope
- A summary of the Project Methodology
- Key Strengths and Limitations of the Study—and priorities for future research
- Major Study Findings
- Other Key Study Findings
- Format of the Report- including issues addressed in each Chapter.

## 1.2 Project Objectives and Scope

The Ministry allowed the researchers considerable latitude regarding the scope of the study, but—in addition to specifying the need to collect information on the nature and extent of problem gambling—set three guidelines that would result in the study being significantly different from most other studies that had been done in the area. First,

“Impact studies should be designed to assess the social and economic effects of the expansion of gambling opportunities in the respective communities.”

This guideline had two results. First, it prevented the study from being biased by focusing on the “economic” impacts of the casinos (as done by most industry-sponsored and/or cost-benefit studies, especially those done by economists). At the same time, it was not to focus unduly on the social impacts of the casino (as done for instance by many problem gambling studies undertaken by social scientists). Instead, a balance among the full range of impacts was demanded. Second, the last part of this guideline ensured that the focus would not be on the impact of the charity casinos on the people and institutions of the province of Ontario, but rather on the local impacts within each of the four host communities. The study was therefore forced to spend considerable time tracking what percent of different positive and negative impacts were felt inside, and what percent were felt outside, the local communities.

The second and third guidelines imposed on the study were

“Studies should be tailored to meet the unique economic, cultural, geographic and demographic differences of each community”

and

“The successful respondent(s) must work with the respective community(s) in the design of the study. In the case of the casino communities, established sub-committees are already in place and anticipating being involved in the design process.”<sup>4</sup>

These guidelines had the obvious impact of ensuring that the study would benefit from the expertise and assistance of the resources within each of the communities. However, the result was even more profound. At the very beginning of the project, the researchers intensively reviewed the literature and consulted a range of experts in the field—and developed extensive lists of issues that might be addressed and data that might be collected on each issue. Much of that list was derived from cost benefit studies done by economists. However, when we reviewed these lists with different groups in the communities, it became apparent very quickly that different groups in the community brought often widely different perspectives to the charity casino issue, and with those different perspectives came a preference for different theoretical models and different types of data for analyzing those issues.

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<sup>4</sup> RFP 98-025, page 12-73—bulletting added

Clearly it would be naïve to think that one analytic framework and set of information would be adequate for addressing interests of people approaching the casino issue from, for instance: a moral perspective, a municipal government revenue perspective, a social justice or charity perspective, or a retail economy perspective. In particular, it would be naïve to think that the economic cost-benefit approach would be sufficient, especially since many types of data that were very much of interest within the community would be considered irrelevant and theoretically inappropriate for cost-benefit studies. Examples would include “transfer” costs such as transfer of assets because of gambling related theft or bankruptcies or job losses or grants to local governments—or “pecuniary” costs such as are felt by the families of problem gamblers. Although such costs might not be relevant in the cost benefit models of economists, they are certainly very much relevant to many groups in the local communities. The point also has to be made that this does not mean that different groups in the communities wish to practice bad cost-benefit analysis; it simply means they are legitimately interested in different questions than those addressed by that type of analysis.

Early in the study it was recognized that in certain areas, “hard” empirical data were not likely to be available. In those areas, we would have to rely on interviews and surveys to collect different group’s perceptions of certain facts. However, the discussions and workshops in the communities also strongly reinforced the notion that, especially since there was so little basic information available in the communities related to the purpose and the likely impact of the charity casinos, the expectations and perceptions held within the community—whether or not they were based on solid empirical research—were the often sole basis of positions and major decisions that had been taken and were likely to be taken in the future regarding casino-related issues. For instance, if people strongly believed that the casinos were having a major positive economic impact on the community (or if they believed the casinos were draining income from the community), they would (or would not) support it—whatever the “facts” might be. The early community consultations therefore reinforced our earlier intentions to include the collection and presentation of data on perceptions, and changes in perceptions, as a major component of the study.

In summary, the guidelines set by the Ministry, and the interests of the local communities, encouraged the study to go beyond what we now feel are the narrow interests of most cost benefit studies, and to pay considerably more attention to data and issues not normally addressed in such studies—in particular, to data on perceptions and to issues related to the “incidence” or transfer of different positive and negative impacts among different groups within and outside the communities. After listening for 7 years to the communities involved, we definitely regard broadening the scope to include both of these areas as a positive rather than negative aspect of the study.

Separate Chapters of this report thus addresses issues in the following main areas:

Areas Addressed by Different Chapters in the Report		
2: Project Methodology  3. What have been the recent overall socio-demographic trends and expectations in the four communities?  4. How much is gambled at the Charity Casinos and Hiawatha?  5. What groups gamble at the casinos (including which groups in the community are more or less likely to gamble, and where do the gambling patrons come from)?	6. How does the Casino directly spend and distribute its revenue (both inside and outside the community—including employment and local purchases of goods and services)?  7. What revenue is directly returned or lost by the municipal government?  8. What other spending is attracted to or lost by the community due to the casino? What has been the impact on different economic sectors?  9. What has the impact been on Social Conditions in the Communities (for different groups)?	10. What has been the impact on Grants and Charities (including the impact on local charities and bingos)?  11. What has been the impact on eleven different types of gambling?  12. What has been the impact on problem gambling? Have the impacts been different for different groups within the community?  13. What Initial Estimates can be made of key overall Impacts?

## 1.3 Methodology

### 1.3.1 Design Phase

The study began with a major review of the issues addressed, approaches utilized and data collected by previous studies in the area, in Canada and other parts of the world. A main product of this work was a very detailed initial listing of the types of information that the study would attempt to collect—and possible sources and means of collecting that data. At this point it was clear that the study would best be done using a variety of data collection methods—both because different methods were required to collect different types of data, and because we would feel more comfortable if information from different sources could be used to corroborate conclusions from another source.

This initial design phase was also used to hire local consultants in each community to make contact with and facilitate discussions with groups that had already been established in most of the communities to address casino-related issues.

The remainder of the study consisted of two main phases: a pre-opening phase and a post-opening phase. Both phases would utilize similar data collection methodologies.

### 1.3.2 Pre-opening Phase

The pre-opening phase began with a series of extensive on-site community consultations that were used to collect baseline data and perceptions, identify relevant work done to date, and to obtain agreement on the part of different community groups to undertake special local data collection initiatives for the project (e.g., restaurants and hotels collecting information on whether or not clients were drawn to the community by the casino, police forces collecting special data on offences and security near the casino, and charities and bingos collecting special data on fundraising). Arrangements were also made with private and public groups who were already collecting certain types of data to provide the evaluation with those data on an ongoing basis.

However, a main task of this phase was to review our initial list of issues to be addressed and data requirements with the community during a series of interviews and workshops. As noted earlier, the suggestions made were invaluable to the project. The researchers very much appreciated the assistance offered by groups in each community. At the end of the pre-opening phase a climate of cooperation had been established in each community. In particular, different community groups had agreed to work with the researchers in collecting data throughout future stages.

In addition, during the pre-opening phase, the evaluation funded (through an independent polling company) a major 1,000-person telephone survey of residents in each community. That survey had two major components. The first collected important baseline information describing community residents' perceptions of current (pre-opening) specific economic and social conditions in their community, and on their expectations of the likely impact of the charity casino on those conditions. The second component of the survey collected "harder" data on respondents' actual gambling behaviour, not only charity casino gambling, but many other types of gambling as well. This second component also used a well-recognized gambling questionnaire—the South Oaks Gambling Screen (SOGS)—to assess the extent of actual problem and probable compulsive gambling in the community before the casino opened.

During the first phase of the study the research also:

- Reviewed media and research reports from media throughout Ontario;
- Began collecting general contextual economic and social data (e.g., employment rates, suicides, building starts) from a number of governmental and private agencies; and
- Continued reviewing the relevant literature and conducting discussions with experts in the field.

Finally, during the first phase, it was already clear that to fully address the issues of interest to the project, considerable information would be needed on charity casino revenue, expenditures and patrons from the

governmental agency responsible for the charity casinos, the Ontario Lottery and Gaming Corporation.<sup>5</sup> The researchers thus early in the pre-opening phases presented a quite long and detailed list of specific data requested to very senior officials of the OLGC (including data on revenue breakdowns, staffing, purchases of goods and services etc.). With a few exceptions the OLGC agreed to provide the data requested. The OLGC also agreed to provide us with considerable data on other government-run gaming in Ontario.

The results of the first phase were completed and documented in a series of four reports, one on each community, that were published on the web.<sup>6</sup> A comparison of the results for Brantford, Sault Ste. Marie and Point Edward was also published.

### 1.3.3 Post-Opening Phase

Many of the tasks of the post-opening phase were completed as expected. However, although we regard the pre-opening phase as successful overall, some tasks were completed later than originally planned, and others were not as successful as originally hoped. On the other hand, some help became available from unexpected quarters.

A second round of the 1000-person Telephone Surveys was conducted in each community. Although these were originally scheduled to occur two years after the first round surveys, many in the communities argued that two years was not sufficient time to capture the impacts of the charity casino. In response, the second round of surveys was rescheduled to times from three to four years after the initial round.

In contrast to the earlier round, which asked residents what impact the casino was expected to have, this second round asked residents for their perceptions about the impacts the casino *actually* had. This yielded very interesting comparisons. The data from the second round questionnaire as well successfully allowed the project to compare, pre-opening and post-opening, residents' perceptions of the social and economic conditions in their community. Also key to the study was information gathered that allowed the project to estimate whether or not, and if so how much, impact the charity casinos had had on specific types of gambling behaviour, and on the prevalence of problem and probable compulsive gambling in the communities.

A comparison of the results of these pre-opening and post-opening 1000-person Telephone Surveys has been published, separately for each community. They are available on the web site of the Ontario Problem Gambling Centre.<sup>7</sup>

Early in the post-opening phase the study also designed and conducted a survey of patrons as they exited the Brantford Casino. This survey collected essential data on the socio-demographic (e.g., age, gender) characteristics of patrons, their gambling practices, the extent to which they patronized other business and social venues in the community during their visit to the casino, and, most importantly for helping measure the impact on the local community, whether they were from the local community or not.<sup>8</sup>

In addition, with the assistance of separate funding from the Ontario Problem Gambling Research Centre to cover data collection, the project was able to analyze the results of four additional Casino Patron exit surveys (for Sault Ste. Marie, Thunder Bay and Point Edward/Sarnia, and Gananoque), plus a series of patron surveys conducted for a separate impact study funded by the City of Brantford. These studies gave us data similar to the data from the earlier Brantford survey. These surveys were especially important in providing the study with data on the percent of patrons in these other communities that were drawn from outside the community, and the amount of spending casino patrons did outside the casino. The surveys in Brantford also allowed us to test whether there had been changes there over time.

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<sup>5</sup> During the study, the agency responsible for the charity casinos has changed. In this report we use the name of the agency currently responsible.

<sup>6</sup> At <http://www.gamblingresearch.org/ResearchReports.shtml>.

<sup>7</sup> At <http://www.gamblingresearch.org/ResearchReports.shtml>.

<sup>8</sup> A separate report of this study is also available.

Throughout the post-opening phase, the research also continued to monitor media and research reports, collect data on general economic and social data from a number of private organizations and from local, regional, provincial and federal government agencies, and to review the research literature and consult with experts in the field.

The OLG was also helpful in providing a sizeable proportion of the data it had indicated earlier would be available on casino operations. These data have been very useful in addressing certain issues in the study. However, problems arose with the significant delays incurred in obtaining certain data from the OLG. As well, certain data that had been expected were not collected or were not provided at all. Detailed breakdowns of some of the latter data, in particular data on casino expenditures for goods and services and salaries and wages, were necessary to allow us to estimate—for a very sizeable percent of casino expenditures—the percent of charity casino expenditures that were made within or outside the community. As will be seen, the absence of key data that had been expected made it impossible for the study to address a number of key issues. In particular, these gaps made it impossible to provide an answer—based on hard data—regarding the economic impact of the charity casinos on the local communities. We were instead forced to provide a “simulated” estimate based on what are felt to be reasonable assumptions. However, this approach meant that the study results in this particular area were not of the quality and reliability that had been hoped for.

The delay in obtaining the OLG data (for some data, a delay measured in years) did however have another important impact, in that the researchers had committed to sharing that data with the communities as a *quid pro quo*—for the communities’ agreeing to undertake special data collection efforts, and for the communities’ agreeing to participate in a second round of community workshops. Since key data were not forthcoming or came much later than expected, the researchers had to delay for a considerable time the second round of data collection and workshops in the communities. (This problem was further compounded by additional delays necessary to prevent the workshops from coinciding with municipal and provincial elections.) Unfortunately, relationships we had established were weakened and in many cases organizations that we had worked with in the pre-opening phase had been disbanded. Opportunities were lost and certain types of data (e.g., extra data on impacts on specific businesses and charities) and a certain amount of goodwill in the communities were lost. The result was that other gaps were created in the data available to the project. Nonetheless, we are especially appreciative of the accommodation each of the communities did make to our requests when we finally did return to the communities for the second round of workshops and interviews.

One other difficulty emerged during the post-opening phase. As will be seen later in the report, our interviews and workshops clearly indicate that there is certainly a widespread perception that the introduction of the Charity Casinos has had a negative impact on smaller local charities in these communities—especially, but not only, in relation to a drop in bingo revenue. This concern was made very clear during the pre-opening consultations. However, we assume partly in response to the concern, the Ontario government informed this project that a separate study would be undertaken of this area. An agreement was thus made for The Casino Impact study to rely on the results of this separate study. Unfortunately, this other study was not completed. Although additional “work-around” approaches were undertaken late in this project to compensate, as a result we also did not have available the extent of information we had hoped to have for this area.

Finally, the post-opening phase was fortunate in that the City of Brantford had decided to undertake a separate parallel study using comparable research instruments and techniques. In a number of instances, results were shared between the two studies to the benefit of both. For instance, the Brantford study’s patron survey data provided comparable data to those in other sites. In addition, having independently conducted telephone survey and patron surveys yielding results similar to those conducted for the Ministry’s impact study is important in reinforcing our confidence in the validity and reliability of our results—in particular those related to the prevalence of problem gambling.

## 1.4 Key General Strengths and Limitations of the Study—and Priorities for Further Research

Clearly, some of the above developments introduced limitations to the study. On the other hand, some developments enhanced the results. Fortunately, the study design called for multiple approaches to collecting data. Since many continued successfully, and since assistance was provided by others, this final report provides results and conclusions that extend our knowledge in a number of important areas.

However, before presenting highlights of specific results in the next section, some summary comments about the general strengths and weaknesses of the study are in order. This discussion naturally leads to the identification of areas requiring further research.

### 1.4.1 Information to better Understand Trends in Problem and Probable Pathological Gambling

Clearly, there are a number of groups, each with different interests, who are expecting information from this report that will help them to address issues in specific, and different, areas.

From the outset, it was important to provide information to those interested in problem gambling. More specifically, better information was needed: on the extent of problem and probable pathological gambling in each of the communities; on which groups within the community were more or less likely than others to be at risk of becoming problem or probable pathological gamblers; and on whether the overall extent and the risks for different groups had changed since the opening of the charity casinos. Such information is certainly relevant to those wishing to quantify one of the suspected costs of the charity casinos. At the same time, it is of broader and more immediate interest to those at the policy level and at the treatment level who are concerned with ensuring that sufficient resources are available for preventing and treating gambling problems. It is also need to ensure that prevention and treatment resources are targeted to the groups in most need.

This area of the study relied in large part on data collection that was totally under the control of the study (i.e., the two 1000-person telephone surveys, each of which contained a recognized survey instrument for estimating the extent of problem gambling). These surveys were conducted successfully. The survey instrument used (the South Oaks Gambling Screen (SOGS) has, like all surveys designed to measure problem gambling, its strengths and weaknesses. The one we used was chosen since it had been used by a number of major related studies, and would allow results comparable to those studies. As well, the other measures being developed were at the time not yet available and/or had not yet proved their worth.<sup>9</sup> Despite this limitation, it is felt that, especially when the SOGS data are linked to the other types of information collected in the telephone surveys on respondent characteristics and perceptions, the final report (especially Chapter 12) and other study reports contain a wealth of valid and reliable information for those interested in the area. The information is of particular interest to those interested in the incidence of gambling problems on groups such as seniors, women and youth.

There are, however, two issues within this area that in particular suggest themselves as requiring further work. The first relates to obtaining better estimates of the costs felt by and occasioned by individual problem gamblers. The second relates to obtaining a better understanding of why such a small percent of problem gamblers present themselves for treatment.

### 1.4.2 Information to Better Understand Who is Gambling at the Casino

The report (especially Chapter 5) also provides considerable information to further our understanding of which groups in the community are most and least likely to gamble in the local charity casinos, and if they do gamble in the charity casino, how frequently and in what amounts they gamble. Such information is critical if one is to put information on the extent of problem gambling for particular groups in perspective. It also is very important

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<sup>9</sup> An example would be the Canadian Problem Gambling Index (CPGI).

to those concerned with—and perhaps interested in influencing—which groups generate the “demand” for casino entertainment and who most likely feel the direct benefits and costs of the casinos. The 1000-person telephone surveys provided considerable information on the types of people who do *and do not* visit the local charity casino, and the frequency of those visits. In addition, the study’s patron exit surveys generated additional and important information, hitherto unavailable, on key socio-economic and demographic characteristics of charity casino patrons. Of critical importance to those in the community and to others interested in the costs and benefits of the local casino to the local community was the information generated on the percent of patrons who came from within and the percent who came from outside the local community. Again, the study, through these two sources of information, buttressed by extensive interviews in the community, was successful in extending significantly—and in many cases, changing—our understanding of this area.

#### 1.4.3 Information to Better Understand Other Gambling Behaviour

Although the study focused on gambling at the local charity casino, it also collected data on the likelihood and frequency of other types of gambling by residents generally (through the 1000-person telephone survey), and to a lesser extent by casino patrons (through the patron surveys). The study was particularly successful in collecting such information with respect to eleven different types of gaming behaviour (from playing cards, to betting on sports), and in documenting the changes seen since the casino opening for different groups within the population—again with special emphasis on groups such as youth, the elderly, the under-employed, etc. (See Chapter 11 and the separate community-specific reports.)

#### 1.4.4 Information on Perceptions of Community Economic and Social Well-Being

There has been considerable general interest lately in indicators that measure perceptions of the economic and social health or wellness of local communities. However, our interest was more specific since it was felt important that any study of the costs and benefits or impacts of the charity casinos must track changes in perceptions as well as (what some would call) *actual* data. Elsewhere in this document we argue that it is these perceptions that often drive behaviour. In areas such as casino impact, in which so little “hard” information is available (and in which some of the “hard” data on *actual* impacts turn out to be misleading), it is in fact perceptions that determine the level of well-being and thus impacts. By providing (through the 1000-person telephone surveys) pre-opening and post-opening data on perceptions of specific economic and social conditions in the community, and of the impact of casinos on those conditions, the study was particularly successful in this area as well. (See especially Chapters 3, 8 and 9.)

#### 1.4.5 Information to better Understand the Extent and Nature of Casino Gaming Revenues and Casino Expenditures

Casino revenues and expenditures mean different things to different people. For instance, for some, casino revenues are proof that the casinos are offering entertainment that is of considerable value to those who pay for it. To others, these same revenues represent a drain of income away from the purchase of other goods and services within the community. Casino expenditures, particularly on jobs and on goods and services, are by far the largest component of the benefits to the community that might accrue from a casino. The extent of that revenue which comes from patrons resident in the community and the percent of expenditures that remain in the local community are also critical elements of any estimates of the overall local costs and benefits of the charity casino. In addition, more detailed information on the source of revenue and the specific recipients of payments for expenditures would be necessary to estimate the incidence or impact of the casino on different groups within and outside the community.

This study was successful in obtaining and reporting information on the *overall* total net revenues and on certain *major categories* of casino expenditures. (See especially Chapters 4 and 6.) By combining the casino net revenue data with the data from the patron surveys we were also able to provide certain information on the source of that revenue. We also obtained data that allowed some important conclusions related to some key aspects of the nature of jobs created by the casino. However, despite significant efforts, we were unsuccessful in

obtaining information on the breakdown of even the broad categories of casino expenditures (including jobs) for which data was provided—especially breakdowns by whether different suppliers or employees came from within or from outside the local community. (Unfortunately, the unavailability of this information did not become known until very near the end of the study.) In addition, we were unable to obtain other details on different expenditures which we had hoped for. In the end, our study therefore fell considerably short in developing the understanding of the details of both casino revenue and casino expenditure that were hoped for by the study—and by specific groups in the community (especially the business community).

Clearly, further organizational and research efforts are required to enhance the availability of information available on the nature of charity casino revenues and expenditures. Those efforts would include development of agreements and protocols for obtaining that information from the casino agencies in a timely fashion. As well, if certain types of required information are not now being collected or are not available in the format that would make them useful for impact analysis, efforts should be made to alter existing internal systems to collect such information. (The lists of data provided at the beginning of the current project would be a useful place to start identifying such data.)

#### 1.4.6 Information on the Other Revenue and other Spending Attracted to the Community

The patron surveys do provide important and hitherto unavailable information on spending in the community by casino patrons. We were also able to obtain fairly comprehensive information on monies received by the municipalities for grants and other payments related to the casinos. As well, we have fairly strong evidence from persons in local government and business who must be seen as knowledgeable about such matters. Some of this evidence is perceptual, but in many cases the perceptions were based on considerable experience and “hard” information they were privy to. However, as noted earlier, the delay in availability of data related to casino expenditures and revenues severely limited our opportunities to enlist different groups within the community in assist us with the collection of more detailed “hard” corroborating data on different types of retail and wholesale sales connected with either casino expenditures or expenditures by casino patrons. Although, we were, from the data available, able to generate conclusions in certain areas (see especially Chapters 7 and 8), the absence of such additional data in other areas is disappointing and must be seen as a limitation of the study.

Although there are certainly challenges involved, the initial efforts to enlist the assistance of various groups in the community were very promising. Hopefully, after data from this report and on other issues is available to the communities, those groups will be willing to assist the future work which is clearly required in this area.

#### 1.4.7 Information to Support Economic Cost-Benefit Analyses

The study was never seen as being capable, with the resources available, of undertaking a comprehensive and definitive cost-benefit analysis in four distinct communities—especially given the other demands for information that were placed on the study that were felt by many to be at least as important. The study does provide important key new data that would be critical to further investigation in this area. However, the absence of detailed data on casino expenditures, plus the fact that such expenditures dwarf other amounts that would be considered in any cost benefit analysis, means the lack of data concerning them (especially whether they were spent within or outside the community) clearly prevents the study from meeting even its more modest objectives of providing a preliminary cost benefit analysis of local impacts. However, the preliminary nature and limitations of the current study should be acknowledged.

This report clearly finds that traditional economic cost-benefit analyses have serious limitations regarding the specific issue they address and the types of information they provide. However, if undertaken within a broader project that captures other types of information on other issues of concern to the local communities, they would be worthwhile. There is certainly valuable additional work to be done in this area.

#### 1.4.8 Information to Better Understand the Impact on Charities

As for reasons noted above, the study was particularly unsuccessful in collecting data regarding the impact of the charity casinos on local charities. Since the interview data and the limited “hard” evidence we were able to collect strongly imply that serious problems are present in this area, this limitation is especially important.

Given the impact on the local communities of problems in this area, this is one area which should be given priority in further research. There is considerable information maintained by charities as part of their ongoing record keeping responsibilities. In addition, additional valuable information can be obtained from a larger sample of interviews and workshops—on issues such as the impact on local charities and on the volunteer community.

#### 1.4.9 Information on Methodologies for Future Community Impact Studies in the Area

Although the study maintained its independence—and is responsible—for defining the specific issues addressed and the methodologies employed, we found that whenever we asked different groups in the communities for assistance, the results were always positive. In many cases, valid arguments were put forth to change our study design or perception of issues. This happened especially when we made efforts to include groups who were likely to disagree with the mainstream opinions. However, the resulting changes always improved the project. This was not surprising since we had no trouble finding people in the communities that were experts in different facets of the issues we were addressing.

The process became less effective during the second round when we were less able to offer a *quid pro quo* in terms of sharing data. Future projects employing similar community involvement will require more the development of agreements up front regarding the more timely and open sharing of information with their colleagues in the communities.

However, certain processes worked especially well, including: hiring local facilitators from each community, conducting planning and consultation meetings through local governmental and non-governmental organizations that already existed in the community, including on any interview lists both those suggested by key individuals and those selected randomly, being flexible and looking for and accepting information in formats that were easy to accommodate by different local groups, working with local time schedules (e.g., council meetings), keeping the local politicians informed of project activities, and making it clear that the project was interested in assisting where possible in addressing issues of importance to the local community.

Hopefully, the experience and lessons learned will encourage the use of a similar approach in the future.

#### 1.4.10 Some Additional Methodological Caveats

It is widely recognized in the literature that estimating the impacts of new gaming venues is simply very complex and difficult. This study has not been exempt from the problems that limit the certainty with which one can use the results of such studies. Some of the more obvious general difficulties and limitations should however be stated at the outset.

##### *a Confounding Factors and Attributing Causality*

For instance, Chapter 2 makes the important point that in none of the four communities were the new charity casinos or horsepark slots the only major gaming opportunity available. As well, other socio economic developments continued or began after the opening of the charity casinos . The existence of such “confounding” factors has two major implications for this study. First, it is simply virtually impossible with certainty to isolate out or attribute causally changes in the community as being impacts of the new charity casinos—as distinct from the impacts of other gaming opportunities or these other developments. A change that occurred after the charity casinos opened *may* be due solely to the casino. However, for a variety of methodological reasons (faced by any real-world socio-economic study), it would be overstating the capabilities of this project to say it *was definitely* due solely to the charity casino. Second, the existence in each community of different configurations of other gaming venues and concurrent social and economic developments must be taken into

account in assessing whether specific findings can be generalized to other communities. Care must be taken to ensure that these “other” communities are reasonable matches with one or some of these communities before assuming similar results would be felt there as well.

### *b Simulation Approach*

Second, we were able to collect some of the data needed to conduct a preliminary analysis of local overall costs and benefits of the charity casinos. However, certain key pieces of data were not forthcoming from the OLG. The study therefore resorted to a methodology often used in other situations when either key data are missing, or there is uncertainty regarding what has happened or may happen. This “simulation” approach is described in detail in Chapter 6. In essence the approach first identifies the decisions or activities (e.g., proportion of revenue coming from within or outside the community, levels of casino purchases within or outside the community) that will affect a particular outcome, in this case the net impact on the communities. Second, the model identifies from among those decisions or activities those for which reliable information is available, and those for which it is not. When information is available, it is used by the simulation model. However, when hard data are not available, the simulation model uses either one “best estimate assumption” (based on what limited data are available), or a range of best estimate assumptions (that cover those possibilities considered likely). Both the hard data and the best estimate assumptions are then used to estimate (or provide alternative estimates of) the outcome of interest. Again, this approach is recognized as a valuable tool in many areas ranging from corporate planning to forecasting climate change. However, in interpreting results, the reader must remember that those results are directly dependent on both the hard data and the best estimate assumptions used. We chose best estimate assumptions we thought were most reasonable given the information collected during this seven year project. However, this part of the project would also be considered worthwhile if it provided the incentive for different groups who disagreed with the assumptions to assist in providing the “hard” data necessary to support better assumptions, or better yet to replace completely the current assumptions with those hard data.

## 1.5 Major Overall Findings

This document is the final of 11 reports documenting a study of the local social and economic impacts on four Ontario communities in which four charity casinos and one racetrack slot machine installation were opened in 1999 and 2000. The reader should be aware that those reports contain considerable additional information that is only summarized in the current report—especially information related to the way different impacts of the casino are felt by different socio-economic and demographic groups within each community. Those reports also contain additional methodological information such as response rates for questionnaires.<sup>10</sup>

This section contains what are considered the most important findings that are supported by the analysis in each Chapter. This material is grouped under the main questions posed by the study, questions that define the Chapter structure of the report.

### *Chapter 2: Project Methodology*

- **Inadequate Understanding and Accountability**

There is a definite need for regular, unbiased and comprehensive reports on key aspects of the ongoing operations and local impacts of the Charity Casinos and slots at Hiawatha. These descriptions would address issues of concern, not only to the casinos or to Ontario as a whole, but to specific issues of concern in the local communities. Communities are frustrated at the lack of information they have been provided. The difficulties of the current project in obtaining key information have made these frustrations understandable.

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<sup>10</sup> Supporting materials are also presented in a separately bound set of appendices to the current report, and include:

- Appendix A: The charity casino patron exit survey administered in Brantford
- Appendix B: The charity casino patron exit survey administered in Sault Ste. Marie, Thunder Bay, Point Edward/Hiawatha and in Gananoque
- Appendix C: Historical data on socio-economic indicators for each of the four charity casino communities
- Appendix D: The “SOGS-Plus” telephone survey administered twice in each of the four communities.

*Chapter 3: What have been the recent overall socio-demographic trends and expectations in the four communities?*

- **Public opinion: “no real change” by casino**

In all four communities, most people believed the casino’s impact has been neutral—it had made “no real change” in the community “as a place to live”. Except in Thunder Bay, community residents’ perceptions of the economic impact of the charity casino were more positive than negative, especially on the availability of jobs, although many (35-43%), believed the overall economic impact to have been neutral. The overall social impact was rated to be neutral most often in three out of four communities, and negative in Thunder Bay.

- **Thunder Bay**

Public and stakeholder opinion is markedly more negative in Thunder Bay than in the other communities. As will be noted later, our preliminary analysis of inflows and outflows of benefits and costs indicates their net outflow is in fact the highest of all the four.

*Chapter 4. How much is gambled at the Charity Casinos and Hiawatha?*

- **Major revenues and a major source of entertainment**

There is no doubt that the charity casinos and Hiawatha slots provide a service that is welcome to those who use it. Over \$300 million is wagered each year at the five gaming venues. Annual numbers of patron visits ranged from 661,000 at Hiawatha to 1,667,000 at Brantford—over 5 million patrons visits to all sites each year.

- **Major variations from one charity casino to another**

In 2003/04 (the latest year for which revenue figures are currently available), at the individual sites, the annual net revenues ranged from \$41 million to \$108 million.

The annual net revenue collected per patron visit (i.e., the average net loss to the gambler) varied from \$36 in Sault Ste. Marie to \$73 at Point Edward.

Slot machines made up between 67% (in Brantford) and 95% (in the Sault) of the charity casinos’ revenues.

*Chapter 5. What groups gamble at the charity casinos (including which groups in the community are more or less likely to gamble, and where do the gambling patrons come from)?*

- **The Charity Casinos have had significantly different rates of success in attracting visitors from outside the local community**

Visitors from outside the local community account for the following percentages of all patrons:

- 7% at Thunder Bay;
- 10% at Sault Ste. Marie;
- 33% at Hiawatha;
- 52% at Brantford; and
- 55% at Point Edward.

- **Major proportions of charity casino revenues are contributed by patrons from the local communities (especially in Thunder Bay and Sault Ste. Marie)**

The casinos divert substantial income and savings (in the form of gross wagers) from savings and other spending within the local economy. Based on the patron surveys, of the total net amounts wagered, local (city and county/district) patrons contributed (2003/04):

- 95% at Thunder Bay, or \$55 million ;
- 89% at Sault Ste. Marie, or \$37 million;
- 56% at Hiawatha, or \$25 million;
- 35% at Brantford, or \$38 million; and
- 32% at Point Edward, or \$24 million.

- **Most Local Residents gamble infrequently or not at all the Local Charity Casino**  
The percent of residents surveyed who had not gambled at the charity casino varied from 70% to 79% in the four communities
- **However, a sizeable percent of residents who do gamble do so frequently**  
The percent of residents who gambled 7 or more times in the past two months varied from 13% to 17% in the four communities.
- **Differences in casino gaming behaviour between residents and non-residents**  
Among patrons interviewed, host city residents were much more likely to gamble more frequently, and much less likely to gamble infrequently, than were visitor patrons. However, total wagering per visit, as reported in the patron surveys, was lower among host city residents than visitor patrons.
- **A sizeable amount of total wagering comes from frequent gamblers**  
We estimate that the 12% of patrons who said that they gambled “daily” or “most days” contribute 53% of the gross monies wagered over a year.

When the patrons who said that they visited the charity casino or Horse Park “twice a week” are added, these three groups of most-frequent gamblers make up 30% of the patrons surveyed, and account for 77% of the gross monies wagered over a year.

*Chapter 6: How does the Casino directly spend and distribute its revenue (both inside and outside the community—including employment and local purchases of goods and services)?*

- **Considerably less information was made available in this area than originally expected.**
- **Jobs for the Community attracted prior residents, but many were low-paying and part-time**  
Although the average 570 jobs created by each casino and their salary dollars spent in the community are welcome, a surprising number (40%) are part-time jobs and relatively low-paying.

All the casinos were successful in bringing back prior residents of the community to work at the casino—from 34% to 66% were prior residents.

*Chapter 7: What revenue is directly returned or lost by the municipal government?*

- **Net payments to the local municipal governments are sizeable, but vary from community to community**  
The total payments received by municipal governments, in all forms—the 5% of the gross slots revenues, grants in lieu of property taxes, and grants for city utilities—vary enormously, from \$2.6M to almost \$6M, depending on the community. They also vary a good deal from one year and quarter to the next, since the slots revenues vary with the take at the casino each quarter.

They represent amounts that are between 1.1% and 3.3% of the municipal budgets for Sault Ste. Marie, Thunder Bay and Brantford, but between 33.9 and 48.9% of the budget of Point Edward.

*Chapter 8: What other spending is attracted to or lost by the community due to the casino? What has been the impact on different economic sectors?*

- **Modest benefits to suppliers; little or no new investment leveraged**  
Local would-be suppliers to the casinos have likely had only modest benefits. Host cities are trying to use the casino to help leverage new investment and development (sometimes directly with the use of their 5% revenues), but to date, little has materialized in most communities.
- **Impact on Tourism and the Hospitality Industry modest at best**  
For tourist and hospitality industry operators, there has been no windfall; most “visitor” casino patrons who come to gamble do not stay and do not spend significant amounts of money outside the casino. Community stakeholders do not consider that the casinos have become tourism destinations.

Our patron surveys suggest that the charity casinos either attracted relatively few tourists (in Thunder Bay and Sault Ste. Marie), or (at the other sites) most visitor patrons tended to be there to gamble, but not to stay or to create much spinoff business for local restaurants, hotels, tourism attractions, gas stations, retail outlets, etc.

Because of the high patron volume, however, these sums add up to some \$4M to \$24M annually, depending on the site. Stakeholders in the business sector indicate that the casinos at best have been of modest benefit to the tourism and hospitality sector (for some of whom, the casino is a direct competitor in providing dining and live entertainment).

- **Impact on local business lower than expected**

Many stakeholders are concerned that the economic benefits to the community are being offset by the high volume of locals' income going to the casinos, rather than to local business (though others recognize that the term "local business" is a fluid one). No information was available on the percentage of casino purchasing which had gone to local suppliers. The charity casinos are likely of only moderate benefit at best to local suppliers.

There is little if any evidence in the economic indicators collected for the communities to suggest that the charity casinos had a major independent impact on economic trends.

- **Perceptions of economic impact are divided, but predominantly neutral or positive—in all but Thunder Bay**

In Thunder Bay residents' perceptions of the overall economic impact of the casino changed after the casino opening to predominantly negative (42% negative, 41% neutral)

In the other three communities, in both surveys, those who rated the charity casino's overall economic impact as positive outnumbered those who thought it was negative, although the modal opinion in Algoma was neutral—there had been no impact on the economy either way.

*Chapter 9: What has the impact been on Social Conditions in the Communities (for different groups)?*

- **Public opinion on the social impacts**

Negative opinion about the social impacts of the casino fell everywhere after it opened, but in Thunder Bay, positive opinion also fell, significantly. Still, between one in ten respondents (in most communities) and one in four (in Thunder Bay) judged that the casino had made their community "a worse place to live" and between one in ten and one in three (in Brantford) judged it had made their community "a better place to live".

- **The Charity Casinos did not bring an increase in crime**

In none of the communities did the charity casinos result in a significant increase in crime or a decrease of feelings of safety and security. In fact, the areas around the casino may have become safer because of increased security related to the casino. No significant increases in law enforcement resources were required outside the casino.

*Chapter 10: What has been the impact on Grants and Charities (including the impact on local charities and bingos)?*

- **Revenues, especially to the smaller local charities, are down since the charity casino openings**  
Bingo players have been lured away by the casinos, the former “roving casinos” are gone, and charities’ gaming revenues have dropped. Our data support the conclusion that bingo playing is down.

Data on a sample of 200 charities in three of the communities in both 2004 and 2000 suggests that for smaller charities, the impact was stronger (and negative). Findings in the fourth community (Brant) show the same pattern.

- **For many charities, the Trillium grants which were to have filled the gap are not within reach**  
The casinos are called “charity casinos” because they guarantee to top up province-wide Trillium granting levels to \$100 million annually (from previous levels of \$20 million) to assist charitable programs throughout the province.

Trillium has been giving special consideration to charity casino communities, and spends well over the *per capita* notional formula there.

However, over a third of the sample (over half in Point Edward and Sarnia) did not obtain any government assistance in 2004, as in 2000. Only in Thunder Bay was there a significant decrease from 2000 to 2004 in the percentage of charities receiving no government grants. The principal difference in 2004, however, is the higher percentage of charities receiving very large sums in government grants.

Limits on how Trillium funds can be spent, and a perceived increased enforcement of provincial charitable gaming regulations, have affected local charities’ autonomy in deciding how to do good works.

- **Health issues raised**

Charities feel health issues are raised by their losses, especially since many of the charities which are suffering more in the new scheme are youth sports and recreation groups, as well as services to assist seniors and persons with disabilities.

*Chapter 11: What has been the impact on eleven different types of gambling?*

- **Changes in casino-type gambling by residents are few but significant since the opening**  
The post-opening survey showed a modest (4 percentage point) increase in casino gambling in Thunder Bay and a sharp (16 percentage point) increase in Lambton County respondents’ reported gambling at the racetrack slots/charity casino, and at any slots or electronic gaming machines, in the past 12 months.

- **Fewer residents attending bingo**

In all four communities the percent of residents who played bingo dropped—by about a third—after the opening of the charity casino.

- **Smaller percentages of residents playing cards for money in three of the four communities**  
Significant decreases were found in Sault Ste. Marie, Brantford and Thunder Bay

- **The impacts often differ for different groups in each community**

The interim project reports show evidence that whether or not there was—since the opening of the charity casino—a change in the likelihood or frequency of different types of gambling varied: from community to community, and for different groups within the population (i.e., groups defined by gender, age, family income, employment status, education, type of employment and marital status)

- **Seniors**

Seniors are a growing percentage of the population in each of the communities, and for many seniors, casino-going is a major social activity. Although fewer seniors are problem gamblers than in any other age group, a number of trustees in bankruptcy and credit counselors volunteered their particular concerns about the impact on seniors who do gamble at the charity casinos.

*Chapter 12: What has been the impact on problem gambling? Have the impacts been different for different groups within the community?*

- **A sizeable number of problem gamblers in each community**

Across all communities, there was a stable 2.4% of the population (before and after the casino opening) who were problem gamblers; however, “probable pathological” gamblers (with a more serious problem) increased from 1.5% to 2.5% after the casino openings. The number of problem and pathological gamblers in each community is substantial, and was estimated as being between 3,400 (Brant) and 6,500 (Algoma and Thunder Bay).

- **The changes over time in each of the four communities individually were not statistically significant, except in Algoma**

In Algoma the proportion of the population that was classified as problem gamblers increased from 2.7% to 3.5%, and the increase in the proportion of the population that was classified as probable pathological gamblers was from 1.3% to 3.2%.

- **Increases in Problem Gamblers since the casinos opened for at least some segment of the community (except Lambton)**

Within all communities except Lambton, some segment of the local population experienced a statistically significant increase in the prevalence of problem and/or pathological gamblers.

- In Thunder Bay, statistically significant increases from pre- to post-opening surveys were found in probable pathological gambling for

- Residents 65 years and older,
- Those working full-time, and
- Daily cigarette smokers.

- In Brant, statistically significant increases from pre- to post-opening surveys were found in probable pathological gambling for

- Males, and
- Those who had completed university and/or graduate school.

- In Algoma, there were, as expected, statistically significant increases in probable pathological gambling from pre- to post-opening surveys for a number subgroups in the population, with the largest for:

- 35- to 49-year-olds (+5.5 percentage points)
- Students (+8.6 percentage points)
- Daily cigarette smokers (+4.1 percentage points), and
- Every-day drinkers (+14.6 percentage points).

- **Those most likely to be problem or probable pathological gamblers are often among the disadvantaged segments of the communities**

Younger people, those working only part-time, students, those working in jobs where they do unskilled labour, and those who did not finish high school are generally at greater risk. Those with gambling problems are also more likely to be heavier smokers and more frequent drinkers, and to have a family member or significant other whom they believe has a gambling problem.

- **Relatively Few Problem Gamblers Seeking Help**

Very few problem gamblers seek help from publicly funded agencies—despite that the study was able to identify specific groups within each community except Lambton who are at greater risk since the casino opening.

*Chapter 13. What Initial Estimates can be made of key overall Impacts?*

- Overall net “first level” economic impact on the local community unclear, calls assumptions about net impact into question

It is clear that the communities have received significant grants (some \$13 million from the 5% share of gross slot machine revenues flow to the municipalities annually) and other economic benefits, including jobs (an average of 345 full-time and 225 part-time jobs at each site), Trillium funding, etc., which come from the net proceeds of gambling in the local casinos and slots. However, a significant proportion of these net proceeds—close to 90% in two communities—came originally from the gambling of residents of those same counties and districts.

Some key data which are important for the analysis have not been forthcoming. However, the Study casts serious doubt on whether the casinos are having a net positive direct effect on the net inflow of money to each community.

The report’s “simulation” analysis (including certain assumptions about key factors for which the OLG did not provide us with data) suggests that at two out of our five sites, more money every year gets wagered at the casinos by local bettors, than the host county/district and all its local businesses, governments, charities, and city social services get back, in the *first round* dispersal of casino revenues. Thus, we estimate that (in this first round):

- In Lambton County, the high number of American and other “visitor patrons” at the Point Edward Charity Casino means the best guess is a net first level “inflow” to the community
- For Brantford, which also has a higher percentage of patrons from outside the community, our simulation also estimates a net first level inflow from the community
- For the Hiawatha Horse Park slots in Lambton, the simulation estimates a roughly breakeven first level inflow.
- In the other two communities (Algoma and Thunder Bay), where local patronage constitutes a considerably higher proportion of the charity casino patrons, our simulation estimates a sizable first level “net outflow” of monies from the local communities.

5(g)

SAULT STE. MARIE SPEED SKATING CLUB  
497 WALLS ROAD,  
SAULT STE. MARIE, ONTARIO  
P6A 5K6

September 30, 2007

Mayor John Roswell,  
99 Foster Drive,  
Sault Ste. Marie, Ontario

Dear Mayor Roswell,

Each January, our Speed Skating Club hosts the Ontario Long Track Speed Skating Championships or other major event at the Art Jennings Oval for which we pay a fee to the city to have staff hand to maintain the ice surface.

For the past three years, our winter weather has been unpredictable and this past winter, the decision to run the meet came down to the week before the event as we did not have our ice in early January. Because of this unpredictability, many Ontario skaters decided not to enter our meet for fear of traveling great distances and not being able to compete. Attendance was down 50% from other years which has resulted in our club barely breaking even on costs.

As noted above, we have received our annual invoice from the city for \$500. With the loss of Bingo revenue, our club like many other charities in the city, do not have the financial resources we had in the past.

Our club accepts the responsibility to pay for services rendered but ask if there is some accommodation the city could make to cancel or reduce the amount owed for this past season only.

Sincerely,



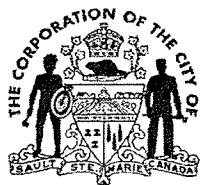
Ian Overman,  
President, Sault Speed Skating Club.

Cc: Marg Hazelton

**RECEIVED**

OCT - 1 2007

**MAYOR'S OFFICE**



**STATEMENT OF ACCOUNT**  
The Corporation of The City of Sault Ste. Marie  
99 Foster Drive  
P.O. BOX 580  
Sault Ste. Marie, Ont. P6A 5N1

5(g)

Name SAULT STE MARIE SPEED SKATE  
ATTN MR BILL ANSLEY  
93 FARQUHAR STREET  
SAULT STE MARIE, ONTARIO  
P6B3R2

Account No.: 001797

GST REG NO.: 122023120RT

For month end: 2007/06/29

**PLEASE DIRECT ENQUIRIES TO DEPARTMENT SHOWN FOR INVOICE(S) LISTED BELOW**

Invoice	Date	Ref	Charges	Payments	Balance
INVOICE: 200701043 ISSUED: 2007/02/15 RECREATION & CULTURE DIVISION -		BALFWD			530.00

OVER 90 DAYS	OVER 60 DAYS	OVER 30 DAYS	CURRENT	PREPAID	BALANCE DUE
530.00					530.00

The Corporation of The City of Sault Ste. Marie  
Finance Department  
99 Foster Drive  
P.O. BOX 580  
Sault Ste. Marie, Ont. P6A 5N1

**PLEASE RETURN THIS STUB  
WITH PAYMENT**

PLEASE MAKE CHEQUES PAYABLE TO THE CITY OF SAULT STE. MARIE

Name  SAULT STE MARIE SPEED SKATE	Account No.: 001797	
For Month End: 2007/06/29	Amount Paid	BALANCE DUE: 530.00



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## General information Nuuk

### Venues

Mayors conference and Forum are held in Katuaq Cultural Centre. Katuaq is located in the city center.

EXPO is held in Inussivik Multipurpose Hall. Inussivik is located a 10 minutes walk from the city center.

During the conference, hotels, Katuaq and Inussivik will be connected by busses free of charge.

### Conference language

The official language is English. Simultaneous interpretation will be provided at the Mayors conference and Forum from and into English, Japanese and Chinese mandarin.

### Registration and deadline

Registration must be done on our website. Please notice that DEADLINE FOR REGISTRATION IS OCTOBER 15TH

### Fees

Mayors, members and nonmembers USD 500

Exhibitors, EXPO USD 400

Forum, speakers USD 400

All accompanying guests USD 300

### Fees include

Free entry to the Mayors conference, Forum and EXPO. However, some meetings at the Mayors conference will be open to Mayors only

Pick-up service to and from Nuuk airport

Bus transfers between hotels and venues

Opening and closing banquets

Entertainment night January 19th including free transport.

### EXPO prices

One booth USD 950 (DKK 5,000)

Two booths USD 1,700 (DKK 9,000)

Island booth USD 1,100 (DKK 6,000)

### Transportation and accommodation

During winter, the only way to Greenland is from Copenhagen, Denmark. Conference participants are required to use our package tour to Nuuk. The booking includes:

Flight Copenhagen - Nuuk and Nuuk - Copenhagen, transport from and to the airport in Nuuk, hotel room in a double room with breakfast and lunch included. Price is DKK 12,770. For an additional DKK 3,200 you can upgrade to Business Class on the cross Atlantic route subject to seat availability at the time of booking.

Please notice that DEADLINE IS OCTOBER 15<sup>TH</sup>

Travel in addition to that mentioned above must be arranged on an individual basis and at regular, advertised prices.

#### **Technical tours**

Conference participants are offered a variety of technical tours described on our website. It will be possible to sign up for these tours at the venue Katuaq. There is a charge for the tours.

#### **Immigration**

Greenland is an integral part of Denmark. Therefore, all non EUmembers must apply for a Danish visa at the Danish Embassy in your country. Nuuk Municipality will happily provide a letter of invitation for all nationalities that require so.

#### **Climate and clothes**

The average temperature in Nuuk in January is around -8 degrees Celsius.

#### **Environment**

Please notice that smoking is prohibited throughout the entire conference.

#### **Contacts**

Questions? Please contact chairman of the steering committee Ulla Lynge or project manager Trine Kamp Larsen at [wintercitiesnuuk@nuuk.gl](mailto:wintercitiesnuuk@nuuk.gl) or by phone +299 34 70 00

#### **Web**

You will find more information on this site, or at Sapporo secretariat website

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NUUK MUNICIPALITY



## Getting here

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### Getting Here and Away

In January, the only way to go to Greenland is from Copenhagen, Denmark, and there is far from daily flights. All flights are flown by Air Greenland. Going from alternative locations or by alternative flight companies is not an option. Therefore, we have arranged a package tour from Copenhagen, Denmark to Nuuk. Due to extreme limitations in flights seats and accommodation, we have prebooked flights and hotel rooms already.

The following package does not include unforeseen changes in taxes and fees over which we have no control.

Economy Class return trip from Copenhagen, Denmark to Nuuk, Greenland from January 17th 2008 to January 21th 2008. The booking includes the flight from Copenhagen to Nuuk and from Nuuk to Copenhagen, transport from and to the airport in Nuuk, hotel room in a double room with breakfast and lunch included. The price is DKK 12,770. For an additional DKK 3,200 you can upgrade to Business Class on the cross Atlantic route subject to seat availability at the time of booking. Travel in addition to that mentioned above must be arranged on an individual basis and at regular, advertised prices.

Time of departure from Copenhagen January 17th: 09.15 AM  
Time of arrival in Copenhagen January 21th: 07.45 PM

For further information about flights to Greenland, please look at Air Greenlands website.

**Please notice that the deadline for buying packages is Monday, October 15<sup>th</sup>, 2007. Participants registered after this date are not guaranteed a reservation.**

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## Registration and Fees

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### Registration and Fees

#### Fees

Mayors, members and nonmembers USD 500  
 Exhibitors, EXPO USD 400  
 Forum, speakers USD 400  
 All accompanying guests USD 300

#### Fees include

Free entry to the Mayors conference, Forum and EXPO. However, some meetings at the Mayors conference will be open to Mayors only  
 Pick-up service to and from Nuuk airport  
 Bus transfers between hotels and venues  
 Opening and closing banquets  
 Entertainment night January 19<sup>th</sup> including free transport.

#### About registration

Registration for the conference will be possible on this site beginning from august 15th.

All delegations choose one person who is responsible of registration of the delegation. This person is in charge of approving of all participants registered from your city. The one responsible is also responsible for payment, as the bill will be send to him/her from Air Greenland Travel.  
 Members of the delegation can register individually or leave it to the person responsible of registration.

To the one responsible for registration: Please let us know, who is in charge of registration, by sending us an email with contactinformation. Then, after you have registered, we will give you administration rights of your delegation online. That is, you will be registered in our system as administrator of your delegation. It is up to you to approve all members of our delegation registered online. After login, you can see all registered in Participants/ Administration. Click all members you wish to approve and click Approved in Status section.

### Links

- [How to register](#)
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**Mayors Conference****Login****Mayors Conference****Mayors conference**

It is our pleasure to welcome you to take part in WWCAM Mayors conference, an integral part of the Winter Cities conference in Nuuk, Greenland, from January 18<sup>th</sup> – 20<sup>th</sup>, 2008. The Mayors conference will provide the participants a broad, updated platform of knowledge, ideas and solutions on the main conference theme; Climatic changes in the Arctic. The exchange of experiences will contribute to the promotion of long term sustainable development in the Winter Cities.

**When and where**

EXPO is to be held from January 18<sup>th</sup> – 20<sup>th</sup>, 2008. Location is Katuaq Cultural Centre in the centre of Nuuk.

**Conference theme**

The overall conference theme is Climatic changes in the Arctic. Subthemes are 'Measures for Reducing the Impact of Global Warming' and 'Sustainable Development in Winter Cities.'

**Primary subject of discussion**

Climatic changes and sustainable development are broad areas and can be viewed from geological, biological as well as sociological angles. At WWCAM we wish to discuss the following subjects as topics of discussion for the Mayors conference:

*Young peoples living conditions in Arctic*

**Interpretation**

Simultaneous interpretation will be provided from and into English, Japanese and Chinese mandarin.

**Registration**

No later than October 15<sup>th</sup> at this site

**Fees**

Mayors USD 500

Accompanying guests USD 300

**Contact**

Questions? Please contact chairman of the steering committee Ulla Lygne or project manager Trine Kamp Larsen at [wintercitiesnuuk@nuuk.gl](mailto:wintercitiesnuuk@nuuk.gl)

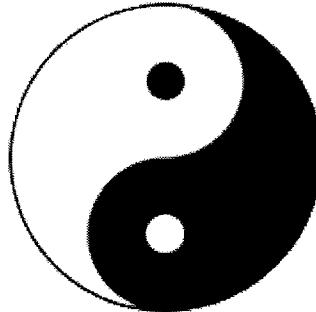


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## About Forum



### Welcome to Forum

During Forum, internationally known accomplished scientists, experts and speakers come together to exchange scientific results, experience and know-how from different angles in their fields, activities all tied together by the overall conference theme: Climatic Changes in the Arctic.

### When and where

Forum is to be held in Katuaq Cultural Centre January 18<sup>th</sup> - 19<sup>th</sup>, 2008. Katuaq offers all kinds of modern, technical equipment and facilities.

### Forum and conference theme

The overall conference theme is Climatic Changes in the Arctic. This also holds true for Forum. Forum also has got its own theme that is connected to the overall conference theme.

### Forum vision

Although regrettable, climatic changes have been more visible in all of the arctic countries over the past couple of years. Knowing that the effects of climatic changes are visible all over the world, and no less in the arctic climes, we wish for this conference to focus on this particular topic. It is our vision that Forum bring the latest science research results about arctic science and climatic changes to all in the audience. We also wish our speakers to touch on the effects of arctic climatic changes in a global perspective.

The Forum topics will also be the basis of the topics of discussion on WWCAM.

We wish that the mayors will create a common Nuuk Declaration on the last day of the conference, based on the Forum topics of discussion. It is our hope that all members will join UN's recommendation that 20 percent of all energy utilized in a city come from alternative and environmentally sound sources.

**Forum theme and background**

The theme for Forum is Yin and Yang. The background for this theme is to be found in the history of the symbol. Yin and Yang originate from Chinese philosophy and the symbol provides a picture of how everything functions. The outer circle represents the universal (Tai Chi).

The dark symbol (Yin) represents the feminine, passive principle and symbolizes north, coldness, shadow, earth and humidity.

The light symbol (Yang) represents the masculine, active principle and symbolizes sky, south, dryness and the emperor.

***Day one***

The first day of Forum focuses on Yin and the topics North/Coldness/Earth. All speakers speak on topics related to these aspects taking the overall conference theme into consideration.

***Day two***

The second day of Forum focuses on Yang and topics are South/Sky/Dryness.

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## Program

### Program

*Changes may occur*

In an attempt to connect topics discussed on WWCAM with the topics in Forum - both held in conjunction - we hereby present our program. Please notice that minor changes may occur. If interested in bringing international speakers to speak on listed topics, please don't hesitate to contact us.

January 18, 2006 – Day #1

- |        |   |
|--------|---|
| 09:00: | Opening by the Mayor of Nuuk, Agnethe Davidsen  |
| 09:10  | Opening by the Chairman of Inutek, The Technological Society of Greenland, Lone Abrahamsen                            |
| 09:20: | The truth of the Greenland ice sheet (Carl Egede Bøggild, UNIS, Svalbard, Norway)                                     |
| 10:00  | Coffee break  |
| 10:20: | The Resources in the West Greenland Sea (Søren Rysgaard, Naturinstituttet, Greenland)                                 |
| 11:00: | Coffee Break  |
| 11:10: | The Condition of the Ozone Layer - <b>Open to speakers from member cities</b>   |
| 12:00: | Lunch   |
| 13:00: | <b>open to speakers from member cities</b>  |
| 13:40: | Coffee Break  |
| 14:00: | Living in Arctic today – the consequences of the current climate changes - <b>Open to speakers from member cities</b> |
| 14:40: | Coffee Break  |
| 15:00: | Climate Changes in Japan. What research is Japan doing? <b>Open to speakers from member cities</b>                    |
| 15:40: | Round up of the days lectures   |
| 16:00: | Networking  |

January 19, 2006 – Day #2

- |        |   |
|--------|---|
| 09:00: | Basic Climate Measurements provided by a Greenlandic Partner (Keld Hornbech Svendsen, ASIAQ Survey Greenland) |
| 09:45: | Coffee break  |
| 10:00: | Outcomes of permafrost thaw –the social consequences in Russia. <b>Open to speakers from member cities</b>    |
| 10:50: | Coffee break  |
| 11:00: | <b>Open to suggestions/ open to speakers from member cities</b>   |
| 12:00: | Lunch   |
| 13:00: | <b>Open to suggestions/ open to speakers from member cities</b>   |
| 13:50: | Coffee break  |

- |        |  |
|--------|--|
| 14:00: | The Global Climate in 2020 – Should we worry? (Jens Hesselbjerg,<br>DMI, Denmark)              |
| 14:50: | Coffee break   |
| 15:00: | North Pole sea ice may melt by 2040. (René Forsberg, Danish<br>National Space Center, Denmark) |
| 16:00: | Networking/Reception   |

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### Program

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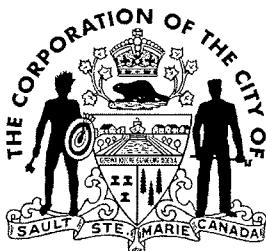
#### Winter Cities in Nuuk 2008

	Thursday, January 17 <sup>th</sup>	Friday, January 18 <sup>th</sup>	Saturday, January 19 <sup>th</sup>	Sunday, January 20 <sup>th</sup>
<b>Mayors conference</b>	<b>Day of arrival</b>	<b>08.30-11.00 AM</b> Grand Opening along with Forum  <b>01.30-02.45 PM</b> Forum key note speaker  <b>03.00-05.00 PM</b> Board of directors Board members only  <b>Mayors and VIP's visit EXPO, opening</b>	<b>08.30-09.30 AM</b> Mayors general assembly  <b>10.00-11.00 AM</b> Presentation by candidates bidding for 2012  <b>11.30-12.00 AM</b> Board of directors Meeting, selection of Host City 2012  <b>01.30-04.00 PM</b> Subcommittee Reports	<b>08.30-11.30 AM</b> Mayors conference Themes of discussion e.g. 'Measures for reducing the impact of global warming' and 'Sustainable development in Winter Cities'  <b>11.30-12.00 AM</b> Round up  Announcement of host 2012  Announcement of Nuuk Declaration
<b>Forum</b>		<b>08.30-11.00 AM</b>	<b>09.00-04.00 PM</b>	

		Grand opening along with WWCAM  Key note speaker  <b>11.00 AM-04.00 PM</b> Open to public	Open to public.  Round up and closing	5(h)
<b>EXPO</b>		<b>03.00-05.00 PM</b> Opens to mayors and V.I.P's	<b>10.00-05.00 PM</b> Open to public	<b>10.00-04.00 PM</b> Open to public
<b>Technical tours</b>				<b>01.00-05.00 PM</b> e.g.: - visit to local businesses - boat tours - snowmobile trips
<b>Banquets and entertainment</b>	<b>06.30-08.00 PM</b> Banquet hosted by the city of Nuuk.  Location: Katuaq	<b>06.30-07.30 PM</b> Banquet hosted by the city of Prince George	<b>06.30-07.30 PM</b> Banquet hosted by the city of Sapporo  <b>07.00-00.00 PM</b> Nuuk Live: Experience Nuuk by night	<b>07.00- PM</b> Farewelldinner hosted by the city of Nuuk  Location: Katuaq

5(i)

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



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

2007 10 15

Mayor John Rowswell and  
Members of City Council  
Civic Centre

**RE: STAFF TRAVEL REQUESTS**

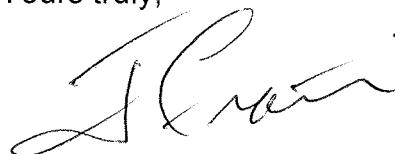
Dear Council:

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

1. **Tyler Bertrand – Engineering & Planning – Building Division**  
Complex Buildings - 2003  
October, 2007  
Etobicoke, ON  
Estimated total cost to the City - \$ 1,096.32  
Estimated net cost to the City - \$ 1,096.32
2. **Ron Mancuso – Engineering & Planning – Building Division**  
Building Services Training  
November, 2007  
Kitchener, ON  
Estimated total cost to the City - \$ 1,962.00  
Estimated net cost to the City - \$ 1,962.00
3. **Lori Ballstadt – Community Services Department**  
NeORA Board of Directors Meeting  
October, 2007  
Sudbury, ON  
Estimated total cost to the City - \$ 256.00  
Estimated net cost to the City - \$ 256.00
4. **Rocco Martone – Finance Department - Accounting Division**  
PSSAB Fixed Asset Seminar  
November, 2007  
Sudbury, ON  
Estimated total cost to the City - \$ 441.00  
Estimated net cost to the City - \$ 441.00

5. **Susan Hamilton Beach – Engineering & Planning Department**  
Ontario Clean Water Act  
October, 2007  
Sudbury, ON  
Estimated total cost to the City - \$ 225.00  
Estimated net cost to the City - \$ 225.00
6. **B. Campbell, S. Martynuck, C. Gillespie, G. Bumbacco – Fire Services**  
Firefighter Survival and Rescue Course  
October, 2007  
Springwater, ON  
Estimated total cost to the City - \$ 5,394.00  
Estimated net cost to the City - \$ 5,394.00
7. **Pat McAuley – Public Works & Transportation Department**  
R U Sustainable – Municipal Engineers Association  
November, 2007  
Vaughn, ON  
Estimated total cost to the City - \$ 1,030.00  
Estimated net cost to the City - \$ 1,030.00
8. **Susan Hamilton Beach – Engineering & Planning Department**  
AMO/LAS Municipal Energy Workshops  
December, 2007  
Thunder Bay, ON  
Estimated total cost to the City - \$ 1,619.24  
Estimated net cost to the City - \$ 1,619.24
9. **Carl Rosso – Social Services – Ontario Works Division**  
Face-To-Face Meeting  
October, 2007  
Sudbury, ON  
Estimated total cost to the City - \$ 265.10  
Estimated net cost to the City - \$ 265.10

Yours truly,



Joseph M. Fratesi  
Chief Administrative Officer

JMF: bb

5(j)



2007 10 15

Mayor John Rowswell  
and Members of City Council  
Civic Centre

**RE: 2008 COUNCIL MEETING SCHEDULE**

City Council Procedure By-law 99-100 sets out that the regular meetings of Council shall be held at 4:30 p.m. twice per month on Monday afternoons. Public hearings on planning applications commence at 5:30 p.m.

The proposed 2008 Council Meeting Schedule is attached. It is recommended that Council meet only once during the month of August - on August 18th. The reason for this recommendation is that of the four Mondays in August, two are not suitable dates for Council meetings (Monday, August 4<sup>th</sup> is a Civic Holiday, and the annual AMO Conference is taking place on August 25<sup>th</sup>). The remaining two Mondays in August are the 11<sup>th</sup> and the 18<sup>th</sup>. It is recommended that a Council meeting be held on August 18<sup>th</sup>.

This meeting schedule does not include Budget meeting(s) or any other special Council meetings as may be necessary during the year.

Recommendation

That the 2008 Council Meeting Schedule be approved by Council.

Respectfully submitted,

A handwritten signature of Donna P. Irving.

DONNA P. IRVING  
CITY CLERK

Att.

RECOMMENDED FOR APPROVAL

A handwritten signature of Joseph M. Fratesi.  
Joseph M. Fratesi  
Chief Administrative Officer



5(j)

## 2008 COUNCIL MEETING SCHEDULE

<u>Date</u>	<u>Start Time</u>	<u>Planning</u>
January 14	4:30 p.m.	5:30 p.m.
January 28	4:30 p.m.	5:30 p.m.
February 11	4:30 p.m.	5:30 p.m.
February 25	4:30 p.m.	5:30 p.m.
March 17	4:30 p.m.	5:30 p.m.
March 31	4:30 p.m.	5:30 p.m.
April 14	4:30 p.m.	5:30 p.m.
April 28	4:30 p.m.	5:30 p.m.
May 12	4:30 p.m.	5:30 p.m.
May 26	4:30 p.m.	5:30 p.m.
June 9	4:30 p.m.	5:30 p.m.
June 23	4:30 p.m.	5:30 p.m.
July 7	4:30 p.m.	5:30 p.m.
July 21	4:30 p.m.	5:30 p.m.
August 18	4:30 p.m.	5:30 p.m.
September 8	4:30 p.m.	5:30 p.m.
September 22	4:30 p.m.	5:30 p.m.
October 6	4:30 p.m.	5:30 p.m.
October 20	4:30 p.m.	5:30 p.m.
November 3	4:30 p.m.	5:30 p.m.
November 17	4:30 p.m.	5:30 p.m.
December 1	4:30 p.m.	5:30 p.m.
December 15	4:30 p.m.	5:30 p.m.
City Clerk's Department		

5(j)

# Calendar for year 2008 (Canada)

## January 2008

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

## February 2008

Su	Mo	Tu	We	Th	Fr	Sa
	3	4	5	6	7	8
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	

## March 2008

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

March Break Week

## April 2008

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

## May 2008

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3			
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

## June 2008

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

## July 2008

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5		
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

## August 2008

Su	Mo	Tu	We	Th	Fr	Sa
	1	2				
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

## September 2008

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

## October 2008

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4			
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

## November 2008

Su	Mo	Tu	We	Th	Fr	Sa
	1					
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

## December 2008

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

### Holidays and Observances:

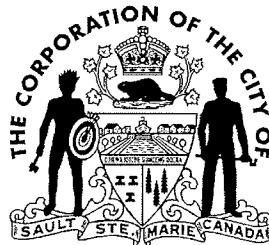
Jan 1 New Year's Day  
 Mar 10 Commonwealth Day  
 Mar 21 Good Friday  
 Mar 24 Easter Monday

May 19 Victoria Day  
 Jul 1 Canada Day  
 Aug 4 Civic/Provincial day (local)  
 Sep 1 Labour Day

Oct 13 Thanksgiving Day  
 Nov 11 Remembrance Day  
 Dec 25 Christmas  
 Dec 26 Boxing Day

5(k)

Ralph Robertson  
Manager of Purchasing



Finance Department  
Purchasing Division

2007 10 15

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

### **Re: Tender for Fuel Tank Removal & Replacement – Bellevue Marina**

Attached hereto for your information and consideration is a summary of the tenders received for the removal of an existing in-ground tank and the installation of a new above ground Fuel Storage Tank and Dispenser Pump at Bellevue Marina, as required by the Community Services Department, to meet new Fuel Handling Regulations.

The tender was publicly advertised and tender documents forwarded to all firms on our bidders list. A public opening of the tenders received was held September 26, 2007, with Councillor Steve Butland representing City Council.

The tenders received have been thoroughly evaluated and reviewed with Mr. Joe Cain, Manager of Recreation & Culture, and the low tendered price, meeting specifications, has been identified on the attached summary.

Funding for this project comes from the Marina Reserve Account.

### **RECOMMENDATION**

It is therefore my recommendation that the tender to remove the existing in-ground tank and install a new above ground Fuel Storage Tank c/w New Dual Dispensing Pump at Bellevue Marina, be awarded to Lajoie Brothers, at their low total tendered price of \$92,167.00, including taxes.

This report is submitted for Council's approval.

Respectfully submitted,

Ralph Robertson  
Manager of Purchasing

Recommended for approval,

W. Freiburger  
Commissioner of Finance & Treasurer

RR:nt  
Attach.

RECOMMENDED FOR APPROVAL

THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
P.O. BOX 580 \* CIVIC CENTRE \* SAULT STE. MARIE, ONTARIO, CANADA P6A 5N4  
TEL: (705) 759-5299 \* FAX: (705) 759-1842  
Joseph M. Fratesi  
Chief Administrative Officer

FINANCE DEPARTMENT  
PURCHASING DIVISION  
Budget Amount: \$110,000.00

RECEIVED: September 26, 2007  
File #2007CC01

**SUMMARY OF TENDERS**  
**FUEL TANK REMOVAL & REPLACEMENT - BELLEVUE MARINA**

<u>Firm</u>	<u>Description</u>	<u>Total Tendered Price</u> <u>c/w New Dual Dispenser</u>	<u>Time to Complete</u>	<u>Warranty</u>	<u>Remarks</u>
Lajoie Brothers Sault Ste. Marie, ON	Clemmer 15,000 Litre above ground Dual Compartment Tank	\$92,167.00	90 w/days	1 yr. Parts	Meets specifications
Superior Petroleum Mtce Ltd. Sault Ste. Marie, ON	Clemmer 15,000 Litre above ground Dual Compartment Tank	\$95,387.60	30 w/days	1 yr. Parts	Meets specifications

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

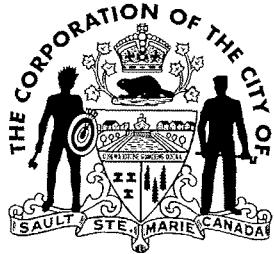
It is my recommendation that the low tendered price, meeting specifications, submitted by Lajoie Brothers, be accepted.

Ralph Robertson  
Manager of Purchasing

5(k)

5(1)

Ralph Robertson  
Manager of Purchasing



Finance Department  
Purchasing Division

2007 10 15

Mayor John Rowswell and  
Members of City Council  
Civic Centre

### **Re: Tender for Parking Lot Snow Removal**

Attached hereto for your information and consideration is a summary of the tenders received for Snow Plowing and Removal from Municipal Parking Lots during the 2007-2008 winter season.

The tender was publicly advertised and tender documents mailed to all firms on our bidders list. A public opening of the tenders received was held October 2, 2007, with Councillor Jamie Caicco, representing City Council.

The tenders received have been evaluated and reviewed with Mr. Art Gagnon, Assistant Manager Transit/Parking, P.W.T, and Mr. Pat Proulx, Maintenance Supervisor, Community Centres/Marine Facilities, C.S.D. The low tendered prices, meeting specifications, have been identified on the attached summary.

The tendered prices submitted represent the cost per frequency of snow removal and the total value of this tender amounts to approximately \$136,625.00 annually.

### **RECOMMENDATION**

It is therefore my recommendation that the tender for Parking Lot Snow Removal be awarded on a split-basis as follows:

Group I & II	1187877 Ont. Inc. (Nick Parniak)
Group III & IV	R.H. Contracting

This report is submitted for Council's approval.

Respectfully submitted,

Ralph Robertson  
Manager of Purchasing

RR:nt  
Attach.

Recommended for approval,

W. Freiburger  
Commissioner of Finance & Treasurer

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi  
Chief Administrative Officer

## FINANCE DEPARTMENT

## PURCHASING DIVISION

## BUDGET: DRAWN FROM VARIOUS SNOW REMOVAL ACCOUNTS

Received: October 2, 2007

File: 2007AF02

**SUMMARY OF TENDERS**  
**PARKING LOT SNOW REMOVAL**

Price Per Occurrence (Not Including GST)

	<u>MidCanada Construction</u> <u>Sault Ste Marie</u>	<u>1187877 Ont. Inc. (Nick Parniak)</u> <u>Sault Ste Marie</u>	<u>Pioneer Construction</u> <u>Sault Ste Marie</u>	<u>R.H. Contracting</u> <u>Sault Ste Marie</u>
<b>Group I</b>				
Steelback Centre Parking Lot	\$750.00	\$720.00	\$845.00	
King-Albert Parking Lot	\$600.00	\$450.00	\$565.00	
Bruce Street Parking Lot	\$250.00	\$250.00	\$350.00	
Transit Terminal Parking Lot	\$350.00	\$240.00	\$500.00	
International Parking Lot	\$300.00	\$305.00	\$450.00	
<b>Total Group I</b>	<b>\$2,250.00</b>	<b>\$1,965.00</b>	<b>\$2,710.00</b>	
<b>Group II</b>				
Bell Ave. Parking Lot	\$350.00	\$230.00	\$400.00	
Bingham Parking Lot	\$300.00	\$250.00	\$400.00	
Spring-March Parking Lot	\$350.00	\$290.00	\$550.00	
Museum (rear) Parking Lot	\$125.00	\$160.00	\$275.00	
Brock-Albert Parking Lot	\$300.00	\$390.00	\$475.00	
807 Queen Parking Lot	\$250.00	\$240.00	\$325.00	
<b>Total Group II</b>	<b>\$1,675.00</b>	<b>\$1,560.00</b>	<b>\$2,425.00</b>	
<b>Group III</b>				
Ontario Works Centre Parking Lot	\$500.00	\$320.00	\$600.00	\$290.00
Albert-Brock Parking Lot	\$550.00	\$590.00	\$600.00	\$550.00
<b>Total Group III</b>	<b>\$1,050.00</b>	<b>\$910.00</b>	<b>\$1,200.00</b>	<b>\$840.00</b>
<b>Group IV</b>				
John Rhodes Community Centre	\$1,350.00	\$1,230.00	\$2,000.00	\$1,100.00
<b>Total Group IV</b>	<b>\$1,350.00</b>	<b>\$1,230.00</b>	<b>\$2,000.00</b>	<b>\$1,100.00</b>

The Lowest Priced Tender for each Group is boxed above.

Groups I &amp; II - 1187877 Ontario Ltd.

Groups III &amp; IV - R.H. Contracting

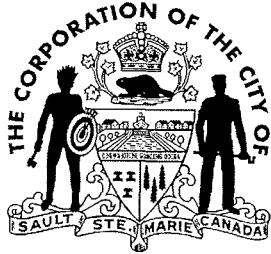
It my recommendation that the lowest tendered price, for each Group, be accepted.

Ralph Robertson  
Manager of Purchasing

57

5(m)

Ralph Robertson  
Manager of Purchasing



Finance Department  
Purchasing Division

2007 10 15

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

**Re: Quotation for Paper Towels & Tissues**

Attached hereto for your information and consideration is a summary of the quotations received to supply paper products, as required by Building Services, for the Civic Centre and at other various City locations.

The quotation was forwarded to all firms on our bidders list and opened September 14, 2007.

The quotations received have been thoroughly evaluated and reviewed with Mr. Ben Nanni, Supervisor of Building Services and Mr. Pat Proulx, Maintenance Supervisor, Community Centres/Marine Facilities. The low submitted prices, meeting specifications, have been identified on the attached summary.

Funding for these items comes from Operating Supplies Accounts in various Departments and Budgets.

**RECOMMENDATION**

It is therefore my recommendation that the quotation for the supply of paper products at various City operations, be awarded to Reliable Maintenance Products, Sault Ste. Marie, ON, at their low quoted prices as submitted for a two year period, with an option to renew for one year periods, if mutually agreed to by both parties.

This report is submitted for Council's approval.

Respectfully submitted,

Ralph Robertson  
Manager of Purchasing

RR:nt  
Attach.

Recommended for approval,

W. Freiburger  
Commissioner of Finance & Treasurer

RECOMMENDED FOR APPROVAL  
  
Joseph M. Fratesi  
Chief Administrative Officer

SUMMARY OF QUOTATIONS  
PAPER TOWELS AND TISSUES

Description	Reliable Maintenance Sault Ste. Marie, ON Opt. 1		Reliable Maintenance Sault Ste. Marie, ON Opt. 2		Wat Supplies Sudbury, ON Opt.1		Wat Supplies Sudbury, ON Opt.2		Weber Supply Sault Ste. Marie, ON		Wood Wyant Sault Ste. Marie, ON	
	Unit Price	Estimated Annual Cost	Unit Price	Estimated Annual Cost	Unit Price	Estimated Annual Cost	Unit Price	Estimated Annual Cost	Unit Price	Estimated Annual Cost	Unit Price	Estimated Annual Cost
White Roll Towel	\$29.65	\$11,800.70	\$25.95	\$9,720.87	\$38.06	\$20,198.44	\$40.00	\$18,196.00	\$32.80	\$13,054.40	\$29.56	\$10,121.34
Jumbo Kraft Roll Towel	\$54.50	\$6,540.00	\$23.95	\$5,748.00	\$19.50	\$4,680.00	\$19.50	\$4,680.00	\$52.20	\$6,264.00	\$23.90	\$5,736.00
Singlefold Kraft Towel	\$19.95	\$1,615.95	\$19.95	\$1,615.95	\$18.83	\$1,532.76	\$18.83	\$1,532.76	\$22.00	\$1,790.80	\$18.09	\$1,472.53
1-Ply Jumbo Roll Toilet Tissue	\$33.95	\$3,361.05	\$30.95	\$3,064.05	\$29.75	\$2,945.25	\$29.75	\$2,945.25	\$32.65	\$3,232.35	\$30.93	\$3,062.07
2-Ply Jumbo Roll Toilet Tissue	\$33.95	\$3,428.95	\$27.60	\$2,787.60	\$29.75	\$3,004.75	\$29.75	\$3,004.75	\$32.65	\$3,297.65	\$30.93	\$3,123.93
2-Ply Regular Roll Toilet Tissue	\$23.50	\$5,193.50	\$21.95	\$4,890.46	\$18.85	\$5,000.91	\$18.85	\$5,000.91	\$23.35	\$5,160.35	\$22.91	\$5,104.35
White Dispenser Fold Napkins	\$26.50	\$212.00	\$26.50	\$212.00	\$22.50	\$180.00	\$22.50	\$180.00	\$18.25	\$175.20	\$31.06	\$248.48
<b>Sub Total</b>	<u>\$32,152.15</u>		<u>\$28,038.93</u>		<u>\$37,542.11</u>		<u>\$35,539.67</u>		<u>\$32,974.75</u>		<u>\$28,868.70</u>	
6% G.S.T.	<u>\$1,929.13</u>		<u>\$1,682.34</u>		<u>\$2,252.53</u>		<u>\$2,132.38</u>		<u>\$1,978.49</u>		<u>\$1,732.12</u>	
8% P.S.T.	<u>\$2,572.17</u>		<u>\$2,243.11</u>		<u>\$3,003.37</u>		<u>\$2,843.17</u>		<u>\$2,637.98</u>		<u>\$2,309.50</u>	
<b>Total Quoted Price</b>	<b><u>\$36,653.45</u></b>		<b><u>\$31,964.38</u></b>		<b><u>\$42,798.00</u></b>		<b><u>\$40,515.22</u></b>		<b><u>\$37,591.22</u></b>		<b><u>\$32,910.32</u></b>	
Remarks	Meets Specifications	Does not meet Specifications Products not equivalent to those in use	Does not meet Specifications Oversize Roll - Item #1	Does not meet Specifications Kraft Substituted for White - Item # 1	Meets Specifications	Does not meet Specifications Oversize Roll - Item #1 Lesser Durability in Use						

Note: The low quoted prices; meeting Specifications, are boxed above.

The estimated annual cost of each Proponent's Quote is based on the purchase of equivalent total amounts of product presently being purchased

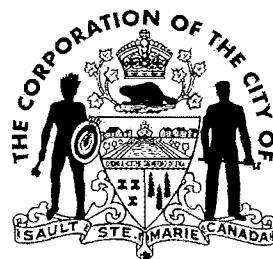
It is my recommendation that the low quoted prices, meeting specifications, submitted by Reliable Maintenance be accepted.

Ralph Robertson  
Manager of Purchasing

5(m)

5(n)

**William Freiburger, CMA**  
Commissioner of Finance  
and Treasurer



**Finance Department**

2007 10 15

Mayor John Rowswell and  
Members of City Council

**Re: Mayor and Council Travel Expenses**  
**January 1 – June 30, 2007**

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Attached is a summary of Mayor and Council travel expenses for the period January 1 to June 30, 2007.

This is provided for the information of Council.

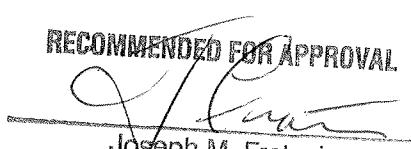
Respectfully submitted,

  
W. Freiburger, CMA  
Commissioner of Finance and Treasurer

WF/kl

attachment

**RECOMMENDED FOR APPROVAL**

  
Joseph M. Fratesi  
Chief Administrative Officer

Corporation of the City of Sault Ste. Marie  
Finance Department

**Summary of Mayor and Council Travel Expenses**  
**January 1 - June 30, 2007**

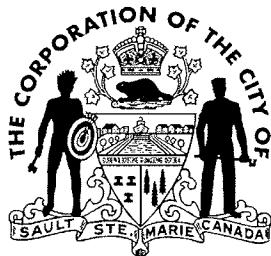
**Mayor**

J. Rowswell	Travel - Conferences	5,615.53	
	- Other City Business	<u>15,123.61</u>	20,739.14

**Councillors**

S. Butland	Travel - Conferences	560.00	
	- Other City Business	<u>695.06</u>	1,255.06
J. Caicco	Travel - Conferences		670.00
D. Celetti	Travel - Conferences		0.00
F. Fata	Travel - Other City Business		275.00
O. Grandinetti	Travel - Other City Business		275.00
B. Hayes	Travel - Other City Business		275.00
F. Manzo	Travel - Conferences		0.00
P. Mick	Travel - Conferences	25.60	
	- Other City Business	<u>275.00</u>	300.60
S. Myers	Travel - Conferences		1,684.80
	- (Acting Mayor) Other City Business		679.56
T. Sheehan	Travel - Conferences		670.00
L. Tridico	Travel - Other City Business		275.00
L. Turco	Travel - Conferences	731.06	
	- Other City Business	550.00	
	- Executive Mtgs.	<u>3,139.04</u>	4,420.10

Lynn Rosso  
Unit Manager



Social Services  
Accessibility  
Planning

2007 10 15

Mayor John Rowswell and  
Members of City Council

RE: **SLEDGE EQUIPMENT**

The Corporation is diligently working to remove barriers to access for persons with disabilities with improvements made throughout the organization. Recently the Accessibility Advisory Committee supported an Engineering and Planning Department request for funding towards the Northern Avenue project with a sixty thousand dollar commitment and is pleased to see this project move forward.

The Accessibility Advisory Committee feels that recreation is a critical component to promoting accessibility in our community. In the last four years, the John Rhodes Centre has received numerous upgrades including the most recent purchase of a portable lift which now allows all persons equal access to the John Rhodes pools.

The committee has identified barriers to access at the arenas including actuators to the rinks entrance doors and dressing rooms, ramps to ice and accessible viewing areas. These are prioritized as part of our annual planning.

Last April a sledge hockey display was held at the John Rhodes Arena. The Sudbury Club brought their equipment and coaches and a couple of experienced players. The Children's Rehabilitation Centre also provided additional assistance for the many kids who participated in the afternoon. The event was well received and publicized.

Wikipedia defines a **sledge** (see pictures attached) as a vehicle with runners for sliding instead of wheels for rolling. It is used for transport on surfaces with low friction, usually snow or ice but any grassy surface is good. Sledges can be modified to accommodate cross country skiing and wheeled sports activities.

The committee feels that the most significant barrier to access is a lack of opportunity to participate and is satisfied that the barriers at the rinks will be addressed as part of our planning process. Sledge equipment availability would allow children and adults equal access to family skating, school skating events and other opportunities (cross country and wheeling activities).

If enough interest exists then the Accessibility Advisory Committee would seek user groups to lead the development and delivery of formalized sledging programs (such as sledge hockey).

Community Services staff have agreed to provide storage, normal basic maintenance and provision of equipment to interested users for recreational sledging activities at the John Rhodes. Equipment would be available at a nominal rental fee (to offset maintenance costs).

## RECOMMENDATION

That Council authorize the purchase of sledge equipment for public use from the Corporate Barrier Removal budget.

This report and attached letter (Accessibility Advisory Committee letter of support) are submitted for council's approval.

Respectfully submitted,



Lynn Rosso  
Unit Manager  
Social Services Department

Recommended for approval,

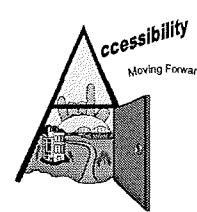


Rick Cobean  
Acting Commissioner,  
Social Services Department

2 attachment(s)

RECOMMENDED FOR APPROVAL  
*B Beilby*  
for Joseph M. Fratesi  
Chief Administrative Officer

**SAULT STE. MARIE  
ACCESSIBILITY ADVISORY COMMITTEE**



5(o)

September 21, 2007,

Sault Ste. Marie - Algoma Region

Mayor John Rowswell,  
Members of Council  
P.O. Box 580, 99 Foster Drive,  
Sault Ste. Marie, ON P6A 5M1

Dear Mayor Rowswell and Council Members,

At the last Accessibility Advisory Committee, we decided to utilize some of this year's funding (\$60,000) to support the installation of the traffic signal at Northern Avenue as stated in the request for funding from the Engineering and Planning Department. As you know, we have lobbied for this item as a safety factor for all persons in our community for multiple years and felt that we must, as a committee, support this project.

This was the motion that was passed by the committee September 13, 2007.

MOTION by Evelyn Theriault that \$60,000 funds be given in support of Northern Avenue Crossing on condition that all items forfeited this term be completed next year in addition to 2008 allocation SECONDED by Don Calvert (CARRIED)

- i. The following 2007 Plan Recommendations to be held over to 2008:
  1. Accessible Pedestrian Signal \$40000
  2. John Rhodes Arena Seating \$5000
  3. Strathclair Park \$15000

A list of audible pedestrian lights was submitted to the Public Works and Transportation Department as requested by the committee based on requests from the CNIB and we do not want this light to supplant that listing. We wish to continue making the Johns Rhodes our community centre of excellence for persons with disabilities and provide seating for persons with disabilities to view events. Meetings with Parks and Recreation personnel gave us insight into a more substantial plan for Strathclair Park and we wish to be involved on that effort.

Quality of life for persons with disabilities has been an ongoing driving force for this community and recreation is not a frivolous request but a therapeutic need for these folk both as participants and viewing public. Our

partners in the community understand this and there has been much good publicity for Sault College, RYTAC, and Children's Rehabilitation who provided summer events for persons with disabilities. Sault College continues to support wheelchair basketball as an extracurricular event.

We are now requesting the purchase of the sledge equipment as stated (attached). This was delayed at the request of senior management until the Northern Avenue Crossing funding request was resolved. The Accessibility Advisory Committee continues its commitment to this purchase and wants to have this equipment purchased immediately in order to be available for the Bell Celebrity Skate in November.

This is a unique committee with a unique composition, all dedicated to creating a community that is not only naturally gifted, but offers advantages in growth, development, opportunities for education and employment as well as recreation. We are known for the progress we are making in this community.

We believe by leading the way in providing therapeutic recreation for persons with disabilities, we give them the confidence to become more involved in community life.

Thank you for your attention to this proposal.

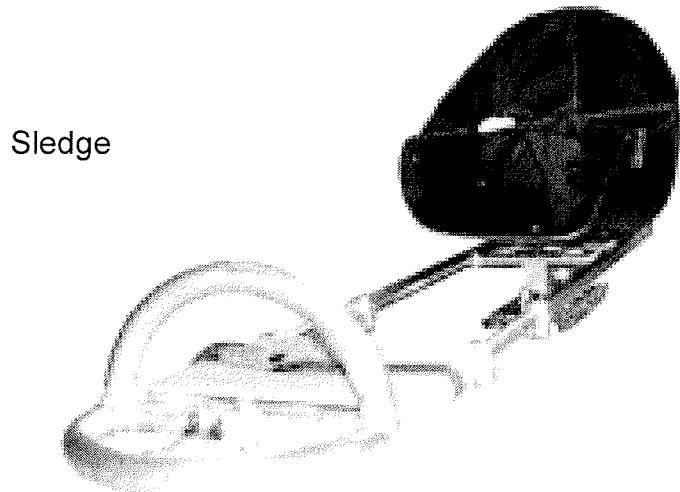
Sincerely,



Ann Marie McPhee, Chair  
Accessibility Advisory Committee,

Encl.

5(0)



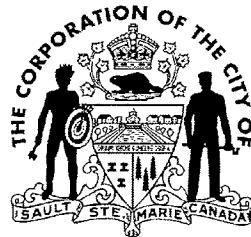
Sticks are used to propel the user

5(p)

JOSEPH J. CAIN  
MANAGER RECREATION & CULTURE DIVISION

LORI BALLSTADT, C.M.M.II  
SUPERVISOR COMMUNITY SERVICES

2007 10 15



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

Mayor John Rowswell  
and Members of City Council

## FEASIBILITY STUDY FOR A LEASH-FREE PARK FOR DOGS

This report provides an update in response to the Council resolution dated 2006 03 07:

" Be it resolved that appropriate staff and the Parks and Recreation Advisory Committee revisit and prepare a report on the feasibility and advisability of establishing a leash-free zone for dogs either at Topsail Island or another venue; and be it further resolved that staff liaise with the Humane Society and also solicit input from the dog-owner community and community at large."

Accomplishments to date:

- A Parks and Recreation Advisory Sub-Committee was appointed
- A public Open House to provide input and suggestions was held on October 4, 2006
- A Leash-Free Dog Zone questionnaire was completed by community residents
- A Dog Owners Group (D.O.G.) was established
- Representatives from D.O.G. met with P.R.A.C. and City staff to discuss the feasibility of establishing a leash-free park in Sault Ste. Marie
- In April 2007 D.O.G. submitted a draft document - "Considerations and Research in the Creation of a Leash-Free Dog Park"

Next Steps:

- City staff and the P.R.A.C Sub-Committee are reviewing the document and will provide feedback to the D.O.G.
- A final report, to include input from the City Legal Dept., Police Services, Humane Society and local veterinarians, will be completed and forwarded to Council for review in January 2008

Respectfully submitted,

Lori Ballstadt  
Supervisor Community Services

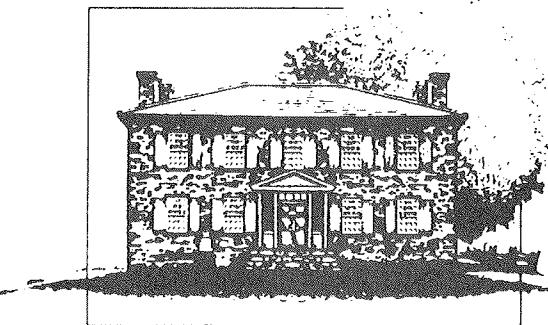
Recommended for approval,

Nicholas J. Apostle  
Commissioner Community Services

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi  
Chief Administrative Officer

5(2)



October 15, 2007      *Ermatinger • Clergue National Historic Site*

Mayor John Rowswell  
and Members of City Council

**ERMATINGER•CLERGUE NATIONAL HISTORIC SITE –  
COMMUNITY MUSEUMS OPERATING GRANT (CMOG) 2007 - MINISTRY OF CULTURE**

Each year the staff and members of the Historic Sites Board apply to the Ministry of Culture for the annual Community Museums Operating Grant.

This year, Minister Caroline DiCocco was instrumental in advocating for more funding. With assistance from the Ontario Museum Association and the many member museums, the Provincial Government - Ministry of Culture - did provide more operating grant funds to qualifying museums. The result for the Ermatinger•Clergue National Historic Site is that the application was approved at almost double that of the past.

Provincial Operating Grant funds have been received in the past in the amount of \$9,985.00 annually. This year the operating grant was approved at \$18,780.00 and will be ongoing funding in successive years. The grant is used to support ongoing maintenance and operations of the Ermatinger•Clergue National Historic Site.

During the month of August, members of the Historic Sites Board and the staff of the Ermatinger•Clergue National Historic Site conducted a thorough inspection for maintenance and conservation issues. This is an annual inspection completed to prioritize a list of items for the purpose of planning the next year's budget regarding maintenance expenditures.

One of the items that has not been addressed and has been on the list of maintenance and conservation issues for several years, is the re-pointing of the front steps of the Ermatinger Old Stone House and also the chimney of the summer kitchen hearth. These items were also on the list for the last restoration project, but were not part of the priority list for that project.

In light of the recent announcement of funding from the province, and the pricing received for the re-pointing project in the amount of \$8,904.00, the Historic Sites Board passed the following resolution at their September 13, 2007 meeting:

Moved by: K. Yukich  
Seconded by: H. Hershey

"Resolved that the Historic Sites Board recommend and approve the expenses for the re-pointing project, and whereas, the additional Community Museum Operating Grant revenues will be utilized to pay for the contracted work."

**CARRIED**

5(2)

**Recommendation**

It is recommended that Council accept this report on behalf of the Historic Sites Board as information.

Respectfully submitted,



Kathy Fisher, Curator  
Ermatinger•Clergue National Historic Site

Recommended for approval,



Nicholas J. Apostle  
Commissioner Community Services

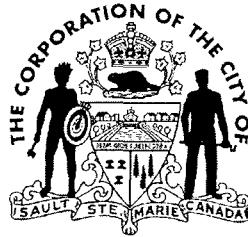
*RECOMMENDED FOR APPROVAL*  
  
Joseph M. Fratesi  
Chief Administrative Officer

jbl/recult/historic/hsb/2007/cmog extra

cc: Members H.S.B.

5(r)

JOSEPH J. CAIN  
MANAGER RECREATION & CULTURE DIVISION



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

2007 10 15

Mayor John Rowswell  
and Members of City Council

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

Attached is a financial assistance request from the following group:

**Sault Steelers Football Club – Canadian Football Championship**

The Sault Steelers qualified to compete in the Canadian Men's Football League National Championship held in Oshawa, Ontario on September 26, 2007.

The Parks and Recreation Advisory Committee has reviewed the application and recommends assistance for the applicant. Your approval of a \$200.00 grant is therefore requested.

Respectfully submitted,

A handwritten signature in black ink.

Joseph J. Cain  
Manager Recreation and Culture

Recommended for approval,

A handwritten signature in black ink.

Nicholas J. Apostle  
Commissioner Community Services

**RECOMMENDED FOR APPROVAL**

A handwritten signature in black ink.

Joseph M. Fratesi  
Chief Administrative Officer

5(r)

**STEELER FOOTBALL**  
c/o 500 Bay Street, 2nd Floor  
Sault Ste Marie, Ontario, P6A 1X5  
Phone: (705) 946-1742 Fax: (705) 256-1664

FAX

**TO:** Recreation & Culture SSM  
Attn: Lori Ballstadt

**FAX #** (705) 759-6605

**FROM:** Don McBain

**DATE:** September 25, 2007

**PAGES:** cover page + 5

**RE: National International Financial Assistance**

Please call if you require any additional information

5(r)



**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.

Sault Ste. Marie Football  
c/o Don McRae 500 Bay Street 2nd Floor  
Sault Ste. Marie Ontario Postal Code P6A 1K5

Phone: 756-1876 (H) 779-3438 (W) Fax: 756-2671

Email: dmrae@cahssc.ca

**Name and Address of Athlete(s):**

Append team list to application form if applicable.

As Athletes

Postal Code \_\_\_\_\_

**Name of National or International Sporting Competition:**

Canadian Mens Football League NATIONAL CHAMPIONSHIP

**Date(s) of Competition:**

September 29, 2007

**Location of Competition:**

Ottawa Ontario

**Name of Sports Governing Body:**

CMFL Canadian Mens Football League

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

**Total Amount of Assistance Requested:** \$ 200<sup>00</sup>  
Maximum limit of \$200.00 per application

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

To offset travel and accommodation expenses  
in excess of \$6,000<sup>00</sup>

5(r)

- 2 -

List any other source(s) of assistance received.

PRIVATE Sector Donations

Have you previously requested financial assistance from the City ?

Yes \_\_\_\_\_ No X Amount \$ \_\_\_\_\_

If yes, please indicate the year(s):  
\_\_\_\_\_

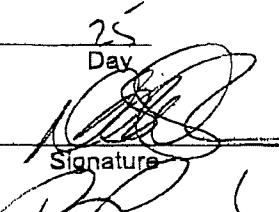
If this application for funding is approved, the payment cheque should be payable to:

SAULT SIEUR FOOTBALL

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

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

DATE: 2007 09 25  
Year Month Day

<u>Douglas McLean</u>	<u>President</u>		<u>256-1876</u>
Name	Title	Signature	Phone Number
(Applicant)			

<u>Barry Riston</u>	<u>V/P Coach</u>		<u>945-7428</u>
Name	Title	Signature	Phone Number
(Club Official)			

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

PLEASE RETURN THIS FORM IN PERSON OR BY MAIL TO:

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

For additional information:

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

**2007 SAULT STE. MARIE STEELERS NUMERICAL  
AS OF JULY 29**

#	Last Name	First Name
1	RUSHON	Noah
2	MORRISON	Kurt
3	McLEAN	Travis
4	PREMO	Matt
5	MacNAMARA	Peter
6	RICHER	Brent
7	WENSLEY	Justin
8	DILABIO	Quintino
9	THORBURN	Joey
11	WOOD	Darrel
36	PEDERSON	Nicholas
12	DOAN	Jake
14	KRAFT	Wade
15	ALBIDONE	James
17	BELANGER	Tyler
21	MOYLE	Russell
23	MAAHS	Shane
25	OSEI	William
27	GAUTHIER	Kyle
29	GAUTHIER	Josh
30	BRUNETTI	Jason
30	CLARKE	Alanzo
31	GAUTHIER	Matt
32	TRAVESON	Toby
33	OLDHAM	Joseph
34	ROBERTS	Steve
37	REDBOURNE	Brad
39	SYSTUN	Dan
44	WAITE	Stu
47	PLASTINO	Jeremy
48	McCARTHY	Bradley
50	YOUNG	Ashton
51	PORCO	Mark
52	KENNEDY	Jamie
56	DILABIO	Armedeo
60	CUZZALINO	Michael
63	TENHAGEN	Luke
64	LEWIS	Brandon
65	DAY	Adam
65	DEARING	Chris
66	KNOX	Gary
68	ESHKIBOK	Joseph
70	MAJOR	Robert
71	MORAN	Nick
75	TUCKER	Matti
77	CAMPBELL	Gord
78	JURICH	Bill
81	CRAIG	Drew
85	LEDUC	Dan
86	BONIFERRO	Tony
88	LANSDELL	Kyle
89	YOUNG	Tim
94	BOOTH	Scott
96	PRENTICE	Mike
98	VANDERLOO	Tysen



5(r)

- The Edmonton Stallions captured their first ever AFL Championship with an exciting 21-16 victory over the Calgary Gators.

September 4, 2007:

- The NFC is scheduled to host the CMFL National Championships at Oshawa Civic Stadium on Saturday, September 29, 2007 and Kickoff is 7:00 pm.

August 28, 2007:

- The 2007 Edition of the NFC All Stars have been released. Click here to view the All Stars and Award Winners.

August 20, 2007:



August 19, 2007:

- Sault Ste Marie Steelers are now the 2007 NFC Champions. Click here for score  
Championship MVP Offence: Josh Gauthier (SSM)  
Championship MVP Defence: Brandon Lewis (SSM)
  - Steelers first championship since 1980, previous titles in 1972, 1975 and 1976.
  - This is the first time in 15 years that a team from the north has won a NFC Title.  
The last team to do so was the 1992 Sudbury Spartans.
  - Now posted list of NFC Champions 1954-2007.
  - Post Season Stats are now posted.

If there is any spelling mistakes on a players name, please feel free to email me the correct spelling.

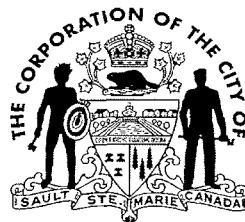
Since February 26, 2007  
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Web Site Designed and Maintained by O.J. Costello

5(s)

Jerry D. Dolcetti, RPP  
Commissioner

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



ENGINEERING & PLANNING DEPARTMENT

Engineering & Construction Division

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

2007 10 15

Our File: B-97-09

Mayor John Rowswell  
Members of City Council

**Re: 2008 Capital Road Reconstruction  
Engineering Consultant Assignments**

At the 2007 09 24 meeting, Council approved the 2008 Capital Road Reconstruction Program in principle, subject to budget approval. At the regular meeting of 2003 10 20, Council approved a report presented by the Engineering Department that outlined the procedures to be followed when retaining the services of consulting engineers for general municipal servicing projects such as road reconstruction. In accordance with this procedure, the Engineering Department is requesting Council approve the hiring of consultants as detailed below.

Consultants have already been retained for the McNabb Street/Southmarket project as well as the second phase of Shannon Road. Further, based on the recent reorganization of the Engineering technical staff, at least one capital works project was to be done in-house. We propose that based on the complexity and size of the Retta Street and the Korah Road projects, that both be designed and prepared for tender in-house. The reconstruction of Franklin Street is the only remaining project.

Based on the annual consultant performance appraisals, the expressions of interest from consultants, and assignments awarded to other consultants, we recommend that the Franklin Street project be awarded to STEM Engineering.

**Recommendation**

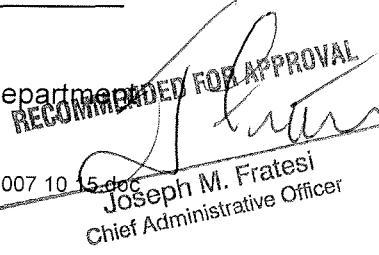
It is recommended that the design, contract document preparation, tendering, contract administration and inspection for Franklin Street be awarded to STEM Engineering. The appropriate agreement will be brought to Council at a future meeting.

Respectfully submitted,

Recommended for Approval:

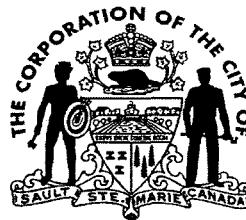
  
\_\_\_\_\_  
Don J. Elliott, P. Eng.  
Director of Engineering Services

  
\_\_\_\_\_  
Jerry D. Dolcetti, RPP  
Commissioner  
Engineering & Planning Department

  
\_\_\_\_\_  
RECOMMENDED FOR APPROVAL  
Joseph M. Fratesi  
Chief Administrative Officer

Jerry D. Dolcetti, RPP  
Commissioner

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



ENGINEERING & PLANNING DEPARTMENT

Engineering & Construction Division

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

2007 10 15

Mayor John Rowswell  
Members of City Council

**RE: CLASS ENVIRONMENTAL ASSESSMENTS – TRANSPORTATION INITIATIVES  
REQUESTS FOR PART II ORDERS**

The purpose of this report is to update Council on the status of several active and upcoming transportation related Environmental Assessments. It is also intended to obtain Council support for submitting a letter to the Minister of the Environment to consider changes that will expedite the review of Part II order requests, and alter the submission requirements for such requests.

**BACKGROUND**

The Environmental Assessment (EA) process was established so that all interested agencies and citizens could have input into the decision process for solving an identified problem. It provides a thorough, step by step evaluation process for making engineering recommendations to municipal Councils, and provides ample opportunity for appeals. The Class Environmental Assessment process was intended to categorize and streamline the process for most projects of small to modest size and scope.

The Class EA process was established by the Municipal Engineer's Association and endorsed by the Minister. Experienced consulting engineers and municipal engineering departments follow well documented procedures in determining the preferred solution including required points of public contact and Environmental Study Reports (ESR's). Once the preferred solution is established, it is posted to the public for a period of 30 days, during which time any interested citizen or agency can request that the Minister issue a Part II Order to "bump-up" the Class EA to a full individual EA .

The City is experiencing ongoing frustrations with the length of time it takes the Ministry of the Environment to complete reviews and deliver decisions on Part II order requests. In the Municipal Class Environmental Assessment document, under Section 9 of the EA Act, the MOE has between 66 to 87 days to review and render its decision. Unfortunately, the MOE is overwhelmed by these requests on many projects across the province, and is rarely able to provide a response within these timelines. This problem is not unique to Sault Ste. Marie, as most municipalities are experiencing the same frustration. The Municipal Engineer's Association continues to advocate for a more efficient and timely process.

Requests for Part II orders are rarely granted. This city has been through many Class EA's and no requests have been granted by the Ministry. We have, however, experienced

ongoing delays and significant additional engineering costs through continued negotiations with the requesters and the MOE during the review period.

Some requesters of Part II Orders are actively engaged in the process. They attend our open houses and while we often disagree with their viewpoints, they are at least involved. However, there are also requesters who are essentially non-participants. They send a letter to the Minister, and they have not attended an open house, have not contacted us, have not read the ESR and are not engaged in the process. The MOE is obliged to review these requests as well. There is no guideline, or consequences to the requester in bringing forward a request for a Part II order. Staff often have follow-up meetings, going into extensive detail with the objectors, often one on one for several hours in an attempt to resolve the objector's concerns. Even if the concerns are frivolous, there is no requirement for expert support, no fees for submitting a request, and no cost award if the request is denied.

## CURRENT ENVIRONMENTAL ASSESSMENTS

### **Third Line Improvements and Connection from Great Northern Road to Old Goulais Bay Road.**

This project is an initiative that began in 1979 and is identified as a high priority in our transportation master plan. It is an even higher priority now that the hospital is under construction. We began the environmental assessment in January 2002. The preferred alternative was posted in July 2004 and a Part II order was requested. The objection was for the truck route designation. The request was subsequently denied by the Minister in June 2006 after 22 months.

Upon finalization of the design of access roads to the hospital it was determined that a left turn lane would be required on Third Line East of Great Northern Road. This lane required that we conduct an addendum to the EA. The preferred alternative was posted and on the last day of the 30 day review period, we received a copy of a bump up request sent to the Minister by Mr. Robert Rattle. His objections include the desire for demand management. It would involve, for example, convincing the Sault Area Hospital to build a smaller parking lot to encourage people to use alternate modes of transportation. We are meeting, and corresponding with Mr. Rattle in an attempt to address his concerns prior to the MOE conducting another technical review. We estimate the additional engineering fees for this request, excluding staff time, could exceed \$2,000, or more. We have advised Mr. Rattle that his concerns are best addressed in future amendments to the Transportation Master Plan and/or the Official Plan.

We advised Council on September 24, 2007 that we wish to use any surplus capital construction dollars from 2007 to begin work in the ravine in 2008. Our intention under the five-year capital works plan is to complete the Third Line project by the end of 2010 to properly serve the traffic demands of the hospital relocation. Under the EA Act we are not permitted to do anything until we receive a letter from the Minister denying the request. If we are not able to proceed with this project in 2008, we may not have it completed in time to coincide with the opening of the hospital. There are also concerns being expressed by Sault Area Hospitals about ensuring provision of power is on schedule.

## Great Northern Road Capacity Problem (Pine Street Extension)

This environmental assessment began in June 2004. The preferred alternative under this class EA was the Pine Street extension. It was posted as the preferred alternative on February 25, 2006. There were 22 requests for a Part II order. The issues are primarily related to traffic on Pine Street, and encouraging alternative means of transportation besides the automobile.

This project has been under review in the Ministry office since April 2006 so we are in our 17<sup>th</sup> month. Our understanding is that a recommendation was provided for the Minister's consideration in August. To date we have not seen a response. Despite numerous, frequent contacts with MOE review staff and client services representatives, it remains unclear to us why this has taken so long. We estimate that the engineering fees related to the Part II order requests, excluding staff time, are approximately \$8,000.

Pine Street, if approved, is scheduled for construction in the five-year plan in 2011.

## Trunk Road Improvements

The resurfacing and widening of Trunk Road from Black to Wellington was scheduled for 2007. It is a revoked connecting link for which the MTO provided grant funding and we had hoped to have it completed this year so that we could proceed with Wellington St. reconstruction in 2008. Trunk Road requires a center left turn lane due to the high accident count. This lane triggers an environmental assessment.

We began the environmental assessment in September of 2006. The preferred alternative was advertised on March 3, 2007. MOE received Requests for a Part II order from eleven objectors. The primary issue involves facilities for cyclists. As a result of further meetings, only one requester withdrew her request. The requests have been under review by the MOE since March. We estimate that our engineering fees due to the request, excluding staff time are approximately \$4,000 to date. Further, we must now negotiate with the low bidder to reschedule the work for next year, likely with some additional costs.

## UPCOMING ENVIRONMENTAL ASSESSMENTS

There are other transportation initiatives that will require environmental assessment in the near future.

- North/south connection within the Second Line/Great Northern Road/Third Line/People's Road block – possible extension of either North Street or Sackville to Third Line
- East/West connection within the McNabb/Black/Second Line/Pine block – possible extension of Northern Avenue to Black Road
- Widening/additional lanes on Second Line between Old Garden River Road and Black to accommodate the connection of Highway 17 (new)
- Improvements to Third Line between the hospital entrance and Black, as well as Black from Second to Third Line depending on traffic flow predictions

These are some examples of road network improvements that should begin soon, especially if the EA process is not streamlined.

It is noted that we are currently conducting an EA for the McNabb/Southmarket project. While it seems to be proceeding to a satisfactory conclusion for all parties involved, we still are at risk of a request for a Part II order which could delay this necessary project. This project has been granted almost \$3 million in COMRIF funding, and we may not complete it before the funding deadline of March 2009 if we experience a delay.

## SUMMARY AND RECOMMENDATIONS

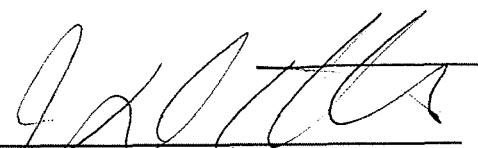
The inability of the MOE to complete timely reviews under the EA process is causing lengthy delays and costing considerable money to the City. It is recommended that a resolution be passed to write a letter from the Mayor to the Minister of the Environment to consider the following:

- Accelerate the decisions on the outstanding requests for Part II orders on our projects
- The Minister designate authority to the Director's level to grant or deny requests for Part II Orders
- The Minister designate authority to the Director's level to dismiss the frivolous request, and any request from an individual who has not attended an open house or a separate meeting with the consultant or the City (in the event that they could not attend the open house), or they have not reviewed the ESR.
- Consider an application fee for a Part II order request, similar to OMB appeals, to discourage the frivolous request, and award costs if the request is denied.

Respectfully submitted,

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

Recommended for Approval:

  
\_\_\_\_\_  
Jerry D. Dolcetti, RPP  
Commissioner  
Engineering & Planning Department

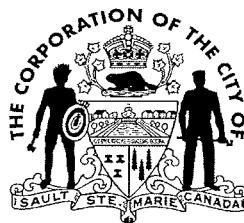
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RECOMMENDED FOR APPROVAL  
  
\_\_\_\_\_  
Joseph M. Fratesi  
Chief Administrative Officer

5(u)

Jerry D. Dolcetti, RPP  
Commissioner

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



ENGINEERING & PLANNING DEPARTMENT

Engineering & Construction Division

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

2007 10 15

Our File: 4.140.1

Mayor John Rowswell  
Members of City Council

**Re: Bridge Repairs and Rehabilitation**

The purpose of this report is to update Council on bridge repairs and maintenance requirements.

**Repairs to Single lane Bridges – Base Line, etc.**

Council will recall that \$300,000 was budgeted in the 2007 miscellaneous budget for the engineering and temporary overlays for nine bridges. These bridges are 1920 vintage single lane concrete structures. All were placed under a load restriction in the fall of 2006. Three of the bridges are on Base Line. Under a contract awarded by Council on 2007 06 11 to Avery Construction, the three Base Line bridges have been rehabilitated. One of them was reconfigured in the 1960's to two lanes and we can advise that it has been rehabilitated and is expected to last many years. The other two have had temporary steel deck overlays installed. Load restrictions have been removed for all three bridges on Base Line.

Engineering design and construction costs to date total approximately **\$155,000**. Four of the nine bridges are located on perimeter roads we share with the Township of Prince. There is a tenth bridge located in Prince for which the township is wholly responsible. Their share of the work done to date is **\$35,500** and will be reimbursed to the City.

Our engineering consultant is recommending we proceed with detailed investigation of the remaining eight bridges with a view to producing a generic design, and possibly rehabilitating them in a similar manner as the two lane bridge on Base Line which was permanently repaired. It may be the most economical solution. The proposal is attached. The investigation will include cost estimates for each bridge, which will permit us to plan the bridge rehabilitation over the next few years, with a schedule that suits the Township, as well as the City. Funding assistance opportunities may present themselves.

The estimated fees for this design work is **\$66,150**. The City's share is **\$44,100** and the Township share is **\$22,050**. It is recommended that we proceed with the design work under our existing agreement. The funds will come from the remaining 2007 miscellaneous construction budget allowance of **\$300,000**. It is also recommended that we continue to pay the consultant in full with Prince reimbursing the City.

## Bridge Maintenance

Our biannual bridge inspection identified other bridges in the City which require some attention within one year. The majority of the work required is concrete sealing and grouting. The estimated cost of the work is approximately **\$135,000**. Public works advises that their bridge maintenance budget is only **\$12,000**.

The bridge maintenance recommended by the consultant must proceed. It is suggested that the work be funded as follows:

2007 Miscellaneous Construction allowance for single lane bridges:	\$300,000
2007 PWT Bridge maintenance budget:	<u>\$ 12,000</u>
<b>Total Available</b>	<b>\$312,000</b>

Bridge design and construction spent to date (single lane bridges):	\$155,000
Detailed design for single lane bridges:	\$ 66,150
minus Prince Township share:	(\$ 57,550)
Required maintenance on other bridges:	<u>\$135,000</u>
<b>Total Estimate</b>	<b>\$298,600</b>

Council should note that Public Works requires more funding in the future for bridge maintenance and rehabilitation. It should not be coming from the miscellaneous construction budget in future years. The \$300,000 utilized here reduces our asphalt resurfacing program.

## Recommendation

It is recommended that the remaining portion of the \$300,000 miscellaneous construction for bridges be used to complete detailed design for rehabilitation of the remaining single lane bridges, and for completion of required maintenance on other bridges. It is recommended that our consultant, M.R Wright prepare a contract for the bridge repair.

Respectfully submitted,

Recommended for Approval:




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

/bb

C: Ann Mitchell, Township of Prince




---

Jerry D. Dolcetti, RPP  
Commissioner  
Engineering & Planning Department

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RECOMMENDED FOR APPROVAL  
  
 Joseph M. Fratesi  
Chief Administrative Officer

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## ENGINEERING OFFICE

Member of Consulting Engineers of Ontario

Member of Association of Consulting Engineers of Canada

Certificate of Authorization Professional Engineers Ontario



Structural      Civil & Municipal      Environmental      Geotechnical      Mechanical & Electrical      Inspection & Testing  
Proposal

September 11, 2007

Mr. Don Elliott, P. Eng.  
Director of Engineering Services  
City of Sault Ste. Marie  
Engineering Department  
99 Foster Drive  
Sault Ste. Marie, Ontario P6A 5X6

**Re:      Proposal for Engineering Services, Design of Bridge Upgrades**

Dear Sir:

As requested at our meeting this afternoon, we are pleased to submit this proposal for the design of generic upgrades to eight (8) municipal bridges including the Gagnon Road Bridge located in Prince Township.

The proposed scope of work is to include;

1. Detailed structural evaluation of the existing abutments, including wingwalls, footings and wood piling to determine the adequacy of supporting additional loadings at each structure.
2. Determine feasibility of the proposed generic design as it applies to each individual structure.
3. Load test the "worst case" abutment. This requirement may be waved dependant on the condition assessment as described in Item 1. Work to include geotechnical investigation if none available.
4. Complete Generic Detailed Design compatible to each structure, similar to the work completed on municipal bridge No. 16.

We would estimate our cost at \$22,500.00 for the generic design and a cost of \$4,850.00 per bridge for detailed evaluation and collection of site specific data. We would also propose to provide a breakdown of construction costs estimated in 2008 dollars. We would therefore summarize our cost proposal for engineering services as follows;

Part A - 4 municipality of Sault Ste. Marie Bridges (No.'s 9,17, 19, & 31)

Engineering Fee 4 x \$4,850.00	\$19,400.00
+ 4/9 of \$22,500.00	<u>\$10,000.00</u>
Total \$29,400.00	

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390 Bay Street, 5th Floor  
Sault Ste. Marie, Ontario  
P6A 1X2  
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"Serving Ontario Since 1961"

Phone (705) 945-5090  
Fax (705) 949-3026  
Email: mrw@mrweng.ca

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Part B - 4 Shared Structures, Prince Township and City of SSM as above. (No's 12, 13, 14, & 15)

\$29,400.00

Part C - Gagnon Road Bridge \$4,850 + \$2,500.00

Total \$7,350.00

We trust you will find the attached proposal adequate for your consideration and we await for your instruction to proceed. We would propose the work be conducted under a standard MEA agreement.

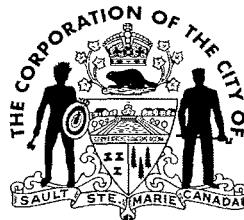
Yours Truly,



John McDonald, E.I.T.

Jerry D. Dolcetti, RPP  
Commissioner

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



ENGINEERING & PLANNING DEPARTMENT

Engineering & Construction Division

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

2007 10 15

Mayor John Rowswell  
Members of City Council

**Re: East End Wastewater Treatment Plant  
Secondary By-Passes and Odour Control**

**Secondary By-passes**

Council is aware of recent bad publicity in the Soo Evening News and a recent Sault Star editorial about secondary by-passes on September 21<sup>st</sup>. A detailed press release was issued, as well as a letter to the editors in an attempt to correct the misinformation (copies attached).

Secondary plant by-passes will occur from time to time at both of our plants, and the Michigan plant, under extreme flow conditions. They are less frequent since construction of the sanitary sewer overflow (SSO) tank at Bellevue Park, but they cannot be completely eliminated. **The quality of the effluent, as measured on the 21<sup>st</sup>, was virtually unaffected by the by-pass, as the test results prove. That is why these should not be considered newsworthy.** The root of our problem seems to be our inability to communicate this to some of our Michigan neighbors and the press.

Council is assured that the new state-of-the-art facility is operating in accordance with the intended design, and the quality of the effluent is an unqualified success. Test results for some of the parameters tested are so low, they are less than the river water. Put another way, for some parameters, the plant is diluting the river. Further, the collection system, including the Bellevue Park SSO tank, is working in accordance with its intended design.

The Engineering Department will continue efforts to provide tours to Michigan officials, and interested individuals to try to convey the truth about this facility. The press release has been placed on the City web page and we will follow that with additional information about our process.

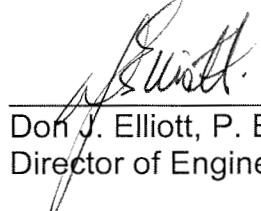
**Odour Problem**

We have made some progress on the control of odours off-site, as evidenced by the drop in neighbourhood complaints. Testing is complete on the discharge air from the biofilter, and it has been confirmed that it is not operating as specified. In accordance with the guarantee, the contractor has begun the necessary work to provide a cover and stack on the biofilter. We will keep council advised of the schedule to complete this.

5(v)

This report is submitted for Council's information.

Respectfully submitted,

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

Recommended for Approval:

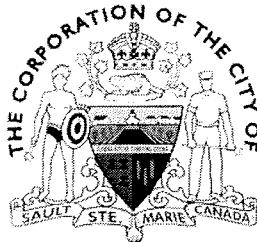
  
\_\_\_\_\_  
Jerry D. Dolcetti, RPP  
Commissioner  
Engineering & Planning Department

/bb

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\_\_\_\_\_  
RECOMMENDED FOR APPROVAL  
Joseph M. Fratesi  
Chief Administrative Officer

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



**Engineering and  
Planning Department**

4 October 2007

The Editor  
Soo Evening News  
109 Arlington Street  
Sault Sainte Marie, Michigan  
USA 49783

The Editor  
The Sault Star  
145 Old Garden River Road  
Sault Ste. Marie, Ontario  
P6A 5M5

Dear Sir:

On September 26, 2007, the Soo Evening News reported that the Sault Ste. Marie, Ontario East End Wastewater Treatment Plant spilled sewage into the St. Marys River. The article is inaccurate and misleading.

Secondary bypasses are common at wastewater treatment plants, both in Ontario and Michigan, and always will be.

In the course of normal operations at secondary wastewater treatment plants, raw sewage is first screened. Next, the effluent receives primary then secondary treatment. Finally, all wastewater, including bypass water, is disinfected. In exceptional circumstances, it is necessary for a small portion of the flow to bypass the secondary treatment stage and proceed to disinfection prior to discharging the effluent.

The Sault, Michigan plant bypassed secondary treatment on September 21, 2007 as did the Sault, Ontario East End Wastewater Treatment Plant; however, under the Michigan plant permit, there is no requirement to report the bypass.

The City of Sault Ste. Marie, Ontario tested the bypass water on September 21st and none of the results exceeded even one quarter of what is permitted under the certificate of approval issued by the Province of Ontario.

All references to chlorine in the article are incorrect. There has been no chlorine on site since October 2006. All effluent, including bypass water, is disinfected using ultraviolet light.

Soo Evening News  
4 October 2007  
Page 2.

The Soo Evening News article states that "full operation of the new East End Plant treatment process has apparently driven the e-coli count down to relatively safe levels". In fact, in 2006 e-coli counts from the old plant averaged 26 counts per 100 millilitres – the new plant averages 25. There was no drop in e-coli counts, nor was one expected. The maximum permissible e-coli count is 200 per 100 millilitres at this plant. Tests of bypassed water on September 21 by an independent laboratory measured only 15.

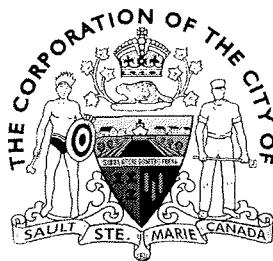
Several agencies on both sides of the St. Marys River conducted significant bacterial sampling this past summer. The two highest bacterial counts were recorded upstream of the Sault Ste. Marie, Ontario plant – at Fort Creek near the rapids and at the discharge of the sewage lagoons on Sugar Island. While these agencies have not yet finalized their reports, clearly there are other sources of bacteria besides wastewater, such as stormwater runoff.

The Soo Evening News' source of information appears to be Sanitarian Christine Daley of the Chippewa County Health Department. Ms. Daley has not visited the East End Wastewater Treatment Plant, despite numerous invitations to her since June 2006.

In conclusion, there will continue to be secondary bypasses from time to time at the Sault Ste. Marie, Ontario East End Wastewater Treatment Plant, as there will be at the Sault Ste. Marie, Michigan plant. These are expected events, and hardly newsworthy, given that the majority of the flow receives full treatment – only a small portion of the flow is released without secondary treatment and the quality of the effluent is very high. The residents of Sault Ste. Marie, Ontario have paid \$77 million to upgrade sanitary infrastructure, including a state-of-the-art treatment plant – that is good news for the St. Marys River and for both of our cities.

Sincerely

Don Elliott, P. Eng.  
Director of Engineering Services



**NEWS RELEASE  
FOR IMMEDIATE RELEASE**  
2007 10 03

**SAULT ONTARIO RESPONSE TO SOO EVENING NEWS  
ARTICLE – “ONTARIO SPILLS SEWAGE”**

(Sault Ste. Marie, ON) The City of Sault Ste. Marie, Ontario is issuing this news release in response to a September 26, 2007, article in the Michigan Soo Evening News entitled “Ontario Spills Sewage”. The article is both inaccurate and misleading. The source of information appears to be Sanitarian Christine Daley of the Chippewa County Health Department. If the quotes attributed to her are accurate, it is apparent that she is not at all familiar with the Sault Ste. Marie, Ontario wastewater treatment plant. Perhaps this is because, despite numerous invitations extended to her since June 2006, Ms. Daley has declined to visit the plant.

Secondary bypasses are common at wastewater treatment plants, both in Ontario and Michigan, and always will be. In the course of normal operations at the Sault Ste. Marie East End Wastewater Treatment Plant, raw sewage is first screened through ¼ inch step screens. Next, the effluent receives primary then secondary treatment. Finally, all wastewater, including bypass water, is disinfected with ultraviolet light. In exceptional circumstances, it is necessary for a small portion of the flow to bypass the secondary treatment stage and proceed to disinfection prior to discharging the effluent.

During a period of intense rainfall on September 21, 2007, infiltration of groundwater into the sanitary sewer necessitated a bypass of secondary treatment at the East End Wastewater Treatment Plant. Over 20 million gallons of wastewater was treated that day. Approximately 750,000 gallons (less than 4%) bypassed secondary treatment. It is significant to note that the effluent subsequently discharged into the St. Marys River was still well below acceptable limits set by Ontario’s Ministry of the Environment. The effluent from this plant is exceptional, even under bypass conditions.

The Sault Ste. Marie East End Wastewater Treatment Plant is not permitted to exceed e-coli counts of 200 per 100 ml. The average e-coli measurement so far in 2007 is 25. On September 21, 2007 bypass water measured 15.

Similarly, the plant is not permitted to exceed 25 mg/L of suspended solids. The 2007 average measurement to date is 3.6 mg/L and on September 21 bypass water measured 5.3 mg/L.

Phosphorus levels cannot exceed 1.0 mg/L. The average 2007 phosphorus level is 0.17 mg/L – September 21 phosphorus level for bypass water was 0.14 mg/L.

The plant is not permitted to exceed 25 mg/L biochemical oxygen demand. The average measurement to date in 2007 is 3.2 mg/L. Secondary bypass water measured 3.1 mg/L on September 21.

Under the East End Wastewater Treatment Plant Certificate of Approval, secondary bypasses must be reported to the provincial Ministry of the Environment. The Sault Sainte Marie, Michigan plant also bypassed secondary treatment on September 21; however, this plant is not subject to the same reporting requirements.

The Soo Evening News article includes many errors in fact. It states that the Sault Ste. Marie, Ontario bypass of September 21 was chlorinated. In point of fact, chlorine has not been used at the facility since October 2006. Instead, ultraviolet light is used to disinfect the effluent. The article also inaccurately states that there is a storm runoff tank at Bellevue Park. The tank at Bellevue Park is in fact a sanitary overflow tank, which greatly reduces the frequency of bypasses, but is not intended to eliminate them. Unlike the Sault, Michigan system, the Sault Ste. Marie, Ontario storm sewer collection system is separate from the sanitary sewer system.

The Soo Evening News article reports that Christine Daley asked Sugar Island residents to “look out for refuse floating on channel waters”. This statement is misleading. In a rainfall, such as that experienced on September 21, any floating “refuse” is far more likely to come from stormwater outfalls on either side of the St. Marys River than from wastewater.

If warnings are to be issued whenever secondary bypasses take place, should not such warnings be issued by both Michigan and Ontario authorities?

The Soo Evening News article also states that “full operation of the new East End Plant treatment process has apparently driven the e-coli count down to relatively safe levels”. E-coli counts in 2006 (from the old plant) averaged 26 per 100

millilitres – the new plant averages 25. There was no drop in e-coli counts nor was one expected.

Several agencies on both sides of the St. Marys River conducted significant bacterial sampling this past summer. The two highest bacterial counts (nearly 2,000 per 100 millilitres) were recorded *upstream* of the Sault Ste. Marie, Ontario plant – at Fort Creek near the rapids and at the discharge of the sewage lagoons on Sugar Island. While these agencies have not yet finalized their reports, there are clearly other sources of bacteria than wastewater. In the September 26 Soo Evening News article, even Daley acknowledges that periodic bacterial flare-ups are not unusual after heavy rains and that high e-coli counts are attributable to storm runoff. Sault, Ontario officials thoroughly agree that stormwater is a common source of bacteria in the river.

The City of Sault Ste. Marie, Ontario will continue to provide factual information about its facilities, providing tours to media and officials willing to accept the invitation. Residents of Sault Ste. Marie, Ontario, in partnership with federal and provincial governments, have paid \$77 million to upgrade sanitary infrastructure, including a state-of-the-art treatment plant – and that is good news for the St. Marys River and the twin Saults.

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**For more information please contact:**

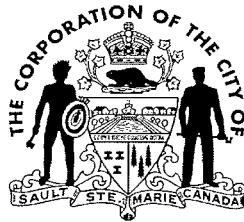
Don Elliott, P.Eng., Director of Engineering Services  
The Corporation of the City of Sault Ste. Marie  
Phone: (705) 759-5329  
E-mail: [d.elliott@cityssm.on.ca](mailto:d.elliott@cityssm.on.ca)

*“The Corporation of the City of Sault Ste. Marie aspires to be a recognized leader in developing and providing affordable and high quality services to support a prosperous Naturally Gifted community.”*

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Jerry D. Dolcetti, RPP  
Commissioner

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



ENGINEERING & PLANNING DEPARTMENT

Engineering & Construction Division

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

2007 10 15

Our File: A – 04.5.06

Mayor John Rowswell  
Members of City Council

**Re: Reconstruction of Small Pumping Stations Operated by Public Works  
Engineering Agreement**

At the 2007 06 25 meeting, Council approved the hiring of TSH Consulting Engineers to provide design services for the Lower Lake, Lower McGregor and Tallack Blvd. sanitary pumping stations.

By-law 2007 – 173 authorizing an Engineering Agreement with TSH for these services is found elsewhere on the agenda, and is recommended for approval. The upset limit for design work is **\$34,500** which is below the **\$40,000** approved in the budget. The agreement also includes fees of **\$41,500** for tendering, contract inspection and administration. If we proceed to construction in 2008, we will budget for construction and engineering in the 2008 Sewer Surcharge budget.

Respectfully submitted,

Recommended for Approval:

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

  
\_\_\_\_\_  
Jerry D. Dolcetti, RPP  
Commissioner  
Engineering & Planning Department

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RECOMMENDED FOR APPROVAL

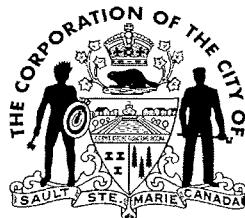
  
\_\_\_\_\_  
Joseph M. Fratesi  
Chief Administrative Officer

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Jerry D. Dolcetti, RPP  
Commissioner

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



ENGINEERING & PLANNING DEPARTMENT

Engineering & Construction Division

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

2007 10 15

Our File: B-07-06

Mayor John Rowswell  
Members of City Council

**Re: Clark Creek and Pim Street Pumping Station Force mains  
Condition Assessment**

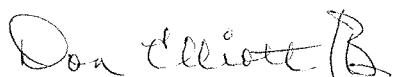
The Clark Creek and Pim Street Pumping station discharge force mains were constructed in the early 1960's and are approaching 50 years of age. They are constructed of pre-stressed concrete pressure pipe, which has a proven track record of good performance and excellent longevity. We have no reason to believe there are any problems with these mains, however, we recommend that we employ today's conditions assessment technology to evaluate these pipes, to ensure there are no problems developing.

In the 2007 sanitary sewer surcharge budget, Council approved an allowance of \$200,000 to complete a Force main Inspection Study. We have obtained a quotation of US\$83,400 from the Pressure Pipe Inspection Company (PPIC) to conduct an inspection of the pipes including leak detection and transient pressure monitoring. The quotation is significantly less than budgeted. We are not aware of any other firms capable of conducting this inspection.

It is recommended that the City retain the services of PPIC to conduct the pressure pipe inspections. By-law 2007 – 180 will be found elsewhere on this evening's agenda authorizing a contract with this firm.

Respectfully submitted,

Recommended for Approval:



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



Jerry D. Dolcetti, RPP  
Commissioner  
Engineering & Planning Department

F:\DATA\ COUNCIL\ D. Elliott\2007\Clark Creek & Pim Street Force mains 2007 10 15.doc

*RECOMMENDED FOR APPROVAL*

  
B. Beiley  
for Joseph M. Fratesi  
Chief Administrative Officer



# the Pressure Pipe Inspection Company

**Quotation for leak detection services prepared for Sault Saint Marie  
Using the Sahara® Transmission Main Leak Location Technology (U.S. Patent 6889703)**

**Quotation Number** SSM02

**Quotation Date** September 19, 2007

## Pipeline Information

**Pipeline Owner:** Sault Saint Marie  
**Pipeline For Surveys:** Clark Creek and Pim Street  
**Survey Region:** As reviewed in 2006 proposal  
**Total Length (ft):** 11,350  
**Total Bends:** < 135 deg per survey

**Pipeline Environment:** Wastewater  
**Estimated Flow Rate:** 3 to 5 ft/s  
**Estimated Pressure:** 5 PSI to 150 PSI

## Leak Detection Services Pricing

Project management and reporting:	\$6,855		
Equipment mobilization:	\$7,370	Equipment standby, per day:	\$3,240.00
Crew mobilization:	\$5,775	Crew standby, per hour:	\$295.00
Surveys: up to 3 days @ \$18,000 per day:	\$54,000	Minimum time charged:	3 days
Mule Tape: 0 spools @ \$1,300 per spool:	\$0		
Transient pressure monitoring, 3 days	\$4,600		
Traffic control, 3 days	\$4,800		
Total Charge:	\$83,400		

### **Payment schedule and terms:**

1. A project planning charge of \$5,000 is due upon signing, which will be applied to the project management charges.
2. Mobilization, parts, and materials amounts are invoiced upon arrival or delivery.
3. Survey, labor, and standby charges are invoiced semi-monthly, or immediately upon task completion.
4. Project management and reporting charges are invoiced upon delivery of evaluation report.

Payments terms are net 30 days from invoice date; a finance charge of 1% per month beyond 30 days will be applied.

All currency amounts shown are in United States Dollars.

## Project Outline

	<b>PPIC</b>	<b>Client</b>	<b>Typical Schedule</b>
Provide pipeline drawings and hydraulic information	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6 weeks before surveys
Provide insertion site and tapping requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5 weeks before surveys
Site visit to confirm insertion sites	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4 weeks before surveys
Complete preparations of insertion sites and taps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2 weeks before surveys
Sahara leak detection surveys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TBD, pending contract
Provide safe and secure access to survey site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	During surveys
Provide traffic control at survey site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	During surveys
Provide noted pressures and flow rates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	During surveys
Produce evaluation report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Survey end + 3 weeks
Comment on evaluation report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Survey end + 4 weeks
Produce final report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Survey end + 5 weeks

## Terms and Conditions

Validity – This quote is valid for 90 days, and becomes an effective agreement when both parties have signed.

Schedule and dates – All dates and schedules are samples for reference. Dates are subject to availability of crew and equipment, and cannot be confirmed until a signed agreement is provided. Project durations are estimates only. PPIC crews shall work up to 10 hour working days. Should overtime be required to complete an already-underway survey, this overtime shall be charged at 150% of the standby labour rate.

Termination – The Client may at any time, by written notice, terminate this Agreement with PPIC. The Client shall remain liable for and shall pay PPIC the non-refundable project planning charge, as well as for all services rendered. If the Client terminates this Agreement within two (2) weeks of the agreed inspection date, a late termination penalty of 10% of the Agreement value shall be applied in addition to the project planning charge.

Standby – Standby rates will be charged for any time between mobilization and de-mobilization for which no surveys are attempted. This includes both planned non-survey days during the project, as well as any delays resulting in unplanned non-survey days. Note that the regular Sahara daily rate shall still apply for additional days in which surveys are attempted. No standby rates will be charged if PPIC is unable to conduct surveys due to errors by PPIC staff, or breakdown of PPIC equipment. Full days on standby will be charged at 10 hours per day, as per PPIC's standard field work day.

Confidentiality – PPIC and the client agree to hold in confidence any confidential information provided over the course of this project. PPIC considers its equipment design and operation, software, and raw data confidential.

Sahara® Limitations – The Sahara® equipment is inserted into the pipeline and is propelled along the pipeline by the flow of water. Consequently there are some mechanical and hydraulic restrictions on the system's performance. PPIC will endeavour to notify the client in advance of any such restrictions prior to the inspection, and PPIC will strive to inspect the entire section of pipeline that is desired by the Client, however PPIC cannot guarantee the distance to be inspected. Requirements included an insertion-specific minimum flow velocity (normally be between 1 and 5 feet per second), pressures (usually between 5 and 200 PSI), sufficient clearance and access to insertion sites, and a pipeline free of barriers and obstacles, such as butterfly valves, crossbars, large debris, or partially opened ball, plug, cone, or gate valves.

Right of Entry – When entry to property is required by the work, Client agrees to obtain required legal-right-of entry on the property at no cost to PPIC.

Confined Space Entry – The scope of PPIC's services for this Agreement may require entry into confined spaces. The Client shall be responsible for rendering these areas safe for the services included in this Agreement, including locking and tagging pumps, valves and motors; de-watering areas to permit movement of persons and equipment; vector and rodent control; traffic control; ventilation and monitoring of air quality; preparing entry permits; providing personnel and equipment for communication and recovery; and meeting the requirements of federal and local government authorities.

Standard of Care – PPIC and its subsidiaries, independent professional associates, sub-consultants, and subcontractors will exercise that degree of care and skill ordinarily practiced under similar circumstances by engineers, scientists, and other professionals providing similar services. Client agrees that services provided will be rendered without any warranty, express or implied.

Opinion of Structural Condition – PPIC provides testing and condition assessment of pipelines using advanced technologies and methods. These methods and procedures are continually being developed, and will be used diligently and carefully to identify areas of concern in the pipeline. Client acknowledges that these technologies are developmental, and that services provided are rendered without any warranty, expressed or implied.

Liability – PPIC will furnish appropriate insurance certificates for general and professional liability upon request. The Client agrees that PPIC's total liability to the Client for any and all injuries, claims, losses, expenses, or damages whatsoever, including attorney's fees, arising out of or in any way related to the Project or this Contract from any cause or causes, including, but not limited to, PPIC's inaccuracy in assessing pipeline structural condition; PPIC's negligence, errors, omissions, strict liability, or breach of contract shall not exceed the total amount recoverable from such insurance.

Indemnification – PPIC shall, subject to the limitation of liability above, indemnify the Client for any loss or damage solely caused by the professional negligence of PPIC in performance of the services under this Agreement.

PPIC Reliance – Unless otherwise specifically indicated in writing, PPIC shall be entitled to rely, without liability, on the accuracy and completeness of information provided by Client, Client's consultants and contractors, and information from public records, without the need for independent verification.

Precedence – These Provisions shall take precedence over inconsistency or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document.

Governing Law – For work performed in the United States, the laws of the state of Arizona shall govern the validity and interpretation of this Agreement. For work performed in Canada, the laws of the Province of Ontario shall govern the validity and interpretation of this Agreement.

Invalid Terms – If any of these Provisions shall be finally determined to be invalid or unenforceable in whole or in part, the remaining provisions hereof shall remain in full force and effect and be binding upon the parties. The parties agree to reform the contract between them to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.

## Quotation Acceptance

Signature

Name & Title

Date

the Pressure Pipe Inspection Co. Ltd  
4700 Dixie Road  
Mississauga, ON, Canada  
L4W 2R1

Signature

Name & Title

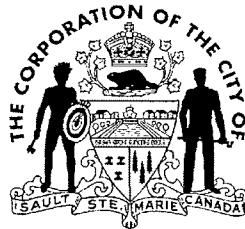
Date

Sault Saint Marie

5(y)

LORIE BOTTO  
CITY SOLICITOR

NUALA KENNY  
ASSISTANT CITY SOLICITOR



LEGAL  
DEPARTMENT

File No. T.2.1

2007 10 15

Mayor John Rowswell and  
Members of City Council

**RE: Use of bicycles with child trailers on city sidewalks**

At the Council Meeting on Aug 13<sup>th</sup>, 2007, Council passed the following resolution:

"Moved by Councillor F. Manzo and Seconded by P. Mick, City Council accept the letter from Mr. Nick Chornyj on August 13, 2007 regarding a by-law to allow parents on bicycles with trailers for children to use all City sidewalks and prevent them from using the City streets as Mr. Nick Chornyj states that it is too dangerous on the streets for 1 to 4 year old children. Further, that this motion and letter be forwarded to our Legal Department to report on possibility of passing a by-law prohibiting bicycles with trailers to use City streets and a copy of this resolution be forwarded to the Chief of Police, Bob Davies and report back to City Council."

The Legal Department has prepared this report with the assistance of City Police.

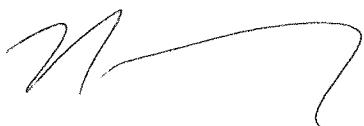
I am advised by Sgt. Jim Egan of Traffic Services that, to date, there have been no accidents involving bicycles with trailers on city streets. Moreover, Sgt. Egan has expressed a real concern with allowing bicycles on sidewalks. There is a concern that bicycles may collide with pedestrians and cause accidents. Currently, by-law 77-200 prohibits anyone over the age of ten (10) from riding a bicycle on the sidewalk. Sgt. Egan recommends that not change.

## RECOMMENDATION

Given the concern for pedestrian safety expressed by Police Services, it is recommended that Council take no action on Mr. Chorny's request.

This report is provided for the information of City Council.

Respectfully submitted,



Nuala M. Kenny  
Assistant City Solicitor

NMK/jl

cc: Nick Chornyj

Recommended for approval,



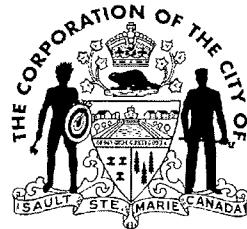
Lorie Bottos  
City Solicitor

  
RECOMMENDED FOR APPROVAL

Joseph M. Fratesi  
Chief Administrative Officer

LORIE BOTTO  
CITY SOLICITOR

NUALA KENNY  
ASSISTANT CITY SOLICITOR



LEGAL  
DEPARTMENT

File No. P.4.5.346

2007 10 15

Mayor John Rowswell and  
Members of City Council

**RE: City purchase of strip of land from Linda Lewis in the area of the Fifth Line landfill**

## PURPOSE

The purpose of this report is to recommend to City Council that the City purchase a strip of land from Linda Lewis that runs westerly from the landfill, to the rear of the Linda Lewis property, on Fifth Line.

## COMMENT & BACKGROUND

In the course of doing a survey of the City owned property in the area of the Fifth Line landfill, it came to our attention that there was a strip of land running westerly from the landfill to the rear of 310 Fifth Line East that was not owned by the City. The City's Environmental consultant, James MacLachlan of Dillan Engineering, has recommended strongly that the City acquire this strip of land in order to increase the City owned land acting as a buffer at the landfill.

## ATTACHMENT

Attached is a portion of a Reference Plan showing the property being acquired by the City.

**RECOMMENDATION**

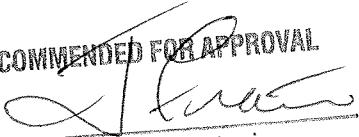
The following By-law 2007-174 appears on your agenda this evening. It recommends that the City acquire this strip of land from the registered owner for a purchase price of seven thousand (\$7,000) dollars plus the City covering the Vendor's legal costs on the sale. By-law 2007-174 is recommended for your approval.

Respectfully submitted,



Lorie Bottos  
City Solicitor

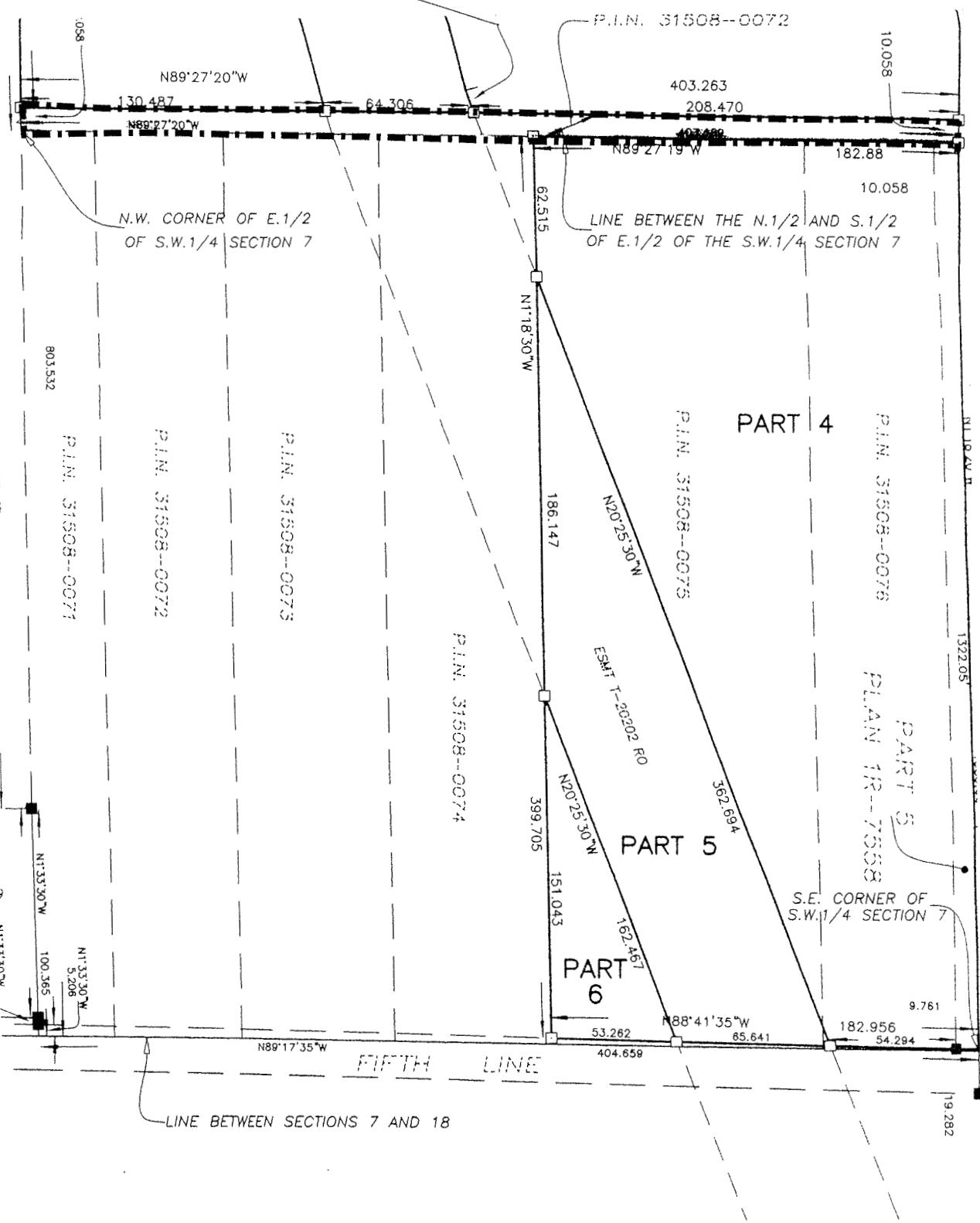
LB/jl  
Attach.

~~RECOMMENDED FOR APPROVAL~~  
  
Joseph M. Fratesi  
Chief Administrative Officer

5(z)

SCHEDULE "A"

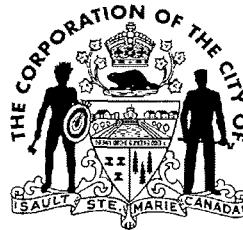
SUBJECT PROPERTY:



5(aa)

LORIE BOTTOSS  
CITY SOLICITOR

NUALA KENNY  
ASSISTANT CITY SOLICITOR



LEGAL  
DEPARTMENT

P.4.6.389

**REPORT TO:** Mayor John Rowswell  
and Members of City Council

**REPORT FROM:** Nuala Kenny  
Assistant City Solicitor

**DATE:** 2007 10 15

**SUBJECT:** REQUEST TO PURCHASE A PORTION OF 75 HUDSON STREET – ST.  
MARY'S RIVER BRIDGE COMPANY & INTERNATIONAL BRIDGE  
AUTHORITY

**1. PURPOSE**

The purpose of this report is to advise Council of a request from the St. Mary's River Bridge Company and International Bridge Authority to acquire an 88' x 110' parcel of land municipally known as 75 Hudson Street.

**2. BACKGROUND**

The St. Mary's River Bridge Company and International Bridge Authority are interested in acquiring vacant land at 428 Queen Street West which is owned by 598096 Ontario Limited operating as Studio 10. The property provides parking for the hotel establishment at 89 Hudson Street (Studio 10). It is proposed that the St. Mary's River Bridge Company and International Bridge Authority purchase an 88' x 110' parcel of land abutting 89 Hudson Street from the City and exchange it for the property at 428 Queen Street. J. E. Luzzi has prepared an appraisal and the Company/Authority are prepared to pay to the City the appraised value of \$36,100 as well any costs associated with the acquisition, i.e. reference plan, etc.

For Council's information, I am the author of this report because Mr. Bottos, who normally does reports to council on real estate matters, sits as a director on the St. Mary's River Bridge Company Board and is also a Company appointment to the Joint International Bridge Authority, both positions without compensation.

**3. ATTACHMENT**

A plan of the subject property is attached.

If Council is in agreement with this request, By-law 2007-175 appears elsewhere on your agenda and is recommended for your approval.

Yours truly,

Nuala Kenny  
Assistant City Solicitor

/sd

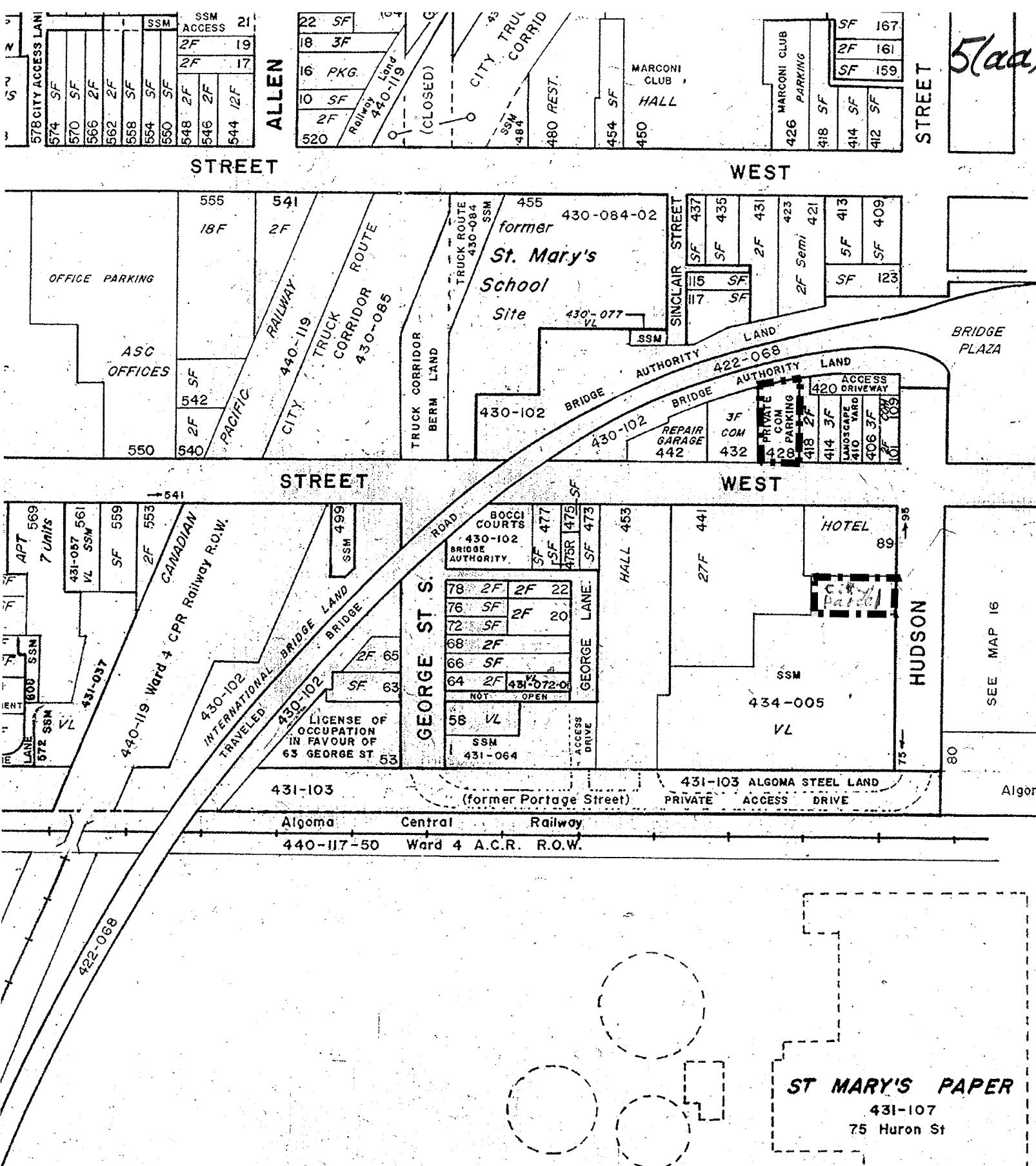
Encl.

Respectfully Submitted

Lorie A. Bottos  
City Solicitor

RECOMMENDED FOR APPROVAL  
Joseph M. Fratesi  
Chief Administrative Officer

The Corporation of the City of Sault Ste. Marie  
P.O. Box 580 ~ 99 Foster Drive ~ Sault Ste. Marie, ON P6A 5N1  
Telephone: (705) 759-5400 ~ Fax: (705) 759-5405  
[www.cityssm.on.ca](http://www.cityssm.on.ca)



## *ST MARY'S PAPER*

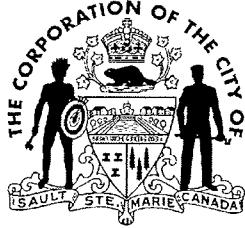
431-107  
75 Huron St

SEE MAP 16

5(bb)

LORIE BOTTO  
CITY SOLICITOR

NUALA KENNY  
ASSISTANT CITY SOLICITOR



LEGAL  
DEPARTMENT

File No. P.4.6.388

2007 10 15

Mayor John Rowswell and  
Members of City Council

**Re: City sale to Nick Parniak (or a company as directed by Mr. Parniak)  
of property at 110 Yates Avenue**

Council will recall that the City had conveyed back to it property that had been conveyed to Frank Marello at 110 Yates Ave. It was conveyed back to the City.

John Febraro of the Economic Development Corporation has another purchaser for this property. It is Nick Parniak Haulage. Attached is a letter dated September 12th from Greg Whalen of Commercial Realty to which is attached an Intent to Purchase Real Property dated October 1st. This is signed by Mr. Whalen and Bruce Strapp.

A by-law appears on the agenda this evening.

Yours truly,

A handwritten signature in black ink that reads "Lorie Bottos".

Lorie Bottos  
City Solicitor

LB/jl  
Attach.

RECOMMENDED FOR APPROVAL

A handwritten signature in black ink that reads "Joseph M. Fratesi".  
Joseph M. Fratesi  
Chief Administrative Officer

cc: John Febraro, Economic Development Corporation

The Corporation of the City of Sault Ste. Marie  
P.O. Box 580 ~ 99 Foster Drive ~ Sault Ste. Marie, ON P6A 5N1  
Telephone: (705) 759-5400 ~ Fax: (705) 759-5405  
[www.cityssm.on.ca](http://www.cityssm.on.ca)



P.4.6.388  
5(bb)

September 12, 2007

Sault Ste. Marie Economic Development Corporation  
99 Foster Drive  
Sault Ste. Marie, Ontario  
P6A 5X6

THE CORPORATION OF THE  
CITY OF SAULT STE. MARIE

**LEGAL DEPARTMENT**

Attention: Mr. John Febbraro

**RE: Yates Avenue, Sault Ste. Marie, Ontario**

Dear Mr. Febbraro:

Mr. Nick Parniak president of Nick Parniak Haulage wishes to purchase the two acres of industrial land located on the North side of Yates Avenue formerly occupied by Marrello Trucking. The subject property is approximately 124.45 feet by 700 feet deep.

Mr. Parniak is a long time resident and business man from Prince Township and due to the new Township bylaws he will be relocating his existing contractor yard. His intended use of the property is to store trucks, heavy equipment, stock pile gravel, sand, loam as well as screening the loam. He will be constructing a new building next year in which he will store his equipment.

Attached is a letter of intent outlining the terms and conditions. Mr. Parniak will sign a formal Agreement of Purchase and sale once your office supplies us with a civic address, legal description and drawing. Please phone me if you have any questions or require additional information.

Yours truly,

**COMMERCIAL REALTY SAULT LIMITED**

Gregory J. Whalen, Broker of Record  
Commercial Specialist

Attachment 1

5(bb)



October 1, 2007

Sault Ste. Marie Economic Development Corporation  
99 Foster Drive  
Sault Ste. Marie, Ontario  
P6A 5X6

Attention: Mr. John Febbraro

#### **INTENT TO PURCHASE REAL PROPERTY**

This letter is an expression of interest to purchase real property and subject to entering into a mutually satisfactory Agreement of Purchase and Sale in an offer to be prepared on the following terms and conditions:

**Purchaser's Name:** Nick Parniak

**Property:** Yates Avenue (North side – former Marrello Site)

**Property Size:** Two acres – (39.62 Meters frontage on Yates Avenue by 168.27 Metres on West boundary by 216.946 Meters on East Boundary)

**Legal Description:** Part 1, IR-10935

**Civic Address:** 110 Yates Avenue, Sault Ste. Marie

**Price:** \$50,000.00

**Deposit:** \$5,000.00

**Closing Date:** November 1, 2007

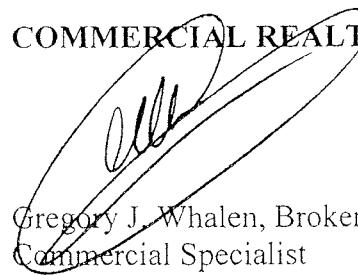
**Purchaser's Intended Use:** Contractor's yard for the storage of trucks, heavy equipment, stock pile gravel, sand, loam as well as the screening of the loam. The purchaser intends to construct a new building next year in which he will store his equipment.

5(bb)

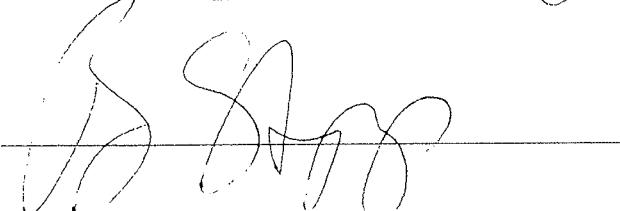
If the City of Sault Ste. Marie's Economic Development Corporation is in agreement with these terms please indicate your acceptance and we will prepare a formal Agreement of Purchase and Sale and forward same to you.

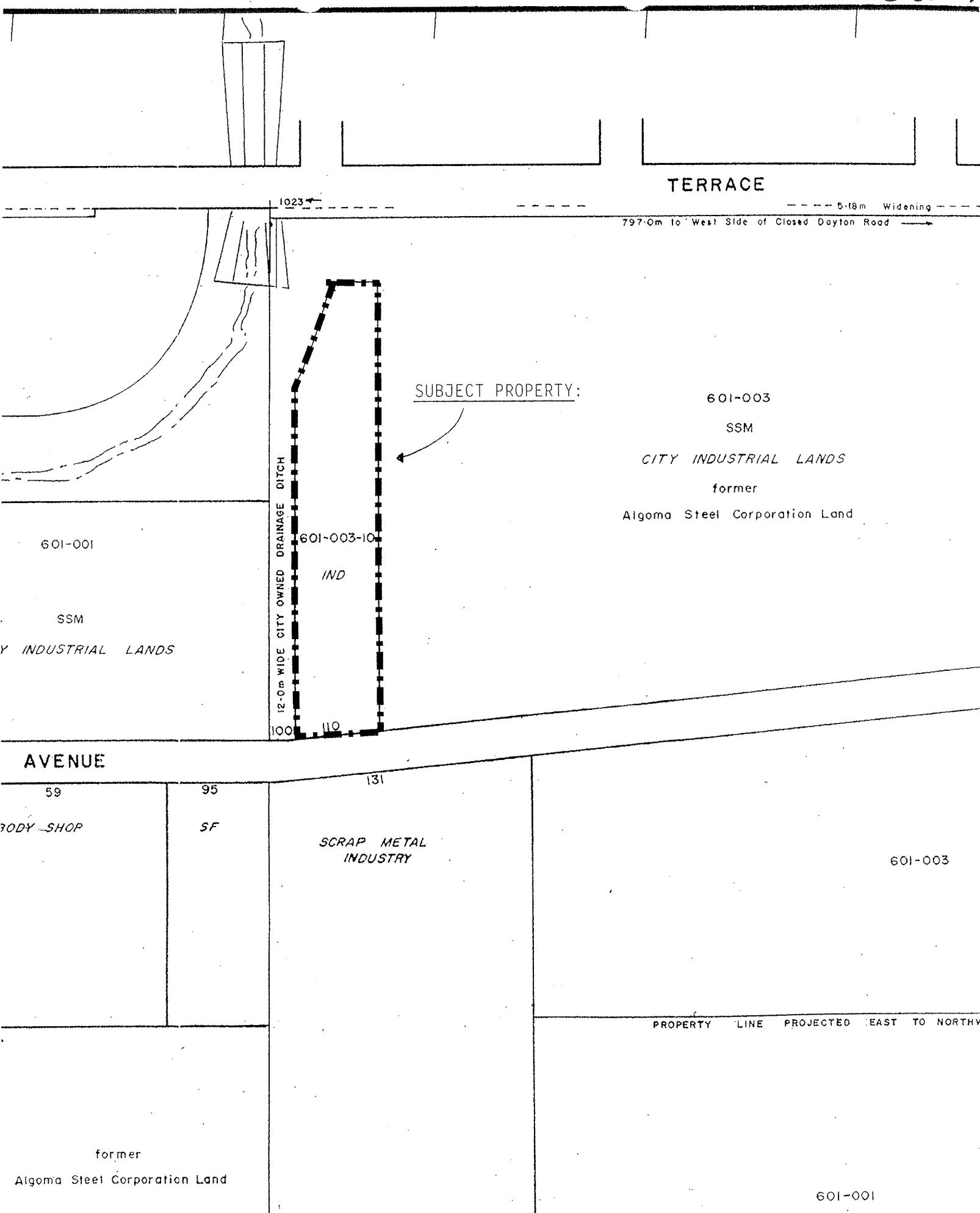
Yours truly,

**COMMERCIAL REALTY SAULT LIMITED**

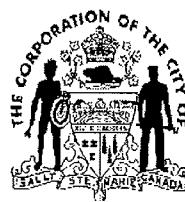
  
Gregory J. Whalen, Broker of Record  
Commercial Specialist

AGREED TO THIS 4<sup>th</sup> DAY OF October 2007.

PER: 



Patrick M. McAuley, P. Eng.  
Commissioner



Public Works & Transportation  
Department

2007 10 15

Mayor John Rowswell and  
Members of City Council  
Civic Centre

## **RE: SPADINA AVENUE PARKING**

On September 24, 2007 Council passed the following resolution:

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

### **Back ground**

Under Schedule A of Traffic By-law 77-200 Spadina Avenue has a "no parking anytime" restriction listed for the east side, from 24m north of Young Street to East Balfour Street. Although this restriction is listed in By-law 77-200, signs marking the no parking zone have not been in place since at least 1990, when the road was reconstruction with storm sewer and curb and gutter.

### **Discussion**

There appears to be no reason to restrict parking on Spadina Avenue. It is a 10 metre wide, low volume residential street, and there are numerous similar streets in the City that easily accommodate parking on both sides.

I understand that Mr. Beni's concern is that a neighbour was continually parking in front of Mr. Beni's house, but I have also been told that this was a temporary situation that has been rectified.

5(cc)

2007 10 15

Page 2

### **Recommendation**

Accordingly it is recommended that the parking restriction on the east side of Spadina Avenue between Wallace Terrace and East Balfour be removed from By-law 77-200. If Council is in agreement a by-law amendment will be on the agenda of the next Council meeting.

Respectfully submitted,



Patrick M. McAuley, P. Eng.  
Commissioner

PMM\cmr

c.c. Mr. Beni  
Residents of Spadina Avenue c/o Mr. Coccimiglio

\DeptShare\Council 2007\Spadina Avenue Parking



RECOMMENDED FOR APPROVAL  
Joseph M. Fratesi  
Chief Administrative Officer

5(CC)

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

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

September 06, 2007

To Whom It May Concern:

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

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

<b>RECEIVED</b>	
CITY CLERK	
SEP 06 2007	
NO.:	50736
DIST.:	

Thank You,

The Residents of Spadina Ave

5(cc)

# Petition

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

Name	Address	Phone Number
Cesare Coccinello	273 Spadina ave	942-1391
Maria Coccinello	273 spadina	942-1391
EUGENE ROSA	265 spadina ave	35857
Eugenio Wrecoir	266 Spadina Ave	949-9506
Paul D. Bedis	271 Spadina Ave	941-9148
Rachela DiBenedetto	271 Spadina Ave	941-9148
J. M. M. P. 245 Spadina	245 Spadina	253-2776
G. M. M. P. 245 Spadina	245 Spadina	253-2776
Regina Beben	298 Spadina Ave.	254-1726
Peter & Jackie Van Doole	279 Spadina Ave	256-6489
Sandra Miceli	275 Spadina Ave	254-2474
Shelby Yukul	286 Spadina ave	256-5866
Elda Ross	286 Spadina ave	253-4043

# Petition

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

Name	Address	Phone Number
Maurizio Coccimiglio	291 Spadina Ave	942-6149
Kim Coccimiglio	291 SPADINA Ave	942-6149
Maria Ludini	295 Spadina Ave	949-6689
GEORGE Simpson	-282 Spadina Ave	942-3391
Cathy Simpson	" " "	" "
Galeto/c	268 SPADINA Ave	253-3532
S. Manelis	268 Spadina Ave.	" "

5(dd)

Patrick M. McAuley, P. Eng.  
Commissioner



Public Works & Transportation  
Department

2007 10 15

Mayor John Rowswell and  
Members of City Council  
Civic Centre

**RE: SIDEWALK PLOWING PETITION – WEST SIDE OF WILSON STREET  
FROM GRANDY ROAD TO NINO DRIVE**

On September 24, 2007 Council passed the following resolution:

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

The petition to plow this sidewalk has been signed by 13 of the 16 homes that abut the sidewalk. This represents about 81% of the homes that will be affected. It is therefore recommended that this section of the Wilson Street sidewalk be plowed, starting this upcoming winter. The associated cost to plow and sand this sidewalk will need to be absorbed in the Winter Maintenance Cost Centre.

Respectfully submitted,

  
Patrick M. McAuley, P. Eng.

Commissioner

PMM:cmr

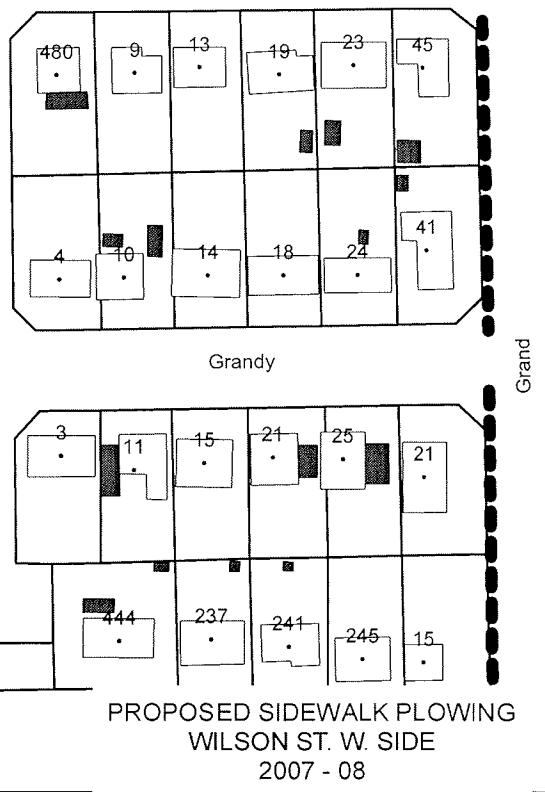
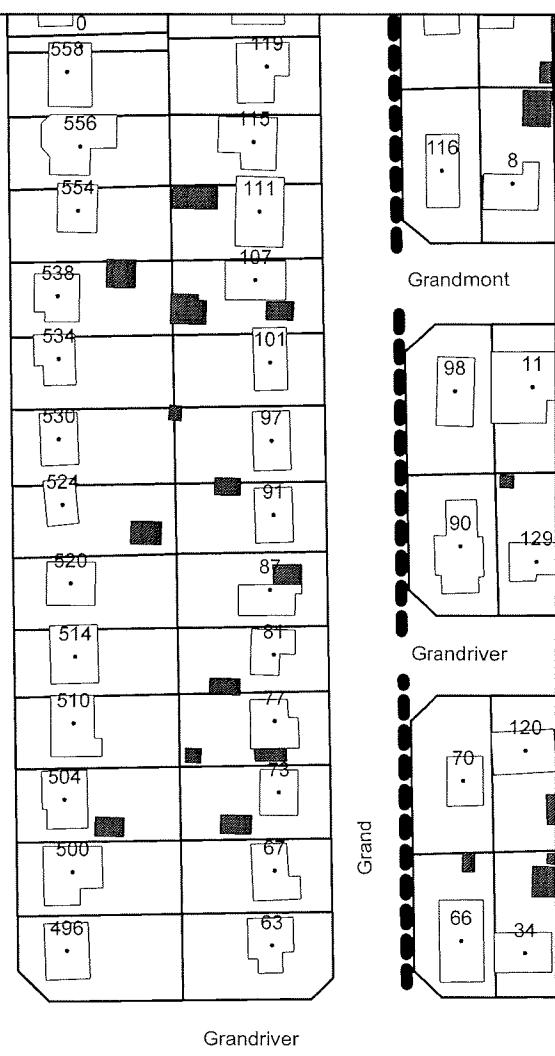
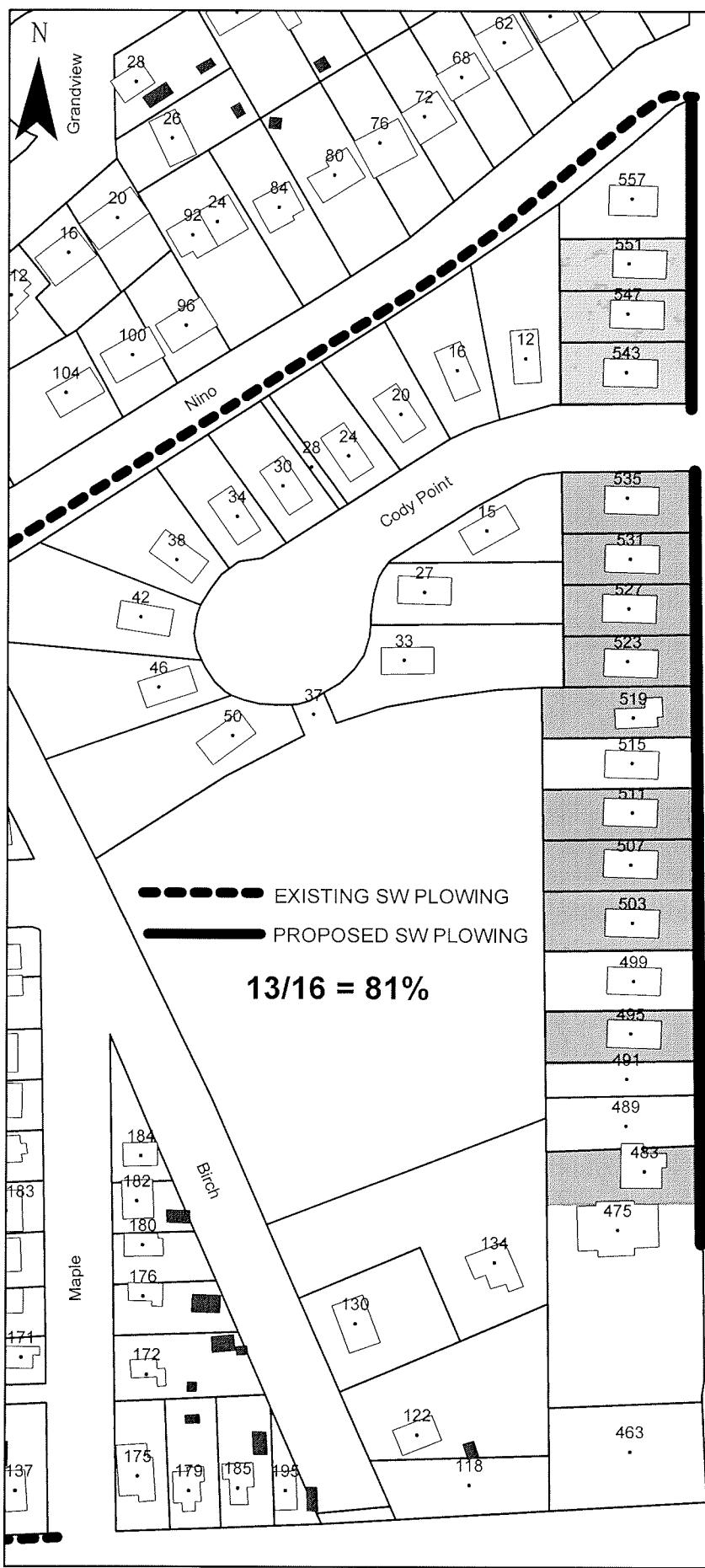
  
RECOMMENDED FOR APPROVAL  
Joseph M. Fratesi  
Chief Administrative Officer

\pwt\Dept Share\Council 2007\Sidewalk Plowing – Wilson Street from Grandy to Nino

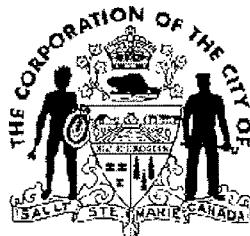
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Public Works & Transportation Department  
The Corporation of the City of Sault Ste. Marie  
128 Sackville Road ~ Sault Ste. Marie, ON P6B 4T6  
Telephone: (705) 759-5201 ~ Fax: (705) 541-7010  
[www.cityssm.on.ca](http://www.cityssm.on.ca)

5(dd)



James M. Elliott, P. Eng.  
Deputy Commissioner



Public Works &  
Transportation Department

2007 10 15

Mayor John Rowswell  
And Members of Council  
Civic Centre

**SUBJECT: SCHOOL CROSSING GUARDS - 2007/2008 SCHOOL YEAR**

**Background**

The Public Works and Transportation Department through Police Services administers the School Guard Crossing Program. The crossing guard is an extension of the authority of a police officer as recognized in the Highway Traffic Act (HTA).

During the 2006/2007 school year, there were 29 school guards at various locations throughout the city. As a result of school closings at both the Algoma District and Huron - Superior School Boards as well as safety concerns at a major intersection, it was determined that changes were required for the 2007/2008 school year.

**Discussion**

A meeting was held on September 20, 2007 with representatives of the two school boards, City staff and the school guard supervisor to discuss the requirement of school guards at various locations. It was agreed by all parties that the following changes should be considered.

*Intersection of Wellington Street East and Pim Street*

The Algoma District School Board has closed Alec Muir School and students are now being bussed to Queen Elizabeth School. This crossing location was studied by City staff over a 10 day period and there were no students crossing at this location. It was agreed by both City staff and representatives of the school board that a school guard is not required at this location.

*Intersection of Pine Street and Northern Avenue*

The Algoma District School Board closed Prince Charles School and students are being bussed to other locations. The Pine /Northern intersection was studied over a 10 day period and there were no students using this location. It was agreed by both the City and representatives of the school board that the school crossing guard should be removed at this location.

5(ee)

2007 10 15  
Page 2

*Intersection of McNabb Street and Pine Street*

Due to safety concerns, school guard staff requested that Public Works/Police Services consider adding an additional crossing guard at this location. Both Public Works and Police Services agree that this is an extremely busy intersection and dangerous situations can occur when a single guard is on duty. It was agreed that an additional school guard should be included at this location.

As a result of the proposed changes, there will be 28 school guards supervising the various crossings.

**Recommendations**

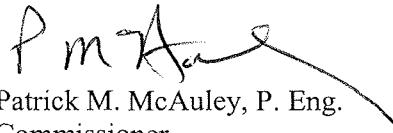
It is recommended that school crossing guards be removed at the Wellington/Pim intersection and the Pine/Northern intersection and that an additional guard be added to the McNabb/Pine intersection.

Respectfully submitted,



J. M. Elliott, P. Eng.  
Deputy Commissioner

Recommended for approval,



Patrick M. McAuley, P. Eng.  
Commissioner

JME:cmr

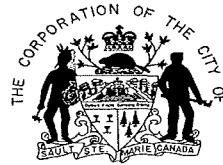
\DeptShare\Council 2007\ 2007-2008 School Crossing Guards.doc



RECOMMENDED FOR APPROVAL  
Joseph M. Fratesi  
Chief Administrative Officer

5(ff)

Mike Blanchard  
Manager  
Buildings & Equipment



Public Works &  
Transportation Department

2007 10 15

Mayor J. Rowswell and  
Members of City Council  
Civic Centre

**SUBJECT: PURCHASE OF 1 (ONE) USED HALF-TON TRUCK, AND 1 (ONE) USED CAR**

**Background**

On May 14, 2007 Council approved our annual Equipment Needs List for 2007. Two half-ton pickup trucks were identified to replace aging units. The replacements will be used by the Parks Department for various maintenance tasks. The funding for these vehicles is covered in the New Equipment Reserve Fund as indicated on the original request for approval. Original budget cost estimates from the New Equipment Reserve for this purchase totalled **\$56,000.00** for the replacement of two new vehicles.

As an alternative to purchasing new vehicles, staff researched used late model half-tons and automobiles available from three (3) dealers: Boston's, Maitland's and Superior Chrysler. The best values available that would suit our needs are a 2005 Ford F150 4x2 from Maitland Motors, for the cost of **\$18,192.57** including trade in, license fee and taxes, as well, a 2006 Chrysler Sebring from Superior Chrysler, for the cost of **\$16,785.36** including trade in, license fee and taxes.

**Recommendation**

It is recommended that approval be given to purchase these used low mileage leased return vehicles: a 2005 Ford F150 4x2 from Maitland Motors, for the cost of **\$18,192.57**, as well as a 2006 Chrysler Sebring from Superior Chrysler, for the cost of **\$16,785.36**.

For Council's information the total expenditure will be **\$34,977.93** or approximately 38% less than the original proposed budget of **\$56,000.00**. The purchase of a car also fits with Public Works & Transportation's goal of reducing acquisition costs, as well as reducing fuel costs where it is possible by using fuel efficient cars for supervisory vehicles.

Respectfully submitted,

Mike Blanchard  
Manager of Equipment and Buildings

Recommended for approval,

Patrick M. McAuley, P. Eng.  
Commissioner

MB:cmr

\pwt\DeptShare\Council\Used Half-Ton Truck and Car Purchase

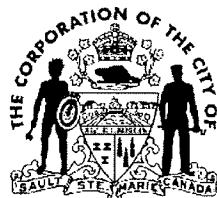
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Public Works & Transportation Department  
The Corporation of the City of Sault Ste. Marie  
128 Sackville Road ~ Sault Ste. Marie, ON P6B 4T6  
Telephone: (705) 759-5201 ~ Fax (705) 541-7010  
[www.cityssm.on.ca](http://www.cityssm.on.ca)

RECOMMENDED FOR APPROVAL  
Joseph M. Fratesi  
Chief Administrative Officer

6(1)(a)

NICHOLAS J. APOSTLE  
COMMISSIONER COMMUNITY SERVICES



COMMUNITY SERVICES DEPARTMENT  
Community Centres Division  
Municipal Day Nurseries Division  
Recreation & Culture Division

2007 10 15

Mayor John Rowswell  
and Members of City Council

### **18 FOREVER EVENT – STEELBACK CENTRE**

Elsewhere on your agenda is a request from this event's organizing committee for forgiveness of the expenses associated with the use of the Steelback Centre for their event. Staff has reviewed the request (attached) and provides the following information for Council's consideration of this matter.

Staff has been working with the local organizing committee for this event which is to be held at the Steelback Centre on December 8, 2007.

The event is being sponsored by Mr. Frank D'Angelo of Steelback Brewery. It falls under our Naming Right's agreement with Mr. D'Angelo for the Steelback Centre and therefore the base rent is waived; only the expenses for the event are to be paid.

In conversation with the Finance Department they have confirmed that the request does not meet the City's Financial Assistance Policy criteria. The department will be sending a letter to the organizing committee advising them they do not meet the criteria for financial assistance according to the City's policy.

The City has and continues to support both of the entities that will be the beneficiary of the profits of this event.

One of the mandates for the Steelback Centre has been for it to make money in order to reduce the annual operating costs. Staff is very concerned with the precedent that would be set if this request were approved and strongly recommends that Council not approve it. No event in the history of both the Sault Ste. Marie Memorial Gardens and the Steelback Centre has ever been approved by Council for forgiveness of expenses. In the rare occasion the rent has been forgiven. Approving such a request would undoubtedly open the flood gates for similar requests.

6(1)(a)

**Recommendation**

It is recommended that Council not approve the request from the 18 Forever Organizing Committee for forgiveness of expenses for their event at the Steelback Centre on December 8, 2007.

Respectfully submitted,



Nicholas J. Apostle  
Commissioner Community Services

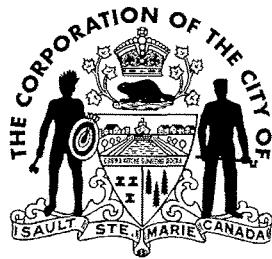
jb/council/18 forever

cc: B. Freiburger  
N. Fera

attachment

6(1)(a)

**Shelley J. Schell, CA**  
Manager of  
Finance and Audits



**Finance Department**

2007 10 15

Mayor John Rowswell and  
Members of City Council

**RE: 18Forever Rock 'n' Roll Revival– Request for Financial Assistance 2007**

The 18Forever Rock 'n' Roll Revival has submitted a Request for Financial Assistance for 2007. The request is for free use of the Steelback Centre and related concert costs such as policing, security and stage set up. The estimated cost of providing the services is approximately \$7,100. These costs would have to be absorbed within the Community Services Department budget.

**RECOMMENDATION**

The Finance Department has reviewed this request to ensure that all financial information is complete, that eligibility criteria is met and assessment criteria has been applied, in accordance with the Financial Assistance Policy for Sustaining and Other Grants. A complete application under this policy was not received, but based upon the information forwarded by The 18Forever Rock 'n' Roll Revival Committee, it does not meet the eligibility criteria. The event proceeds are being forwarded to the Algoma Residential Community Hospice and the Sault Area Hospital Foundation and thus the organization is acting in the capacity as a funding body. The event can also be seen as a fundraiser, which is not eligible under the funding criteria.

It is therefore recommended that the City deny the request as it does not meet the criteria of the Financial Assistance Policy for Sustaining and Other Grants.

Respectfully submitted,

Shelley J. Schell, CA  
Manager of Finance and Audits

Recommended for approval,

W. Freiburger, CMA  
Commissioner of Finance and Treasurer



6(1)(a)

**October 5<sup>th</sup>, 2007**

**Request to appear at Council Meeting, Monday, October 15<sup>th</sup>, 2007**

**To: Donna Irving, Clerk**

**From: 18FOREVER Committee**

The 18FOREVER Committee requests an appearance before City Council on Monday, October 15<sup>th</sup>, 2007 to make a presentation on behalf of the Rock and Roll Revival Community Dance and Concert to be held at the Steelback Centre.

Mr. Mac Headrick and Mr. Adrian Vilaca will speak on the Committee's behalf.

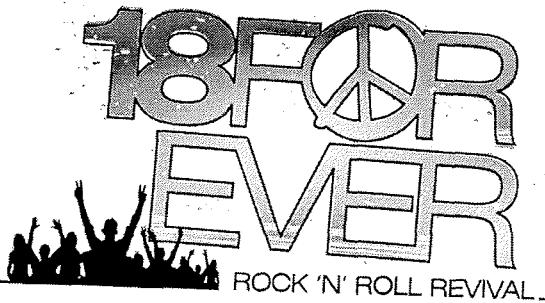
The Committee asks council to:

- 1) Support and Endorse the 18FOREVER EVENT-a celebration of our rock and roll history and reunion of more than 50 musicians that performed during that era; many who still play music and entertain us today
- 2) Contribute financially to the event by forgiving the following fees charged at the Steelback Centre

\$2500.00	Conversion Fees to set up stage and floor
\$1000.00	Downpayment for rental of Steelback Centre
\$ 700.00	Estimated cost for policing services
\$2400.00	Estimated cost for security services
\$ 500.00	Electrical hookup costs
<b>\$7100.00</b>	<b>Total costs</b>
	plus the \$1.80 surcharge on each ticket sold in the stands

The proceeds from this event will be distributed equally to two very important projects that will benefit every person in our community - the Algoma Residential Community Hospice and the Sault Area Hospital Foundation-( proceeds going to their equipment fund).

For more information call: Mike Cristillo, Co-Chair, 18 FOREVER Committee



6(1)(a)

## News Release

Friday, September 28th, 2007

### **ROCK AND ROLL REVIVAL PLANNED FOR SAULT, 50 PLUS MUSICIANS TO PERFORM**

**Sault Ste. Marie:** An unprecedented musical event will be taking place in Sault Ste. Marie at the Steelback Centre on December 8th.

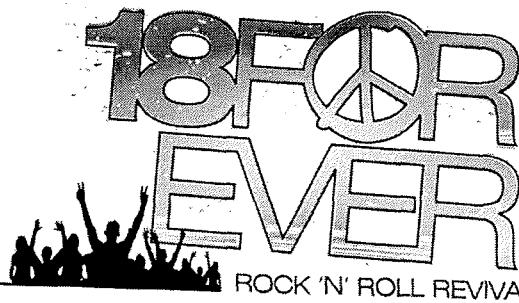
Everyone has memories of when they were 18 years old. Organizers have brought those memories together for a one night “18 Forever” Rock and Roll extravaganza modeled after the legendary Woodstock event of 1969.

On Saturday, December 8<sup>th</sup>, 2007 a night of non-stop performances by local Sault Ste. Marie musicians will rock the Steelback Centre. The “18 Forever” concert will feature more than 50 performers playing throughout the evening. They include a 16 member house band, “The Cool Jerks” plus 10 bands that played every venue available locally in the 50’s, 60’s and 70’s as well as an appearance by Frank D’Angelo and the Steelback 2-4 Band.

Nostalgia will rule the “18 Forever” evening with original members from bands such as The Fireflies, Bobby D and the Bobcats, Polisi Bassoon, The Amen and Jackson Hawke performing throughout the evening. Local musicians living out of town that are scheduled to perform are Tim Ryan, Keith McKie, Raymond Gassi, Rodney St. Amand, Doug Wilde, Rick Morrison and more. Tickets will sell quickly.

Best of all, all proceeds from this landmark event will go to the Sault Area Hospital Foundation and to the Algoma Residential Community Hospice (ARCH) now under construction. “Musicians are very excited about giving something back to the community as well as having fun at the same time,” stated

...2./



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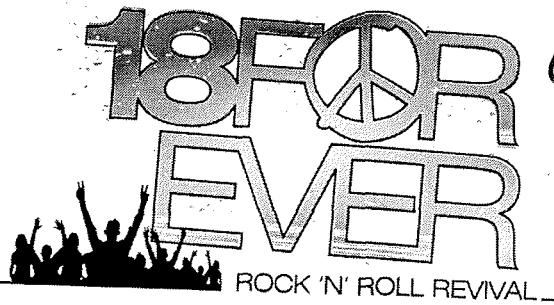
Page 2.

Mike Cristillo, Committee Co-Chair. He notes that musicians are coming from as far away as Alberta and California. Cristillo thanks Ontario Lottery and Gaming, Casino Sault Ste. Marie, Frank D'Angelo and the Steelback Centre for their sponsorship and assistance in making this event one that people of all ages will remember.

Tickets go on sale today. Floor tickets can be purchased at Casino Sault Ste. Marie. Tickets in the bleachers are available at the Steelback Centre box office. For more information about the musicians or how you can participate in this exciting event, visit the concert website at [www.18Forever.ca](http://www.18Forever.ca).

-30-

For more information call: Mike Cristillo, Co-Chair- 18 Forever Committee @ 251-4636



6(1)(a)

WWW.18FOREVER.CA

## BACKGROUND NOTES on “18 FOREVER”

The “18 FOREVER” Event: A Rock and Roll Revival Concert and Dance featuring former and current Sault musicians who performed in bands between the 1950’s and 1970’s. The event is the first one of its kind: a celebration of the early rock and roll history of Sault Ste. Marie.

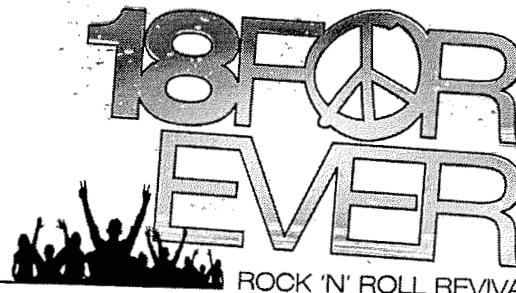
### The Committee

- Mike Cristillo-Co-Chair
- Jim Traveson-Co-Chair
- Brien Proulx ,Co-Chair & Co-Producer
- David Shier- Sault Area Hospital Foundation representative
- Adrian Vilaca-Algoma Residential Community Hospice representative
- Greg Marshall-Co-Producer
- Mac Headrick-Community representative
- Lois Kinghorn-Community representative
- Madge Sanderson-Community representative
- Mary Ambeault-Community representative
- Suzanne Cristillo-Program editor
- Carrie Walls-Web master

The Beneficiaries - Any profits from this event will be shared equally between the Algoma Residential Community Hospice and the Sault Area Hospital Foundation.

### The Performers

- Bob Clarke,
- Brien Proulx,
- Rusty McCarthy,
- Bob Yeomans,
- Jay Scali,
- Mike Yurich,
- Pat Psihogios,
- Jeff Holmes,
- Doug Wilde,
- Rick Morrison,
- Val Suriano,
- Randy Lillie,
- Bobby Drebit,



6(c)(a)

ROCK 'N' ROLL REVIVAL

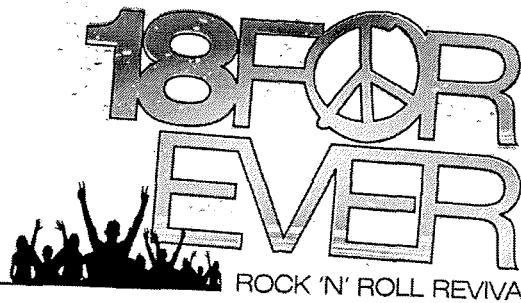
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Page 2.

- Raymond Greco,
- Lou Oliverio,
- Don Ford,
- Keith Stephen,
- Howard Hall,
- John Bumbacco,
- Charles White,
- Bob Yukich,
- Keith McKie,
- Alfred Johns,
- Chris Dixon,
- Tim Ryan,
- Nick Scali,
- Ed Schryer,
- Gene Falbo,
- Norm Van Hoek,
- Ray Gassi,
- Ron Clarke,
- Jim Traveson,
- Rod St. Amand,
- Ronald Thomas Robinson,
- Don MacDonald,
- Dave Moffat,
- Frank D'Angelo,
- Sue Roy,
- Valerie Powley,
- Lynn Reville,
- Ricky Rogers,
- Harvey Bell,
- Bryan Primeau,
- Mitchell Lewis
- Steve Ryan

The Bands

- AMEN
- APRICOT BRANDY
- BOBBY D AND THE BOBCATS- FEATURING BOBBY DREBIT
- FIREFLIES



6(1)(a)

Page 3.

- FRANK D'ANGELO AND THE STEELBACK 2-4 BAND
- JACKSON HAWKE
- PAVEMENT ARTISTS
- POLISI BASSOON
- ROGUES
- THE COOL JERKS (18 piece house band)
- VENDETTAS

#### The Tickets

- Seats at tables on the floor are \$33.00 per seat, 10 seats to a table, available only at Casino Sault Ste. Marie
- General seating tickets in the arena bowl are \$23.00 per seat, available at the Steelback Centre boxoffice, 759-5251, Monday to Friday, 10 a.m. to 5 p.m. or on the Centre's website: [www.steelbackcentre.com/](http://www.steelbackcentre.com/)

#### The Experience

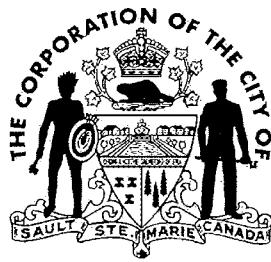
- This unique, first ever celebration of the early rock an roll period in Sault Ste. Marie will bring performers from far and wide to play on the stage together
- Saultites young and old and in between will be able to see the great talent that sprung out of our city during the infancy of the rock and roll movement in the 1950's to the legendary 1960's and the incredible 1970's.
- A commemorative program w ill be available to purchase featuring the bands, the people, the times and the history of that era.
- A website is available at [www.18FOREVER.ca](http://www.18FOREVER.ca) and everyone is encouraged to send photos, stories and their email address to the website for posting and to be kept up to date on developments of the event.

#### The Sponsors

- Casino Sault Ste. Marie
- Ontario Lottery and Gaming
- The Steelback Centre

6(1)(b)

**William Freiburger, CMA**  
Commissioner of Finance  
and Treasurer



**Finance Department**

2007 10 15

Mayor John Rowswell and  
Members of City Council

**Re: Additional Box Suites for the Steelback Centre**

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**Background**

The City is proposing the construction of Phase 2 & 3 Box Suites at the Steelback Centre.

The construction costs and resulting annual debt payments should be funded from the annual licence fees paid by new suite holders. Under current assumptions, the additional debt would be self sustaining debt funded by the annual licence fee revenue with no allocation from the general tax levy.

The annual licence fee per seat for the proposed Phase 2 & 3 Box Suites is calculated to be \$1,475. This amount would increase annually by inflation.

The debt to construct the Steelback Centre will be retired in March 2021.

**Financial Assumptions for Additional Box Suites**

1. Construction of 250 seats.
2. Total construction and design costs of \$4 million.
3. Suite leases increase by 2% per year – CPI.
4. Construction costs will be financed over the remaining 13 year period of the contract with the Soo Greyhounds. There is a provision for 5 additional years beyond the 13 years if attendance remains above 2600 per year.
5. The cost of capital is estimated to be between 5 to 5.25%. Debt payment calculations were based on 5.25%. The first year of licence fees will be applied directly to the project resulting in financing over a 12 year period. Total interest costs over the 12 years is estimated to be \$1,355,000.
6. No sharing of suite licence fees for Phase 2 & 3 with the Soo Greyhounds under the current agreement. Sharing of concession, food, beverage and ticket revenues will continue under the existing contract.
7. The net present value (NPV) of cash flows are discounted at 5%.
8. Additional food and beverage revenue for Phase 2 & 3 is estimated at \$50,000 per year.

6(1)(b)

Report to Council – Additional Box Suites for the Steelback Centre

2007 10 15

Page 2.

### **City Debt Impacts**

This project would require \$3,631,250 of debt to be issued in 2008. Including the recent debt issue for the Steelback Centre and the proposed debt issue of \$3,631,250 for the new box suites, a 5 year debt summary is listed below.

2004	\$ 26,446,775
2005	23,031,325
2006	18,329,293
2007	26,586,752
2008	27,067,539

There are no other major debt related projects planned in the next five years.

### **Risk Factors**

The annual licence fee calculation is based on 100% occupancy. Any periods of suite vacancy will result in a loss to the City. A concern is that if we create an over supply of box suites, there will be pressure to reduce the annual licence fee.

If construction costs vary from the estimates, then the licence fee would need to be adjusted.

The major risk to the financing plan is maintaining the demand for box suites at the stated prices for a 13 year period.

If commitments for full occupancy cannot be attained, a combination of box suites and club seating could be considered.

### **Possible Benefits**

The City's profit from this project is additional ticket revenue and part of the food and beverage revenue.

Additional seat revenue has not been factored into this equation. Ticket revenues occur when total ticket revenue exceeds a stated threshold.

Some of the food and beverage revenue from the new suites will be applied in the first 6 years to fund negative cash flow.

All licence fee revenue earned beyond the proposed 13 year period will be net revenue to the City which could be used to offset operating and maintenance costs.

Attached is a financial forecast for the project.

6(1)(b)

### Phase 2 Only

With the assumptions of \$2 million in capital costs and 115 seats, the estimated annual cost would be \$1,600 per seat.

### Conclusion

The decision to proceed with this project should be based on City Council's confidence that the suites will be fully occupied for the next 13 years.

### RECOMMENDATIONS

The total cost of Phase 2 & 3 Box Suites including debt charges be funded from the annual licence fee revenue generated from the new suites.

An annual licence fee based on current estimates of \$1,475 per seat be applied to the proposed Phase 2 & 3 suites.

The annual licence fee along with food and beverage revenues as required be allocated to finance the related debt charges.

This project is conditional upon the City receiving commitments to fully occupy the new box suites, the City issue up to \$4 million of debt to finance the project.

Respectfully submitted,

W. Freiburger, CMA  
Commissioner of Finance and Treasurer

WF/kl

attachment

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi  
Chief Administrative Officer

Business Case for Suites

Alternative 1 - Phase 2 and 3 Suites 13 years

Cost	3,470,000
Engineering 8%	277,600
Other	152,400
Design	100,000
	<u>4,000,000</u>

## Cash Flows

Number of Years	Total	1	2	3	4	5	6	7	8	9	10	11	12	13
Start Year		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020

Licence Fee  
based on # seats

250

Inflation rate/year

2%

Cost per seat/yea

1,475

13 years 5,413,372 368,750 376,125 383,648 391,320 399,147 407,130 415,272 423,578 432,049 440,690 449,504 458,494 467,664

## Annual Debenture

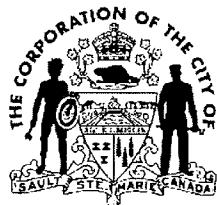
Cost of \$4,000,00

**Net Cash Flow** 58,693 - - 39,369 - 31,847 - 24,174 - 16,347 - 8,364 - 222 8,084 16,555 25,196 34,010 43,000 52,170

PV of cash flows at 5% 876 - - 37,479 - 28,885 - 20,886 - 13,454 - 6,558 - 165 5,748 11,208 16,252 20,882 25,155 29,059

6(1)(c)

NICHOLAS J. APOSTLE  
COMMISSIONER COMMUNITY SERVICES



COMMUNITY SERVICES DEPARTMENT  
Community Centres Division  
Municipal Day Nurseries Division  
Recreation & Culture Division

October 15, 2007

Mayor John Rowswell  
and Members of City Council

## **STEELBACK CENTRE - PRIVATE SUITES - PHASE 2 & 3**

### **Background**

In the spring of this year the following was reported to Council:

***The Committee reviewed the next steps for this project and decided that the following needs to take place in order to meet construction for the summer of 2008:***

- ***Determine whether any funding from the senior levels of government is available for this project and apply if funding is possible.***
- ***If funding is approved then proceed with commissioning of construction drawings and then to tender. Proper purchasing procedure to be followed which includes Council approval.***
- ***If funding is not approved then proceed on securing enough suite holder agreements to guarantee that the project can go forward without funding from senior levels of government.***

Regarding the possible funding from senior levels of government, senior staff from both the City and Northern Ontario Heritage Fund Corporation met to review the project. The result of the meeting was that NOHFC senior staff could not recommend this project for either a grant or an interest free loan arrangement. Therefore, staff conducted a survey of persons on the luxury suite holders waiting list (approximately 30 contacts) asking whether they would still be interested in securing a suite if the price were to increase by 30 to 40 percent above what the original suites were leased for. All of the respondents were fine with the increase, except one.

There are many benefits to providing the additional suites at the Steelback Centre:

- There will be an increase in the seating/patron capacity of the Steelback Centre. Phase 2 involves an additional 12 to 13 suites or approximately 115 seats (or 150 additional seats if you count the potential for the additional seats in each suite to be purchased). Phase 3 is an additional 13 to 15 suites or approximately 135 seats (or 180 additional seats if you count the potential for the additional seats in each suite to be purchased).
- The Soo Greyhounds games have been very well attended over the course of the first two years of the new facility. This has resulted in the City enjoying the maximum benefits of the negotiated revenue sharing arrangement with the team. Any increase in capacity will further enhance the revenue the City is receiving.
- The increased capacity means that the promoters of the major events will be able to gear the concerts/shows to our increased capacity.
- It will assist in increasing tourism as noted in the attached letter from Tourism Sault Ste. Marie.
- It will complete the look of the facility. Presently, the Suite Level appears to be unfinished.

The estimated capital cost of Phase 2 is \$2 million and the estimated cost of Phase 2 and 3 combined is \$4 million.

### **Next Steps**

Upon Council's approval, staff would commence with the following tasks:

1. Finalize the appropriate documents to commence the lease of the suites. A brief overview of the process is as follows:
  - a. Staff would contact those on the suite holders' priority list which includes approximately 30 on a waiting list and the existing suite holders. Existing suite holders who wish to be relocated to a new suite would have to sign a new agreement and pay the higher lease rate; their existing suite would then go into the inventory to be leased at the new rate as well. Staff would work their way down the priority list to confirm the holder's continued interest in a luxury suite.
  - b. In order to confirm their intent to lease a suite, the potential suite holder would have to sign a "Reservation Form" along with providing a deposit of \$2,000.

6(1)(c)

2. Once the required number of suites is leased, staff would prepare to tender the project. This would entail updating the existing drawings to properly reflect the current structure. The architect has estimated a cost of between \$80,000. to \$100,000. to complete this work in time for tendering (end of January 2008).
3. Commission the architects (EPOH Inc.) to update the drawings to reflect the current conditions. The architects would only be hired once it was determined that enough suites were leased.

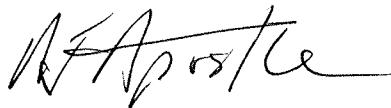
Staff would provide continual updates to Council on this project.

Elsewhere on your agenda is a report from the Finance Department concerning the funding of the luxury suites.

### Recommendation

Therefore it is recommended that Council approve the project in principle, subject to the required number of suites being leased that would allow for the capital cost of the project to be paid back from the suite leases; and further once there required number of suites are leased, that staff engage EPOH Inc., the architect of the Steelback Centre, to update the existing drawings of Phase 2 & 3 of the luxury suites in order to prepare for tendering at the end of January 2008 to meet a construction schedule of the summer of 2008.

Respectfully submitted,



Nicholas J. Apostle  
Commissioner Community Services

jb/council/luxury suite phase 2&3 2007 10 15

cc: B. Freiburger

attachment

6(1)(c)



**DEVELOPMENT**  
Sault Ste. Marie  
a division of the SSMEDC



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



**TOURISM**  
Sault Ste. Marie  
a division of the SSMEDC

September 24, 2007

Community Services Department  
99 Foster Drive, Level 2  
Sault Ste. Marie, ON. P6A 5X6  
Attn: Mr. Nick Apostle, Commissioner

Dear Mr. Apostle

On behalf of Tourism Sault Ste. Marie and its many private sector partners, I would like to lend support to increasing the number of Suites by 25-30 in the Steelback Centre.

This multi-purpose facility has been the catalyst for TSSM to be successful in making bids for Provincial and National conferences and sporting events. Part of this success has been due to the versatile nature of the facility and for the fact that it was built with tourism values in mind.

By increasing the number of Suites, it will enable TSSM to attract high level conferences and sporting events in that they will provide "professional grade" viewing opportunities that can be utilized by visiting dignitaries, sports organization Executives or key conference planners.

While the Suites themselves are generally designed to hold 11-15 people, collectively, along with the attached vestibule areas will provide a significant overall space that could be utilized for breakout meeting rooms and hosting of special functions. All of which will help augment the City's ability to attract a wide range of conferences and sporting events.

I would like to commend you and the City of Sault Ste. Marie for undertaking this ambitious endeavour, and I look forward to the positive impact that this will have on the enhanced usage of the Steelback Centre.

Yours truly,

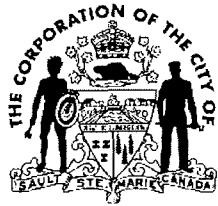
A handwritten signature in black ink.

Ian McMillan  
Executive Director  
Tourism Sault Ste. Marie



6(2)(a)

NICHOLAS J. APOSTLE  
COMMISSIONER COMMUNITY SERVICES



COMMUNITY SERVICES DEPARTMENT  
Community Centres Division  
Municipal Day Nurseries Division  
Recreation & Culture Division

October 15, 2007

Mayor John Rowswell  
and Members of City Council

### MUSEUM SHIP NORGOMA

Prior to the 2007 Budget, Council received and approved a report from Destiny Sault Ste. Marie concerning the Museum Ship Norgoma. A copy of that report is attached.

At budget time this year, Council received a recommendation from Destiny Sault Ste. Marie to fund the Norgoma for three years, based on them meeting a set of criteria each year. Council only approved one year of funding in an amount of \$10,000. (the St. Mary's River Marine Heritage Centre Board had requested \$15,000.) toward the operation of the ship this year, with the money coming from the Economic Diversification Fund (EDF). The SMRMHC Board did receive the money; however at the Economic Development Board's regular meeting on Monday, July 9<sup>th</sup> they had a lengthy discussion on the funding of the Norgoma and the EDC Board felt that the business case did not support this project; therefore, did not approve the recommendation to support the allocation of funds from the EDF for this initiative.

Staff has not had any recent communication with the SMRMHC Board regarding their progression with the Destiny recommendations that are necessary for further funding from Council.

Recently, Mr. Bill Sheppard (a concerned citizen) was following up on some information he received and has had positive preliminary talks with an interested party that would use the ship as an underwater diving site in Michigan, USA. The party has asked for specific information about the ship, which only the SMRMHC board has.

In addition, there has been preliminary communication with another party that is interested in the ship.

Given that the future of Norgoma is a sensitive issue, particularly with its' managing board, staff did not want to arbitrarily ask them for the information that has been requested from the interested parties.

6(2)(a)

In order to open more formal communications with the parties that have expressed a preliminary interest in the Norgoma, staff recommends that the previous group that Council formed to assist Destiny Sault Ste. Marie in their report on the Norgoma be requested to revisit the Destiny report to find out how the Board is progressing with the recommendations, and to consider opening formal communications with the interested parties. The previous group consisted of, Destiny Sault Ste. Marie, a staff member from Tourism Sault Ste. Marie, the president of the SSM Chamber of Commerce, a board member from the St. Mary's River Marine Heritage Centre Board, and a staff member from the Community Services Department. In addition, staff recommends that Council have one or two Councillors assigned to the group as well.

### **Recommendation**

It is recommended that the previous group that Council formed to assist Destiny Sault Ste. Marie in their report on the Norgoma, along with one or two City Councillors, be requested to revisit the Destiny report and consider opening formal communications with the interested parties. The previous group consisted of, Destiny Sault Ste. Marie, a staff member from Tourism Sault Ste. Marie, the president of the SSM Chamber of Commerce, a board member from the St. Mary's River Marine Heritage Centre Board and a staff member from the Community Services Department.

All of which is respectfully submitted,

Nicholas J. Apostle  
Commissioner Community Services

RECOMMENDED FOR APPROVAL

  
Joseph M. Fratesi  
Chief Administrative Officer

jbs/council/norgoma update oct 15

cc: J. Bain, St. Mary's River Marine Heritage Centre Board  
J. Cain, Manager Recreation & Culture  
B. Strapp, CEO, EDC  
I. McMillan, CEO, Tourism SSM  
J. Rebek, Managing Director, Destiny SSM  
President, SSM Chamber of Commerce

attachment

6(2)(a)

THE NORGOMA  
BACKGROUND AND RECOMMENDATIONS REPORT

November, 2006

## Executive Summary

### **Recommendations**

It is recommended that the SMRMC would be provided with a viable opportunity to pursue their desire to provide SSM with a Great Lakes Heritage tourist attraction that could compliment the existing waterfront and downtown tourism infrastructure.

1. It would be clearly understood by all parties that the Norgoma would not be subsidized by City funding for more than five years.
2. The City would provide SMRMC with an annual subsidy of \$15,000<sup>1</sup>/yr. to operate the Norgoma as a Museum ship and tourist attraction for up to five years. With this funding the SMRMC would be expected to operate and maintain the Norgoma. Income from visitation, along with other grants, contributions or partnerships would be used for capital maintenance and development.
3. During year one the SMRMC, working with the SSMEDC would explore the viability and interest of a possible restaurant partnership e.g. this type of partnership exists elsewhere with respect to chain restaurants and heritage railway stations.
4. SMRMC would strengthen and broaden their board membership and implement administrative procedures that ensure adequate governance, management and decision making.
5. SMRMC would work with Tourism SSM and other community tourism organizations to strengthen marketing and promotion of Norgoma. This could include a Norgoma Advisory Committee to advise the Board on tourism development opportunities and relevant management of the Norgoma. Members could include key funding, education and tourism organizations.
6. During year one, through a community consultative process SMRMC would develop a vision and five year strategic plan clearly outlining where the ship is going<sup>2</sup>!
7. SMRMC would enter into a contract with the city that would identify specific annual commitments and measurement criteria associated with the allocation of the annual subsidy. SMRMC would be expected to provide an annual report to the Commissioner of Community Services.

### **Rationale for the Recommendation**

- The Norgoma is part of the history of the North Channel and SSM. The volunteer SMRMC Board should be provided with a viable opportunity to make the Norgoma a positive aspect of the SSM waterfront.
- Over the past year the SMRMC, with assistance from Service Canada has undertaken improvements to the vessel at a total cost of \$160,000.
- It is estimated to cost \$100,000 to dismantle the Norgoma and considerably more to relocate it (should a new site be found).

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<sup>1</sup> Although the Norgoma Board requested \$20,000, \$5,000 was for capital support. It is anticipated that this funding could come from increased marketing and other avenues.

<sup>2</sup> E.g. working with tourism organizations, historical associations, youth and the educational community among others.

- The existing approach to managing the Norgoma requires strengthening, including a clearly articulated vision/direction and assistance and support from the broader community including Tourism SSM and city staff.

:

## Introduction

On November 14, 2005 SSM City Council: “*Resolved that the report of the Commissioner Community Services dated 2005 11 14 concerning M.S. Norgoma Status Report be accepted and the recommendation that Council authorize appropriate staff to meet with the St. Mary’s River Marine Heritage Centre Board.*”

On May 29th, 2006 SSM City Council passed a resolution stating: “*Be it resolved that Destiny SSM be requested to conduct an objective evaluation of the Norgoma and provide Council with recommendations as to next steps; Recommendations should consider the benefits and associated costs concerning options evaluated and the recommended option; It is understood that Destiny would establish an advisory committee and that city staff along with other key players will participate*”

Subsequent to the latter motion an advisory committee was established consisting of:

- Bill Therriault, (then Managing Director of SSM) - chair
- Nick Apostle, City Commissioner of Community Services
- Bill Shepherd, SSM Chamber of Commerce
- Ian McMillan, Tourism SSM
- John Bain, St. Mary’s Marine Heritage Centre (Norgoma )

The committee met several times. Although the committee was unable to reach consensus on a recommended approach they did provide solid information and feedback. Using this information this report was prepared by Bill Therriault.

The recommendations contained in this report have been endorsed by the Destiny SSM Steering committee

## History and Ownership

The Norgoma was launched from the Collingwood shipyards in 1950. Her name was taken from the prefix “Nor” used by the Owen Sound Transportation Company for ships of her fleet and “Goma” which refers to the Algoma District. From 1950 to 1963 the Norgoma carried equipment, supplies and passengers on the east-west water route from Georgian Bay to Lake Superior known as the “Turkey Trail”. The Norgoma is the last vessel of the eighty year marine lifeline to the North Channel communities.

From 1964 to 1974 the Norgoma operated as an automobile ferry between Tobermory and South Baymouth.

In 1975 the City of SSM purchased the Norgoma with the intent of operating it as a museum ship and tourist attraction.

In 1981 the City transferred ownership of the Norgoma to the St. Mary’s River Marine Centre (SMRMC), a non profit group interested in operating it as a museum ship and tourist attraction. Conditions for this transfer included that the ship be operated as a museum ship and tourist attraction and that it be maintained in a safe and attractive condition. In the event that the SMRMC did not meet these conditions the City could demand the re-conveyance of the Norgoma to the City for \$1.

## Issues and Concerns

### Mandate

Two feasibility studies have been conducted to help determine the mandate and needs of the Norgoma (1994 and 2001). The 2001 study indicated that the current location was the best fit if a bed and breakfast was going to be developed along with a land based visitor centre. If this development was not going to occur then the ship would be better located at the Canal. This study also indicated the possibility of establishing a restaurant on board. It is generally acknowledged that the immediate needs are the development of an acceptable museum and tourist attraction. The SMRMC has not discarded the possibility of additional developments but they are unlikely to occur for the next three or four years.

Although the SMRMC Board has indicated that they have a plan that is consistent with the recommendations of the feasibility study, to date there has been no articulated vision and strategy that clearly sets the desired direction for the ship and how it is going to get there. Without this strategic direction and associated measurement criteria the best one could hope for is a somewhat uncoordinated and haphazard progress.

### Condition

The ship has not been well maintained and until recently there has been no significant upgrading.

- In the spring and early summer of 2006 (with funding from Service Canada and private contributions totaling \$75,000) the exterior was painted and some deck repairs undertaken.
- An additional \$85,000 is to be spent between October 2006 and January 2007 to complete exterior work and begin interior maintenance and repair
- A website has been developed to promote the vessel.
- The Board has applied for designation of the vessel as a nationally significant heritage artifact and anticipates designation in the spring of 2007.

### Operations Funding

Over the past decade the ship has operated as a museum attraction. However the board experienced funding and administration challenges and in 2005 the ship did not open as a tourist attraction. With a \$10,000 one time grant from City Council it was able to open for the 2006 season. Visitation for 2006 was 1740 with total revenue of \$6532.

Recently the Board identified a need for a contribution from the City of \$20,000/yr. (\$10,000 for annual operations, \$5,000 for annual maintenance & advertising and \$5,000 for capital contingency) plus annual revenues for five years. Their perception is that this funding would enable them to “*refurbish the vessel, develop programs and achieve sustainability i.e. sufficient revenue to cover operating costs.*”

### Governance and Administration

The existing non profit board acknowledges that they do not have the skills or resources to manage the SMRMC. They have requested City staff assistance to help insure the appropriate administrative functions are carried out. City staff have pointed out that this

is not the normal process in dealing with non profit organizations. However, they are available as advisors and will be represented on the Norgoma Board of Directors.

#### SSM Waterfront/Downtown

In 2005 Destiny SSM developed a SSM Downtown Waterfront Vision that outlined key components of the City's waterfront. Although the Norgoma was recognized in this document as a contributor to the overall waterfront picture it was not considered to be a key/essential component. However, if the ship is to remain anywhere on the waterfront it must be maintained, attractive and a positive contribution to the waterfront/downtown area.

Tourism SSM has indicated that if the ship is operating in an acceptable manner they are prepared to work with the Board to help market it to visiting tourists.

#### Options

A number of options were evaluated, of which the following are most plausible:

1. Relocation of Norgoma

- Relocation options are limited
- Cost to move ship is estimated to be in excess of \$100,000 plus construction of new docking facilities etc.
- Does not solve the operating cost dilemma
- May reduce opportunities to attract visitors

2. Scrap Norgoma

- Preliminary cost estimates are \$100,000

3. Do Nothing

- SMRMC would proceed to operate in current floundering manner
- Highly probable that the SMRMC would either collapse or become so ineffective that the city would be forced to reclaim ownership of the Norgoma
- City would then be faced with the dilemma of either maintaining or scrapping the Norgoma

4. Subsidize and Strengthen Existing Norgoma Operations

- Council would commit to provide a fixed amount for a prescribed time period with specific parameters around funding allocations
- SMRMC would commit to ensure effective governance practices are implemented including strengthening and diversifying their board membership and administration procedures
- SMRMC would work with City staff and Tourism SSM to strengthen and promote Norgoma image and opportunities
- SMRMC would explore opportunities for long term partnerships e.g. a partnership with a restaurant chain wherein the restaurateur would maintain the essential historic integrity of the ship.

### **Recommendations**

Option #4 is recommended. Under this option the SMRMC would be provided with a viable opportunity to pursue their desire to provide SSM with a Great Lakes Heritage tourist attraction that could compliment the existing waterfront and downtown tourism infrastructure.

1. It would be clearly understood by all parties that the Norgoma would not be subsidized by City funding for more than five years.
2. The City would provide SMRMC with an annual subsidy of \$15,000<sup>3</sup>/yr. to operate the Norgoma as a Museum ship and tourist attraction for up to five years. With this funding the SMRMC would be expected to operate and maintain the Norgoma. Income from visitation, along with other grants, contributions or partnerships would be used for capital maintenance and development.
3. During year one the SMRMC, working with the SSMEDC would explore the viability and interest of a possible restaurant partnership e.g. this type of partnership exists elsewhere with respect to chain restaurants and heritage railway stations.
4. SMRMC would strengthen and broaden their board membership and implement administrative procedures that ensure adequate governance, management and decision making.
5. SMRMC would work with Tourism SSM and other community tourism organizations to strengthen marketing and promotion of Norgoma. This could include a Norgoma Advisory Committee to advise the Board on tourism development opportunities and relevant management of the Norgoma. Members could include key funding, education and tourism organizations.
6. During year one, through a community consultative process SMRMC would develop a vision and five year strategic plan clearly outlining where the ship is going<sup>4</sup>!
7. SMRMC would enter into a contract with the city that would identify specific annual commitments and measurement criteria associated with the allocation of the annual subsidy. SMRMC would be expected to provide an annual report to the Commissioner of Community Services.

### **The Alternative**

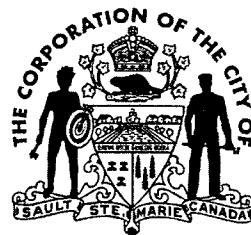
In the event that City Council is unwilling to make the above commitment it is recommended that the City reclaim and dismantle the ship (Option #2 above). Estimated cost would be \$100,000.

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<sup>3</sup> Although the Norgoma Board requested \$20,000, \$5,000 was for capital support. It is anticipated that this funding could come from increased marketing and other avenues.

<sup>4</sup> E.g. working with tourism organizations, historical associations, youth and the educational community among others.

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2007 10 15

## **REPORT OF THE ENGINEERING & PLANNING DEPARTMENT**

### **PLANNING DIVISION**

**TO:**

Mayor John Rowswell  
and Members of City Council

**SUBJECT:**

Application No. A-8-06-Z.OP & 57T-06-501 – filed by Jane Eva Hedlund, Catherine Shunock, 2062111 Ontario Limited & Frank Frederick Shunock.

**SUBJECT PROPERTY:**

Location – Located on the south side of Trunk Road, between Fournier Road and the eastern city limit. Civic No. 1525, 1675, 1707, 1709, 1715, 1731 Trunk Road and 834 River Road.

Size – The lot is irregular in shape, approximately 268m (879') x 476m (1,562') depth; 21.67 ha (53.5 acres).

Present Use – Vacant land and two existing single detached dwellings.

Owner – Jane Hedlund, Catherine Shunock, 2062111 Ontario Limited & Frank Frederick Shunock.

**REQUEST:**

The applicants, Jane Eva Hedlund, Catherine Shunock, 2062111 Ontario Limited & Frank Frederick Shunock are requesting a Rezoning, Official Plan Amendment & Draft Plan of Subdivision Approval in order to develop a 39 lot single detached residential subdivision, and a highway commercial zoning within the north east portion of the subject property.

**Comments**

A review of the history of this application will be useful.

On August 13, 2007, City Council deferred this application to their September 10<sup>th</sup> meeting to allow for additional consultation and review of a number of issues.

On August 15, 2007, the applicants and consulting engineers met with City staff, the PUC, Conservation Authority and Algoma Public Health to clarify a number of issues related to water quantity and quality, the wetland area adjacent to the St. Mary's River and proposed access onto Highway 17 East. On August 24<sup>th</sup>, additional information was received from Water's Environmental Geosciences Limited, the applicants' hydro geologist.

On September 11, 2007 the applicants hosted a neighbourhood meeting with approximately 40 area residents, Councillors Butland and Caicco, the consulting engineers and planning staff. Following the meeting, the applicants agreed to a peer review of their hydrogeological report. At the suggestion of the PUC, R.J. Burnside Associates was selected to complete the peer review as they were the original authors of the Sault Ste. Marie Area Groundwater Management and Protection Study.

On September 24, 2007, City Council deferred the application to allow sufficient time for the peer review to be completed.

On October 1, 2007, City staff received the peer review (attached) and circulated it to the commenting agencies. The Conservation Authority has asked for additional time to complete their review of the application incorporating the conclusions of the peer review. Given that the Conservation Authority is the agency responsible for source water protection, and the importance of water quantity and quality to both the applicants and neighbours, a further deferral is recommended. Although the Department of Fisheries and Oceans has provided preliminary comments, they have also indicated to City staff that a deferral to allow them to consult with the Conservation Authority would be appropriate.

Also on October 1, 2007, a letter was received from Alanna Jones (attached), a concerned Garden River First Nations band member suggesting that the City had not conducted "meaningful consultation" with GRFN. It should be noted that this application was discussed with a representative of the Garden River First Nations and a copy of the application was forwarded to GRFN on August 7<sup>th</sup>, 2007. To date, no comments have been received.

On October 3, 2007, a group of neighbours met with Councillors Butland and Caicco, and submitted a list of six questions that are currently being reviewed as part of this application.

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On October 5, 2007, a letter (attached) was received from Alice Corbiere, representing the Harriet Bell Estate which is part of the Garden River Indian Reservation requesting a 60 day deferral.

Given the public interest and number of issues with this application, City staff is recommending a further two week deferral to City Council's Monday, October 29<sup>th</sup> 2007 meeting.

**Planning Director's Recommendation** - That City Council defer this application to October 29, 2007.

PT/pms

A-8-06-Z.OP deferral2

RECOMMENDED FOR APPROVAL

  
Joseph M. Fratesi  
Chief Administrative Officer

6(6)(a)



**BURNSIDE**

[THE DIFFERENCE IS OUR PEOPLE]



September 25, 2007

The Corporation of the City  
of Sault Ste. Marie  
99 Foster Drive, Civic Centre  
Sault Ste. Marie, ON P6A 5N1

**Attention:** **Mr. D.B. McConnell, RPP**  
**Principal Planner, City Planning Division**

**Re:** **Review of Waters Environmental Geosciences Ltd. Report**  
**"Aquifer and Well Yield Analysis**  
**River Road Subdivision, Sault Ste. Marie, Ontario"**  
**File No. PDA 13943.0**

Dear Mr. McConnell,

R.J. Burnside & Associates Limited (Burnside) was retained by Mr. Doug Leask, of Wm. R. Walker Engineering Inc. (Walker Engineering) to provide comments regarding the above captioned report (the report). In order to complete this review, Burnside was provided with a copy of the report dated June 26, 2007 and an April 11, 2006 drawing "Draft Plan of Subdivision River Road Property Development," which was prepared by Walker Engineering. This drawing shows the proposed lot layout of the subdivision and shows a number of surrounding features such as Highway 17, the St. Mary's River and a number of existing residences.

It is our understanding that Waters Environmental Geosciences Ltd. (Waters) was retained by Walker Engineering to prepare the report which documents the testing of five water wells at the proposed subdivision. Four wells (PW1, PW2, PW3 and PW5) were constructed in 2006 by Jim Rennison Well Drilling Ltd. An existing well (PW4) was drilled as part of an earlier study in 1981. An additional well (PW6) was drilled in early 2007 and provides water for a new home in the southwest corner of the development. Wells PW1, PW2 and PW4 are all completed in sandstone bedrock at depths greater than 122 m (400 ft). Wells PW3, PW5 and PW6 are all completed in overburden at depths less than 21 m (70 ft). Aquifer testing was completing by representatives of Renisson Well Drilling, who provided the data to Waters for plotting and interpretation. Wells PW1, PW2, PW3, PW4 and PW5 were subjected to step tests, followed by four continuous rate pumping tests and recover. Water quality samples were collected from PW2, PW3 and PW4 during the pumping test. The following are Burnside's comments on the report:

### **Section 2.1: Hydrogeological Setting**

The discussion of the hydrogeological setting is based on data provided in the water well records for the site, along with a review of published geological mapping. The regional groundwater flow direction is interpreted to be to the south as described in the 2003 Groundwater Management and Protection Study.

#### **Burnside Comment**

The draft plan of subdivision provided by Walker Engineering suggests that there are a number of established residential properties in the area. It would be helpful if Waters could provide a map showing the location of existing domestic wells in the area and also provide information on their depth. It is likely that, given the availability of shallow groundwater, that many of the wells in the area are completed in the overburden aquifer.

### **Section 2.2: Aquifer Testing**

As indicated above, each of the wells tested was subjected to an initial step test and, based on the results, a constant rate discharge of 27 m<sup>3</sup>/day (5 US gpm) was selected as the test rate for each of the wells. The number of wells to be tested was done in accordance with Ontario Ministry of the Environment (MOE) Policy D5-5, which indicates that five test wells are required for developments between 25 and 50 ha. Section 4.3.1 indicates that the tests shall be run at a fixed rate for a minimum period of six hours. The testing at the site was run at each well for a period of four hours, which is not in compliance with the policy. The test rate of 5 USgpm (18.93 L/m) is in compliance with the minimum rate of 13.7 L/m in the MOE guidance

The aquifer testing data for all of the wells indicates that the yields are more than adequate for domestic purposes and that any interference which may occur between wells is minimal. The 20-year predicted drawdown for an overburden well pumped continuously is estimated to be less than 0.06 m. Similarly, the protected drawdown for a well pumping continuously for 20 years in bedrock is less than 0.08 m. Waters concludes that these values indicate that there will be no impact on neighbouring wells.

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#### **Burnside Comment**

Many of the wells actually had an increase in specific capacity during the testing which suggests that the wells were undergoing additional development. Although the testing was not conducted for the minimum period of six hours, the data suggests that very little additional drawdown would have occurred. Burnside agrees with Waters assessment that the likelihood for interference with any neighbouring wells is minimal.

#### **Section 2.4: Geochemical Analysis**

Water quality samples were collected from PW2, PW3 and PW5 during the testing. The discussion by Waters suggests that the aesthetic objective for colour, iron and manganese was exceeded in a number of samples. In addition, sodium present at levels above 20 mg/L exceeds the medical officer of health notification level of 20 mg/L. The operational guideline for hardness, which is set at 80 to 100 mg/L was exceeded at all of the locations. However, these levels are considered by Burnside to be relatively low and be easily treated by water softening, if desired.

Total Coliform bacteria was detected in samples from PW2 and PW5 and PW5. The fact that total coliform was detected in the deeper aquifer (PW2) suggests that it is likely due to inadequate chlorination of the well following construction or a sampling error. Elevated chloride (50.4 mg/L) and nitrate (1.08 mg/L) was present in the sample from Well 5.

#### **Burnside Comment**

The water quality from PW5 indicates that chloride and nitrate are elevated in comparison to the other wells. Well PW5 is completed in an unconfined overburden aquifer at a depth of 19.8 m (65 ft). The presence of nitrate and chloride suggests that there are some minor impacts currently occurring from surface activities such as agriculture, septic loading or road salting.

Given that there are to be a number of houses serviced by in-ground septic systems in the future, Burnside would recommend that the wells for the new development be constructed in the underlying sandstone, which appears to offer some protection from surface activities.

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In addition, it is likely that a number of wells on adjacent residential properties may be completed in the upper, unconfined, shallow aquifer. We agree with Waters conclusions that it is unlikely there will be any water quantity interference from the proposed development. However, given the presence of nitrate and chloride in one of the existing wells on site, there is the potential for some impact from septic effluent. As a result, Burnside suggests that a limited baseline water quality monitoring program be completed in order to establish existing background water quality in the downgradient neighbouring domestic wells. This will provide an indication of pre-development water quality for use in the assessment in the unlikely event there are future water quality impact claims.

Yours truly,

**R.J. Burnside & Associates Limited**



David Hopkins, B.Sc., P.Geo.  
Hydrogeologist  
DH:jw

cc: Walker Engineering, Attn: Mr. D. Leask

070925McCon  
2007-10-01 4:44 PM

808 River Road  
Sault Ste. Marie, ON  
P6A 5K9

October 1, 2007

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RECEIVED  
CITY CLERK

OCT 01 2007

NO.: A-8-06 - Oct 15-07

DIST.: Planning, Council agenda

Mr. Steve Butland and Mr. James Caicco  
Ward 1 Councillors, Civic Centre  
Sault Ste. Marie, ON  
P6A 5M1

Dear Sirs:

Further to the meeting of September 11, 2007 at the Russ Ramsay Room at the Civic Centre, as a resident of Sault Ste. Marie and a concerned taxpayer, I had raised two questions with respect to the proposed development of land into estate lots. The lands in question, with the proposed development, include approximately 75 acres north and east of my civic address: 808 River Road, Sault Ste. Marie, Ontario. These lands, my understanding, are to the east of Fournier Road and south of Trunk Road (Highway 17 East) and west of Garden River (Bell's Point).

The first question that I raised at the September 11<sup>th</sup> meeting was phrased as follows:

1. Approximately two years, there was a court case in British Columbia that ruled that the municipality has a "duty to consult" with area First Nations affected by land developments.

My two-part question is: 1. Did the city conduct meaningful consultations with area First Nations with respect to the proposed development in the first paragraph above? And, what is your definition of meaningful consultation? The response from the city was that there was no consultation; therefore, the meaning of "meaningful consultation" was not addressed.

2. Under whose authority (First Nations or otherwise) was the development allowed to proceed thus far? Since there was no meaningful consultations done with area (and border) First Nations by the city, I feel that my question of: under whose authority ((First Nations or otherwise)) was the development allowed to proceed thus far?) has not adequately addressed.

During the meeting, I was asked by the city where such information may be obtained to start researching my concerns. I had suggested that, initially the city may want to consult the Robinson-Huron Treaty. As well, I had suggested that the city may want to contact Chief Lyle Sayers at 946-6300, former Chiefs Dennis Jones and Noel Jones. Their phone numbers are 759-2197 and 759-7937, respectively.

I am proud of my Garden River Ojibway heritage and history. I remain passionate that the Robinson-Huron Treaty's spirit and intent is to provide a future for ALL generations to follow. Garden River is signature to that Treaty.

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I hope that all area First Nations neighbouring Sault Ste. Marie can resolve this issue that is agreeable to all, keeping in mind that the spirit and intent of the Robinson-Huron Treaty is alive and well.

As I stated in the September 11<sup>th</sup> meeting, I appreciate any and all correspondence between the developers, you (the city) and Garden River, with respect to my request.

On behalf of the safety, health and future generations of Garden River, I thank you,

Alanna Jones  
concerned Garden River First Nation Band member and Sault Ste. Marie taxpayer

c.c. Chief Lyle Sayers, Garden River First Nation  
c.c. Mr. Dennis Jones  
c.c. Mr. Noel Jones  
c.c. Mr. Tony Martin, MP, Sault Ste Marie/Algoma District  
e.c. Ms. Donna Irving, City Clerk, Sault Ste Marie

cc .David Orgillt

6(6)(a)

October 5, 2007

Peter Tonazzo  
Planner  
City of Sault Ste. Marie  
P.O. Box 580  
Sault Ste. Marie, Ontario  
P6A 5N1

Dear Mr. Tonazzo:

It is with great concern that I recently became aware of an application by Jane Eva Hedlund; Catherine Shunock; 20620111 Ontario Ltd.; Frank Frederick Shunock to develop a 39-lot residential subdivision with private wells and septic systems next to the Estate of Harriet Bell property.

As sole trustee for the Harriet Bell Estate, the property adjacent to the entire eastern boundary outlined on the map included in the application, I should have been contacted directly. I only became aware of this through conversations with residents of your municipality who contacted me after a meeting between Mr. Butland and Mr. Caicco.

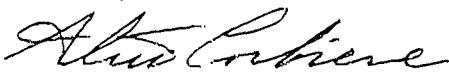
Being sole trustee, I must conduct all matters relating to concerns and potential issues in the best interest of the heirs through meaningful consultation with all parties. In this matter this has not been possible due to lack of notice or information from the applicants or the municipality.

As the Harriet Bell Estate is part of the Garden River Indian Reservation, there are a number of legal concerns I must research and discuss with the appropriate federal agencies as well as Chief and Council.

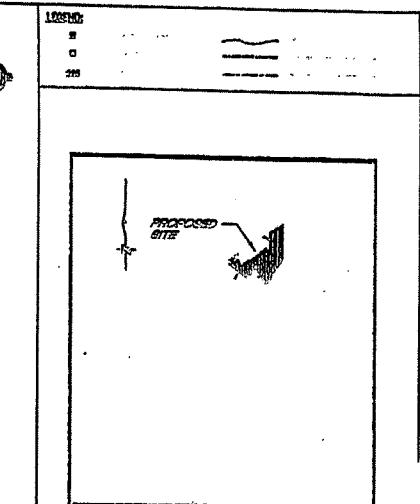
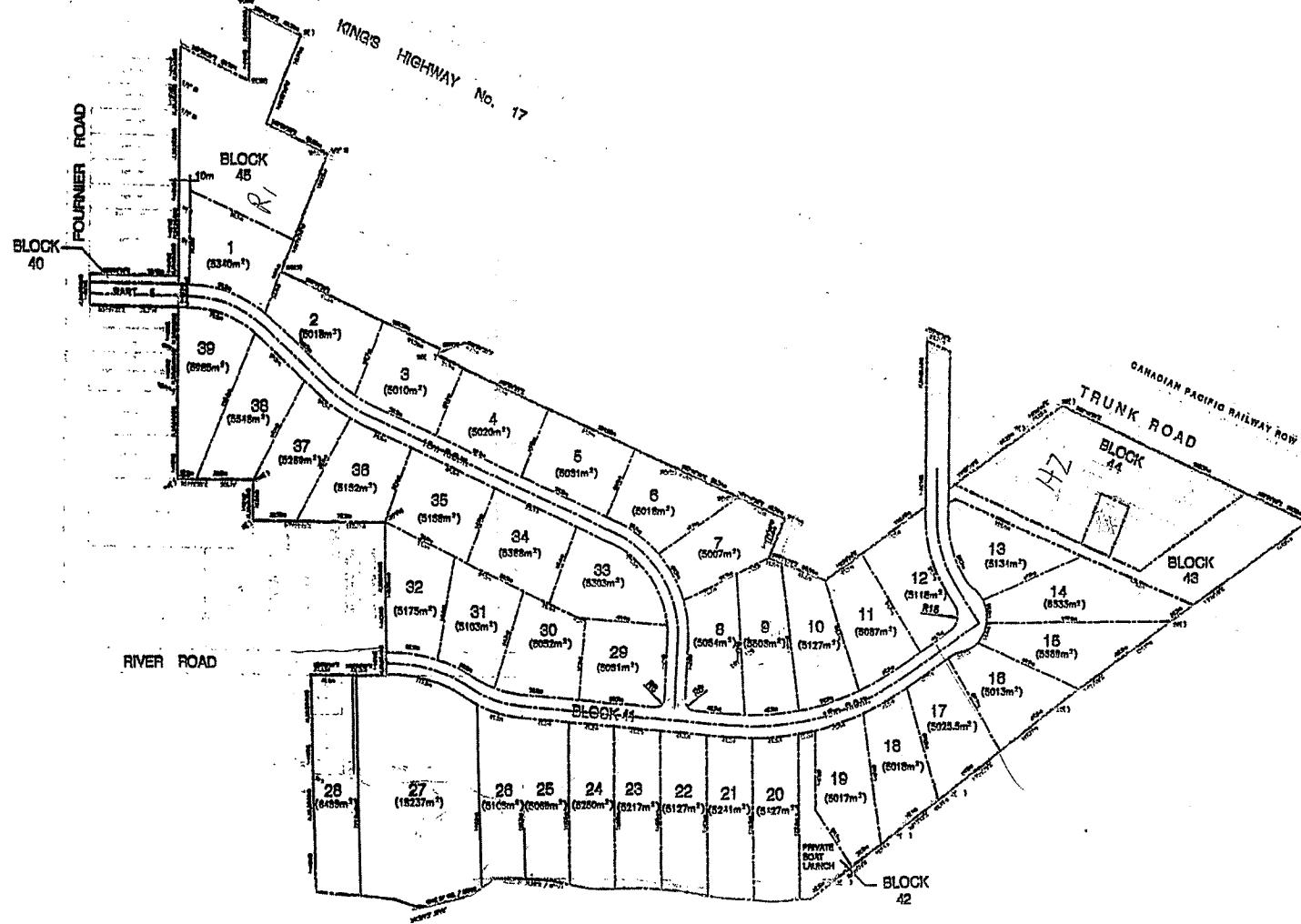
Any further action by the applicants or the City of Sault Ste. Marie should follow due process including proper notification and open exchange of information.

I request and expect a sixty day extension of any further proceedings so that I may follow through with the many parties that must be consulted to ensure meaningful consultation.

Sincerely,

  
Alice Corbiere

110 Highway 17 East  
Garden River, Ontario  
P6A 5K9



## DRAFT PLAN OF SUBDIVISION RIVER ROAD PROPERTY DEVELOPMENT

REMAINDER OF LOT 55  
REGISTRAR'S COMPILED PLAN H-714

CITY OF SAULT STE. MARIE  
DISTRICT OF ALGOMA

SCALE	1:2000
JOB NUMBER	DATE
2005-38	FEB. 2005
CHECK BY	CHECK BY
REC'D	RECD
FILED BY	FILED BY
DRYFT PLN. JDLR/DRFT_PURLA	DRYFT PLN. JDLR/DRFT_PURLA



Additional Information Required Under  
Section 51 (17) of the Planning Act:

- (a) As Shown
- (b) As Shown
- (c) As Shown
- (d) Residential
- (e) Rural / Residential / Business
- (f) As Shown
- (g) As Shown, Wooded Throughout
- (h) Private Water Supply
- (i) Sand / Gravel
- (j) As Shown
- (k) Hydro / Telephone / Road /
- (l) None

OWNERS' AUTHORIZATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS DRAFT PLAN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SAME HAS BEEN PREPARED IN ACCORDANCE WITH THE PLANS AND THEIR RELATIONSHIP TO THE SURVEY LINE AND THAT THE SAME ARE SUITABLE FOR APPROVAL.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS DRAFT PLAN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SAME HAS BEEN PREPARED IN ACCORDANCE WITH THE PLANS AND THEIR RELATIONSHIP TO THE SURVEY LINE AND THAT THE SAME ARE SUITABLE FOR APPROVAL.

PRELIMINARY

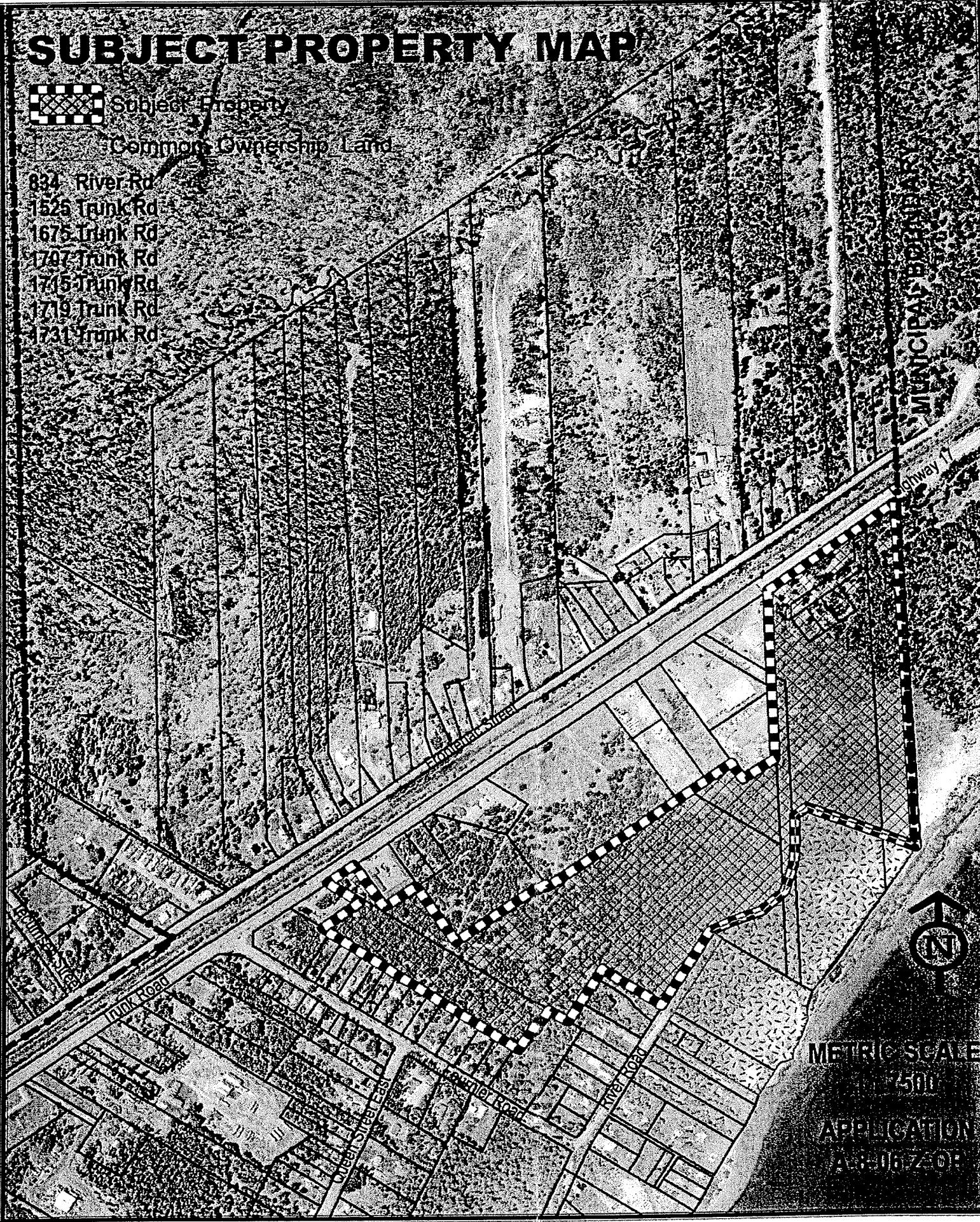
# SUBJECT PROPERTY MAP



Subject Property

Common Ownership Land

834 River Rd  
1525 Trunk Rd  
1675 Trunk Rd  
1707 Trunk Rd  
1715 Trunk Rd  
1719 Trunk Rd  
1731 Trunk Rd



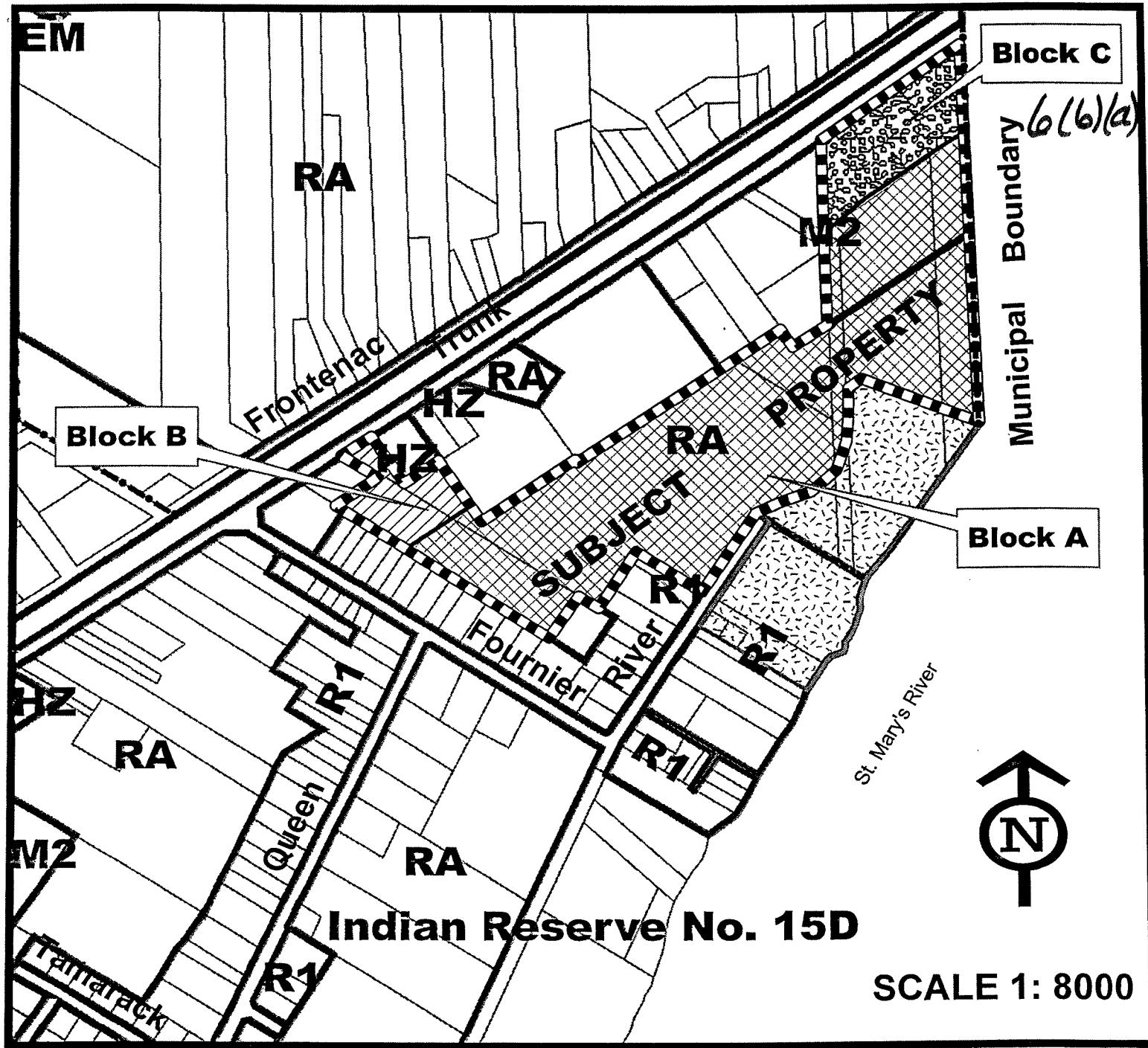
METRIC SCALE

1:5000

APPLICANT

A-1007-01

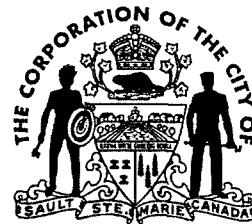




- Subject\_Property
- Common Ownership Land
- Block A Land to be Rezoned "R-1" for New Subdivision Lots
- Block B Land to be Rezoned "R1-Special Exception" for Private Boat Storage
- Block C Lands to be Rezoned to HZ with Legal Nonconforming Residential Lot
- HZ - Highway Zone
- M2 - Medium Industrial Zone
- R1 - Estate Residential Zone
- RA - Rural Area Zone; RAhp

**APPLICATION  
A-8-06-Z-OP**

**EXISTING ZONING MAP**



2007 10 15

## **REPORT OF THE ENGINEERING & PLANNING DEPARTMENT**

### **PLANNING DIVISION**

**TO:**

Mayor John Rowswell  
and Members of City Council

**SUBJECT:**

Application No. A-22-07-OP – filed by Sar-Gin Developments (Sault) Limited.

**SUBJECT PROPERTY:**

Location – Located on the South side of Third Line West, approximately 150m (492') west of its intersection with Goulais Avenue. Civic No. 799 Goulais Avenue (875 Third Line West).

Size – Approximately 513m (1683') frontage x 387m (1269') depth; 24.3 ha (60 acres).

Present Use – Rural area residential and vacant land.

Owner – Sar-Gin Developments (\*Sault) Limited.

**REQUEST:**

The applicant, Sar-Gin Developments (Sault) Limited, is requesting an Official Plan amendment in order to facilitate the creation of 4 rural residential lots.

**CONSULTATION:**

Engineering – No objections or comments.

Building Division – No comments.

Legal Department – No comment.

PUC Services Inc. – See attached letter.

Fire Services – No objection.

C.S.D. – No concerns.

PW&T – No comments or objections.

E.D.C. – No objections.

Conservation authority – See attached letter.

Accessibility Advisory Committee – See attached letter.

**PREVIOUS APPLICATIONS:** There are no previous applications.

**Conformity with the Official Plan** - The subject property is designated Rural Area on Schedule "C" on the City of Sault Ste. Marie Official Plan. Policy "RA.4" currently restricts the further development of un-serviced lots in the rural area. As such an Official Plan Amendment is required.

It should be noted that although the proposed severances do not conform to the Rural Area policies of the Official Plan, Planning staff will be initiating a review of these policies to ensure that they reflect current land use trends.

The review is necessary in light of population and economic growth since the formulation of the Official Plan in 1996. In 1996, population growth did not warrant additional rural residential lots within the community. However, recent growth, as well as the release of the 2005 Provincial Policy Statement, requires that these policies be reviewed.

With respect to this current development, staff has had considerable discussion with the owner of the property on the possibility of developing these lands as a rural residential subdivision. In the Planning Division's report dated April 30, 2007, which concerned an update to the City's rural residential development policies, this property was identified as a possible rural estate subdivision.

The recommendation of that report was that the rural estate subdivisions identified in the report be processed in accordance with the City's standard practice, and that new applications for multiple lot severances or rural estate subdivisions be deferred until such time as the Planning Division completes its review.

Although the owner is still contemplating the possibility of developing these lands as a rural estate subdivision, at this time, the owner would now like to proceed on severing four parcels for rural residential lots. The proposal is, in essence, the first phase of the rural subdivision.

The proposed severance of the four lots will not compromise the future development of the remainder of the property for estate residential, as the property is extremely large (over 24 hectares or 60 acres).

At this time, City Council is being asked to consider an amendment to the Rural Area policies of the Official Plan. This will facilitate the future severance of the subject property, which will require an application to the Committee of Adjustment.

Given the compatibility with this severance application with the future development of the retained lands, Planning staff will be recommending that this amendment be approved.

Schedule "A" of the City's Official Plan shows a water course running along the easterly edge of the subject property. In discussions with the Sault Region Conservation Authority, it was identified that this is a cold water stream which functions as habitat for brown trout. As well, portions of the proposed parcels are within the Conservation Authorities regulated area, as identified on Schedule "B" of the Official Plan.

Prior to any development, including the cutting or filling of the property, a permit will be required from the Conservation Authority. In consultation with the Conservation Authority, given the ravines and the water course, a condition of permit approval for future development on the proposed lots will be that the owner or developer will be required to maintain the vegetation in the ravines, in order to prevent erosion and negative impact to the stream.

### **Comments**

The proposed lots will conform to the Rural Area standards of the Zoning By-law. The proposed westerly parcel to be severed will have a frontage of approximately 127 meters (416.66'). The proposed easterly parcels to be severed will have frontages of 68.78 metres (226'), 45.72 metres (150') and 100.89 meters (331') respectively. The proposed lots also exceed the minimum lot area requirements. As proposed, no variances are required to facilitate the severances.

As part of the circulation for this application, the following comments were received:

The PUC has indicated that the proposed lots cannot be serviced with municipal water in the foreseeable future and are a significant distance from municipal water. In addition, the subject property is not in an area identified by the Sault Ste. Marie Groundwater Management and Protection study completed by R.J. Burnside in 2003 as a recharge protection area. The PUC also advises that an agreement will be required for electrical servicing.

The Conservation Authority has commented that the subject properties are located in an area under the jurisdiction of the Authority. A permit will be required from the Authority prior to development. In addition, the properties are under the consideration of the Source Water Protection Program, which may require recommendations, dependant on the proposed development. The Conservation Authority has requested that they review any plans prior to the issuance of building permits. The Chief Building Official has been made aware of this request.

6(6)(b)

All other commenting agencies had no objections to the proposed severances, and, at time of writing, there has been no opposition from surrounding neighbours.

**Provincial Policy Statement (2005)**

In accordance with Section 3 of the Planning Act, a decision of the council of a municipality, in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" the Provincial Policy Statement (2005).

Policy 1.1.4.1(a) of the PPS states "In rural areas located in municipalities permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses". The current proposal for four additional rural lots is consistent with the PPS of "limited residential development".

**Planning Director's Recommendation** - That City Council approve Official Plan Amendment No. 132, which facilitates the severance of the subject property for four additional rural residential lots.

ST/pms

**PUBLIC HEARING – 2007 1015, Council Chambers, Civic Centre**

*[Signature]*  
RECOMMENDED FOR APPROVAL  
Joseph M. Fratesi  
Chief Administrative Officer

Data\APPL\REPORT\A22-07 (3).doc

6(6)(b)

**AMENDMENT NO. 132  
TO THE  
SAULT STE. MARIE OFFICIAL PLAN**

**PURPOSE:**

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

**LOCATION:**

Part of NW ¼ of Section 27, former TWP of Korah, being Parts 1, 2 and 3 on 1R-3120: located on the south side of Third Line West, approximately 150 meters west of Goulais Avenue; Civic Number 875 Third Line West: Zoning Map 1-104 and 1-105.

**BASIS:**

This Amendment is necessary in view of a request to sever the subject property to create four additional rural residential lots.

Council now considers it desirable to amend the Official Plan.

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

The Official Plan for the City of SSM is hereby amended by adding the following paragraph to the Special Exceptions Section:

"Special Exceptions"

87. Notwithstanding the Rural Area policies of the Official Plan, lands described as the Part of NW ¼ of Section 27, former TWP of Korah, being Parts 1, 2 and 3 on 1R-3120: located on the south side of Third Line West, approximately 150 meters west of Goulais Avenue, may be used for four (4) additional rural residential lots.

**INTERPRETATION**

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



**PUC SERVICES INC.  
ENGINEERING DEPARTMENT  
765 QUEEN STREET EAST, P.O. Box 9000  
SAULT STE. MARIE, ONTARIO, P6A 6P2**

6(6)(b)

Our File

September 26, 2007

**FAX: (705) 541-7165**

Mr. Donald B. McConnell, RPP  
 Planning Director  
 The Corporation of the City of Sault Ste. Marie  
 99 Foster Drive  
 Sault Ste. Marie, ON P6A 5X6

Dear Mr. McConnell

**RE: Application No. A-22-07-OP  
799 Goulais Avenue (875 Third Line West)**

With regards to your September 12 correspondence regarding Sar-Gin Developments at 799 Goulais Avenue, PUC has the following comments:

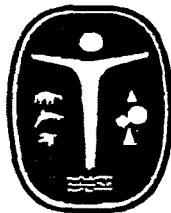
- 1) The proposed lots cannot be serviced with municipal water in the foreseeable future. They are located outside Pressure Zone 1 and are at a significant distance from municipal water in Pressure Zone 2.
- 2) Burnside (2003) suggests that the aquifer in the area is subject to a low to medium intrinsic susceptibility to contamination rating. Burnside also indicates the location is outside the 2-year capture zone at typical pumping rates, but is within the 2-year capture zone at permitted pumping rates. The area was not identified as a recharge area to be protected.
- 3) We also wish to advise that the Owner must enter into a subdivision agreement with PUC Services Inc. in order to provide electric servicing to the proposed development.

If you have any further questions relating to the above, please call me at 541-2382.

Yours truly,  
 PUC SERVICES INC.

*C. Stefano*

*per* Andrew Hallett, P.Eng.,  
 Water Distribution Engineer



*"Man and Nature"*

# Sault Ste. Marie Region Conservation Authority

6(6)(b)

September 26, 2007

## Conservation Authority Comments:

**Application #**

**A-22/07-OP**

**Sar-Gin Developments (Sault) Ltd.  
(Superior View Estates Subdivision)  
799 Goulais Avenue (875 Third Line West)  
Sault Ste. Marie**

- The subject properties are located in an area under the jurisdiction of the Conservation Authority with regard to the Development, Interference with Wetlands and Alterations to Shoreline and Watercourses O.Reg.176/06.
- This property is subject to the Shoreline Management Plan.
- This property is subject to Source Water Protection
- A permit is required prior to ANY site grading, excavating, filling, development or construction.
- We have no comments or objections to this application
- Other:

The subject property is located in an area under the jurisdiction of the Conservation Authority with regard to the Ont. Reg.176/06 Development, Interference with Wetlands and Alterations to Shoreline and Watercourses.

The subject property is under consideration of the Source Water Protection Program of the Conservation Authority with regard to Drinking Water Source Protection and there may be recommendations dependant on the proposed development. CA staff should review any plans prior to a Building Permit being issued for this subdivision (Superior View Estates Subdivision).

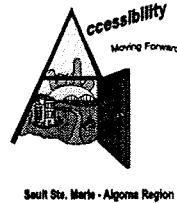
Sincerely,

Marlene McKinnon  
GIS Specialist

File: A-22\_07-OP\_26Sep07.doc

Phone: (705) 946-8530 \* Fax (705) 946-8533 \* Email: nature@ssmrca.ca  
1100 Fifth Line East \* Sault Ste. Marie, Ontario P6A 5K7  
www.ssmrca.ca

6(6)(b)



October 1, 2007

Don McConnell  
Planning Director  
City Planning & Engineering Division

**SUBJECT: REZONING APPLICATION REVIEW – A-22-07-OP**

**Sar-Gin Development**

Dear Mr. McConnell

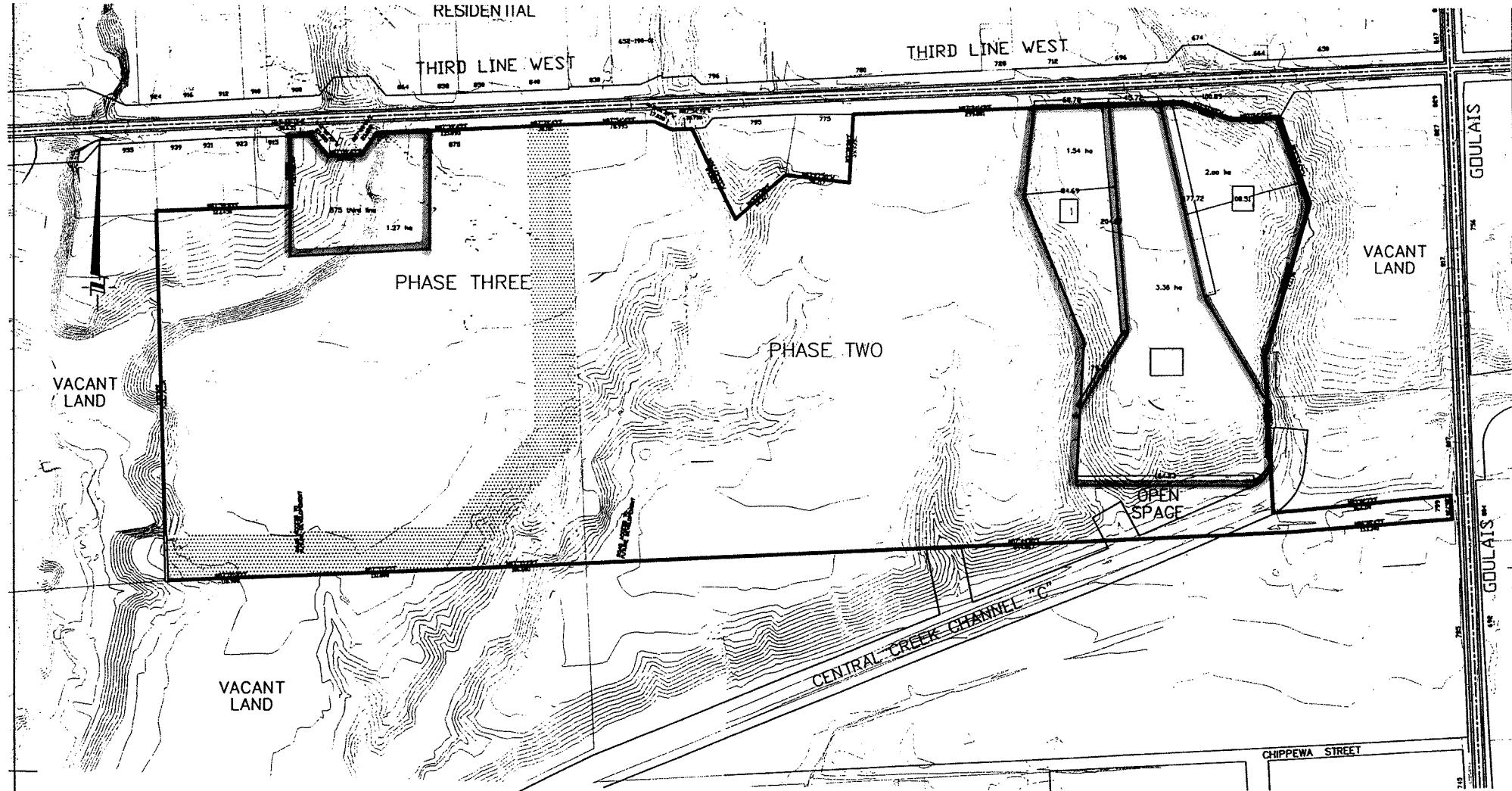
The Accessibility Advisory Committee makes the following recommendations in respect of barriers to access for person with disabilities on the subject rezoning application.

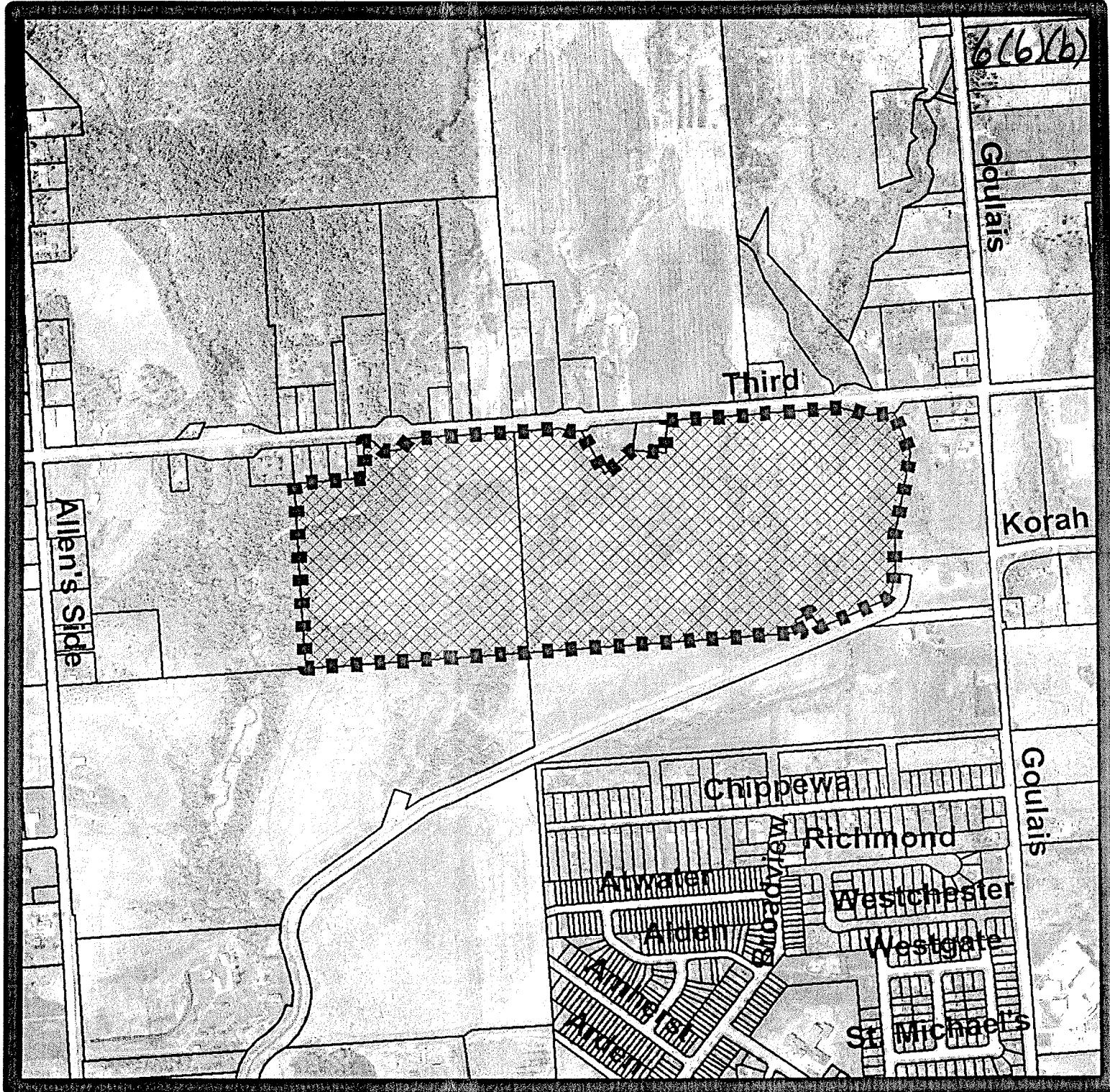
**Exterior**

1. Parking: N/A
2. Walkways & Sidewalks: N/A
3. Curb Cuts: N/A
4. Ramping: According to accessibility guidelines
5. Green space access: N/A
6. Transit Access: N/A at this time
7. Lighting: N/A
8. Signage: N/A
9. Other: Does this meet all the perimeters for the urban planning and development outside the Urban Service Line

Thank you for your attention to these recommendations.

Sincerely,  
Catherine Meincke





# 2004 ORTHO PHOTO

Application A-22-07-OP  
875 Third Line West



Metric Scale

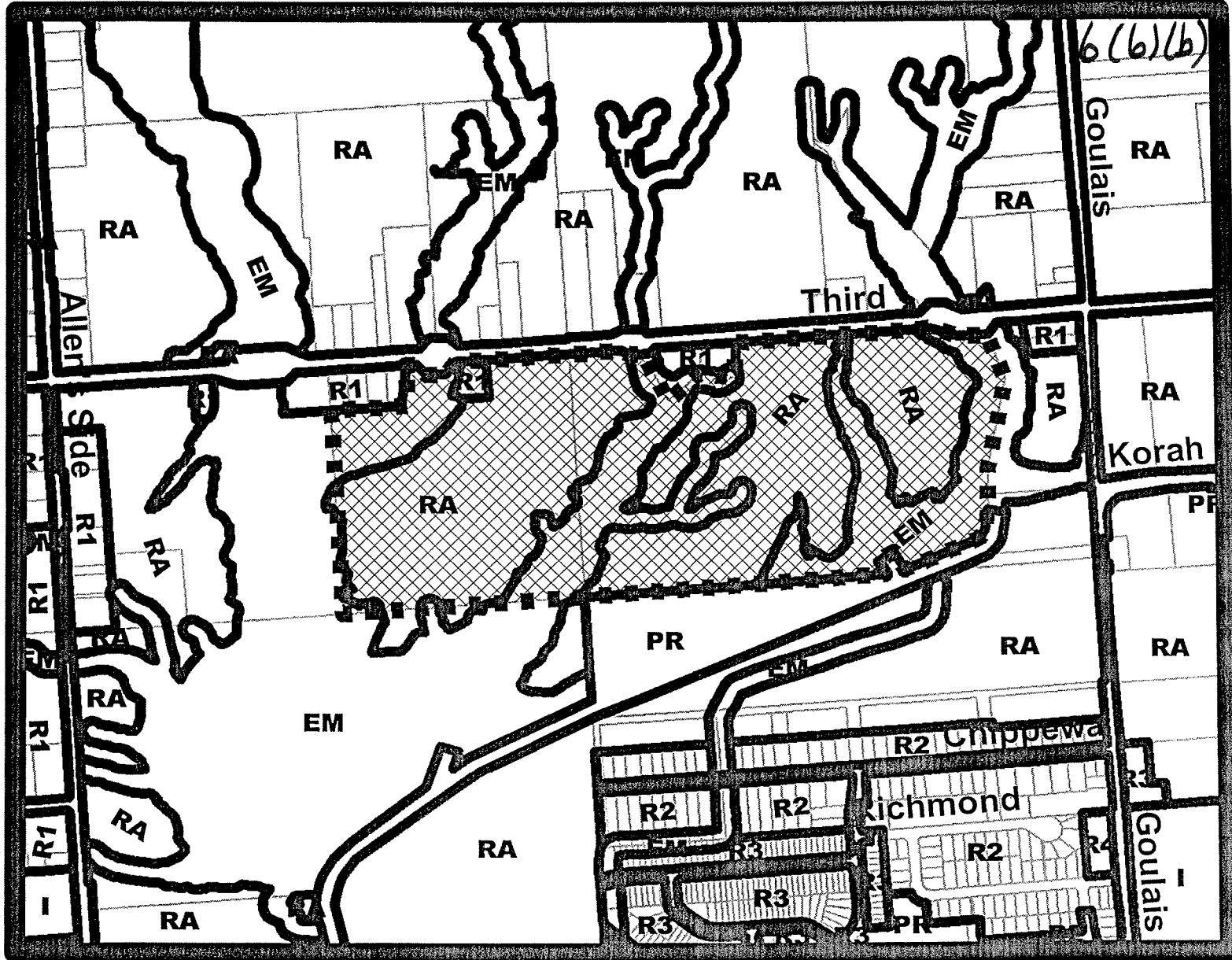
1 : 9500

Map  
1-105



Subject Property - 875 Third Line W

6(6)(b)



## EXISTING ZONING MAP

Application A-22-07-OP

875 Third Line West

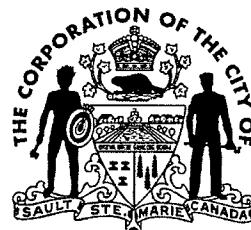
- Subject Property - 875 Third Line W
- R1 - Estate Residential Zone
- R2 - Single Detached Residential Zone
- R3 - Low Density Residential Zone
- R4 - Medium Density Residential Zone
- I - Institutional Zone
- RA - Rural Area Zone; RAhp
- EM - Environmental Management Zone

Metric Scale  
1 : 9500



Map  
1-105

6(6)(c)



2007 10 15

## REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

### PLANNING DIVISION

TO:

Mayor John Rowswell  
and Members of City Council

SUBJECT:

Application No. A-24-07-Z.OP – filed by 510127 Ontario Limited.

SUBJECT PROPERTY:

Location – Located on the east side of Great Northern Road, approximately 85m (278.9') north of its intersection with Second Line East.

Size – Approximately 61m (200') frontage x 75m (247') depth; .46 ha (1.13 acres). Civic No. 432 Great Northern Road.

Present Use – Presently vacant.

Owner – 510127 Ontario Limited.

REQUEST:

The applicant, 510127 Ontario Limited, is requesting an amendment to the Commercial Policies of the Official Plan and a Special Exception to the "C-4" (General Commercial) zone to permit the construction of a 1,950 sq. meters (21,000 sq. ft.) office building outside of the downtown.

CONSULTATION:

Engineering – See attached letter.

Building Division – See attached letter.

Legal Department – No comment.

PUC Services Inc. – No objection.

Fire Services – No objection.

C.S.D. – No concerns.

E.D.C. – See attached letter.

Conservation Authority – See attached letter.

PREVIOUS APPLICATIONS:

There are three previous applications on this property, all related to the City's requirement for

paved parking lots in commercial areas. When considering the Royal Canadian Naval Association's financial situation in 1986, City Council granted a three-year deferral of the paving requirement. This approval was repeated in 1991 and again in 1994.

**Conformity with the Official Plan** - This property is designated Commercial in the City's Official Plan. Policy C.5 includes this statement: "the Downtown area should be maintained as the primary administrative, business and cultural center of the community.... construction of major office buildings outside of the Downtown area shall be discouraged and new office building shall be encouraged to locate in the Downtown core".

The proposed office building is 1,950 sq. meters (21,000 sq. ft.) and does not conform to this policy. Therefore, approval would require an Official Plan amendment.

### **Comments**

The applicant has applied for amendments to the Official Plan and existing C4 (General Commercial) zoning to permit a 1,950 sq. meters (21,000 square foot) three-story office building outside of the downtown. The attached letter from Peter Bortolussi indicates that the first and third floors of the building will be used by a financial services firm, with the second floor to be leased for general office uses. At least some of the employees occupying this space will be relocated from the downtown.

Historically, the City has allowed retail and service commercial uses to be located throughout the community while restricting major office development and entertainment uses (e.g. casino, theatres, the new Steelback Centre) to the downtown. This creates activity from the office uses during the daytime and from the entertainment uses in the evening. Office uses have an important multiplier effect as they provide a market for restaurants, retail and other commercial uses. Continuation of this policy, along with encouraging new residential development, is the focus of the new downtown development strategy. Smaller office uses of not more than 300 square meters (3,230 square feet) are presently permitted in the C4 zone and throughout the community.

Although there has been considerable new retail development such as Wal-Mart and Home Depot outside of the downtown in recent years, the existing office and entertainment uses have kept the downtown area relatively vibrant. However in 2010, with the opening of the new Sault Area Hospital on Great Northern Road approximately 1500 employees will be relocated out of the downtown area. The effect of this relocation is not yet known.

Currently, the downtown contributes almost half (46.58%) of the commercial assessment in Sault Ste. Marie. Should a significant amount of new office space be

6(6)(c)

constructed outside of the downtown, it is likely that downtown property values will decrease. This will result in a financial loss for the existing downtown building owners and a decrease in municipal tax revenues.

Approval of this application may set a precedent for requests for additional office space outside of the downtown area as pointed out in the correspondence from the Economic Development Corporation. The EDC has had discussions concerning possible health-care related offices near the hospital. Planning staff are recommending that City Council proceed cautiously with this type of development and note that medical centres are already permitted uses in the C1 (Traditional Commercial Zone) and I (Institutional zone) in addition to the C2 (Central Commercial or downtown zone). It is important to note that there is already a large amount of Institutional zoned land near the new SAH site that already permits medical related offices and facilities.

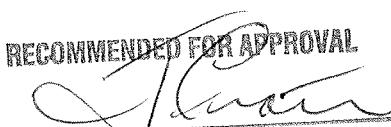
Although comparisons with the recently approved Northern Credit Union Building on McNabb Street are inevitable, that property had been previously approved for a financial institution prior to the enactment of the City's new Official Plan and Zoning By-law. Further, no employees are being relocated outside of the downtown as a result of that project.

The property is large enough to accommodate the use as proposed. The Engineering Division has noted that should this project of the approved, a storm water management plan and servicing plan will be required given that the storm sewer on Great Northern Road is at capacity at this location.

### Summary

The applicant is proposing to construct a 1,950 sq. meters (21,000 square foot) three-story office building outside of the downtown, contrary to Official Plan policy. Planning staff are recommending that City Council deny the application given the importance to maintaining a healthy and vibrant downtown. Given the relocation of the hospital with approximately 1500 jobs out of the downtown, staff is recommending that approval of significant new office space outside of the downtown area be denied until the effects of the hospital relocation on the downtown area are known. It should be noted that smaller office facilities of up to 300 sq. meters (3,230 sq. ft.) will continue to be permitted in commercial areas throughout the community.

**Planning Director's Recommendation** - That City Council deny the application.

RECOMMENDED FOR APPROVAL  
  
Joseph M. Fratesi  
Chief Administrative Officer

DBM/pms

**PUBLIC HEARING – 2007 10 15, Council Chambers, Civic Centre**

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# BORTOLUSSI LAW FIRM

6(6)(c)

PETER L. BORTOLUSSI, B.A., LL.B.

August 20, 2007

Delivered

470 ALBERT STREET EAST  
SAULT STE. MARIE, ONTARIO  
P6A 2J8  
TELEPHONE: 705 942 1333  
FACSIMILE: 705 949 7684



The Corporation of the City of Sault Ste. Marie  
Engineering & Planning Department  
99 Foster Drive, Level 5  
Sault Ste. Marie, Ontario P6A 5N1

Attention: Don McConnell

Dear Sir:

**Re: 510127 Ontario Limited re. Rezoning Application  
432 Great Northern Road, Sault Ste. Marie, Ontario**

Further to our meeting in connection with the above noted proposed Rezoning Application, I forward to you herewith a set of artists' renderings with respect to the proposed project which includes the front elevation, the site plan and the typical floor layouts.

It may be of assistance in perusing said drawings to note the following:

1. The basement is all below grade and for storage purposes only. It is planned to have 6,000 square feet.
2. The ground floor has 6,000 square feet of interior space and 410 square feet of lobby for a total of 6,410 square feet.
3. Each of the second and third floors have a total of 6,800 square feet per floor of which 800 square feet is over the main floor lobby.
4. The above represents a total of 20,010 square feet.
5. The drive through ATM on the north side of the building attached to the main floor has not yet been sized and is not included in the said square footage.
6. The artists' renderings show a square footage of 19,000. This would be leasable space and excludes stairwells, the elevator shaft and the basement as well as the ATM and the open air green space on the roof.

You had asked me about use of the space. I am advised that the main floor will be financial institutional use of a retail nature involving retail financial services. The third floor will be by the same financial institution as operates the retail financial services on the main floor but will include support services for the retail, financial advisors and investment advisors as well as administrative functions.

There may be some overflow of the first floor function into the second floor and the third floor function into the second floor, although it is anticipated that any unused space will be let or sublet to compatible uses.

6(6)(c)

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Once you have had an opportunity to review this further, I would appreciate meeting with you and your staff to receive your comments and suggestions and to make such mutually acceptable changes as may be required to the planned development with a view to securing a favourable report from the Planning Division and Council approval.

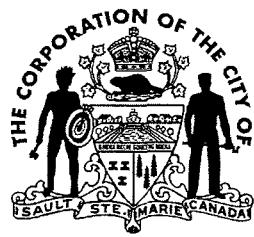
I thank you and remain.

Yours truly,  
**BORTOLUSSI LAW FIRM**  
Per:

PETER L. BORTOLUSSI

PLB\*klr  
Encls.

- c 510127 Ontario Limited  
Attention: Ben Pino  
**Fax to 705 254 6588**
- c Sal-Dan Developments Limited  
Attention: Salvatore Biasucci  
**Fax to 705 942 1130**
- c Caughill Services Inc.  
Attention: Bruce Caughill \ Trevor Brown  
**Fax to 705 949 1906**



2007 09 25

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

**FROM:** Catherine Taddo, P. Eng.  
Municipal Services Engineer

**SUBJECT:** APPLICATION A-24-07-Z.OP  
510127 ONTARIO LIMITED  
432 GREAT NORTHERN ROAD

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

- The storm sewer on Great Northern Road is at capacity, and therefore a stormwater management plan, and servicing plan is required. Post development flows shall not exceed pre-development flows using a 1 in 10 year design storm.
- It is our understanding that the site is required to be paved to meet the Planning Department requirements. This will increase flows from the site, and therefore, we will need a review by a Consulting Engineer dealing with stormwater quantity.

Yours very truly,

A handwritten signature in black ink that reads "C. Taddo".

Catherine Taddo, P. Eng.  
Municipal Services Engineer

c: Jerry D. Dolcetti, RPP  
Jim Elliott, P. Eng.

6(6)(c)

**Pat Schinners**

---

**From:** Don Maki  
**Sent:** September 12, 2007 4:23 PM  
**To:** Don McConnell; Pat Schinners  
**Subject:** Rezoning A-24-07-Z.op

Hi Don

The property was used for a hall and a bar the owners had been required to pave the parking lot for some time now.

Don Maki CBCO  
Chief Building Official  
Building Division  
Engineering and Planning  
705-759-5399

6(6)(c)

**Don McConnell**

---

**From:** John Febbraro  
**Sent:** October 4, 2007 12:37 PM  
**To:** Don McConnell  
**Cc:** Peter Tonazzo; Pat Schinners  
**Subject:** FW: Revised Response to Application A-24-07-Z.OP and A-22-07-OP

**Importance:** High

Don:

Have reviewed both applications.

Application A-22-07-OP submitted by applicant Sar-Gin Developments ON SUBJECT PROPERTY 799 Goulais Ave (875 Third Line West) has been reviewed and we have no objections.

Application A-24-07-Z.OP submitted by applicant 510127 Ontario Limited on SUBJECT PROPERTY 432 Great Northern Road has been reviewed and we provide the following comments:

The official plan indicates that office space (greater than 3000 square feet) at this point in time is in the downtown core. The SSMEDC understands the purpose of the Downtown Development Strategy to focus on bringing people into the downtown core whether it is to live, work, or shop. One of the challenges facing the Downtown is the demand for development in the north end of the city as a result of strong economic forces. With the Sault Area Hospital relocating to the North of the City, the downtown will have a challenge to replace the people that work at the hospital. As well, Great Northern Road has seen considerable development and the hospital relocation will create further development pressures for the City that may challenge the City's Official Plan. The SSMEDC has had preliminary discussions in regards to possible health care related offices in the North end of the City near the new hospital. This also will have implications for the City's Official Plan. This application is for an office complex of 21,000 square feet that will provide space for financial services. This complex will have an immediate positive impact on the City's tax base. Visually, it will be an attractive modern facility located on Great Northern Road and it is creating space for future business expansions.

Understanding that this application requires an amendment to the Official Plan, and this would have an implication for future developments along Great Northern Road, and given the SSMEDC's mandate to be supportive of development in the City and free enterprise, the SSMEDC is supportive of the application.

Thank you

John Febbraro  
Director of Industrial Marketing  
SSM Economic Development Corporation  
99 Foster Drive, Level 3  
Sault Ste. Marie, ON, Canada  
P6A 5X6  
Phone: 705-759-5432  
Fax: 705-759-2185  
E-mail j.febbraro@ssmedc.ca

\*\*\*\*\*  
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\*\*\*\*\*



*Sault Ste. Marie Region* **6(6)(c)**  
*Conservation Authority*

"Man and Nature"

September 26, 2007

**Conservation Authority Comments:**

**Application #** A-24/07-Z.OP  
**510127 Ontario Limited**  
**432 Great Northern Road**  
**Sault Ste. Marie**

- The subject properties are located in an area under the jurisdiction of the Conservation Authority with regard to the Development, Interference with Wetlands and Alterations to Shoreline and Watercourses O.Reg.176/06.
- This property is subject to the Shoreline Management Plan.
- This property is subject to Source Water Protection
- A permit is required prior to ANY site grading, excavating, filling, development or construction.
- We have no comments or objections to this application
- Other:

The subject property is not located in an area under the jurisdiction of the Conservation Authority with regard to the Ont. Reg.176/06 Development, Interference with Wetlands and Alterations to Shoreline and Watercourses.

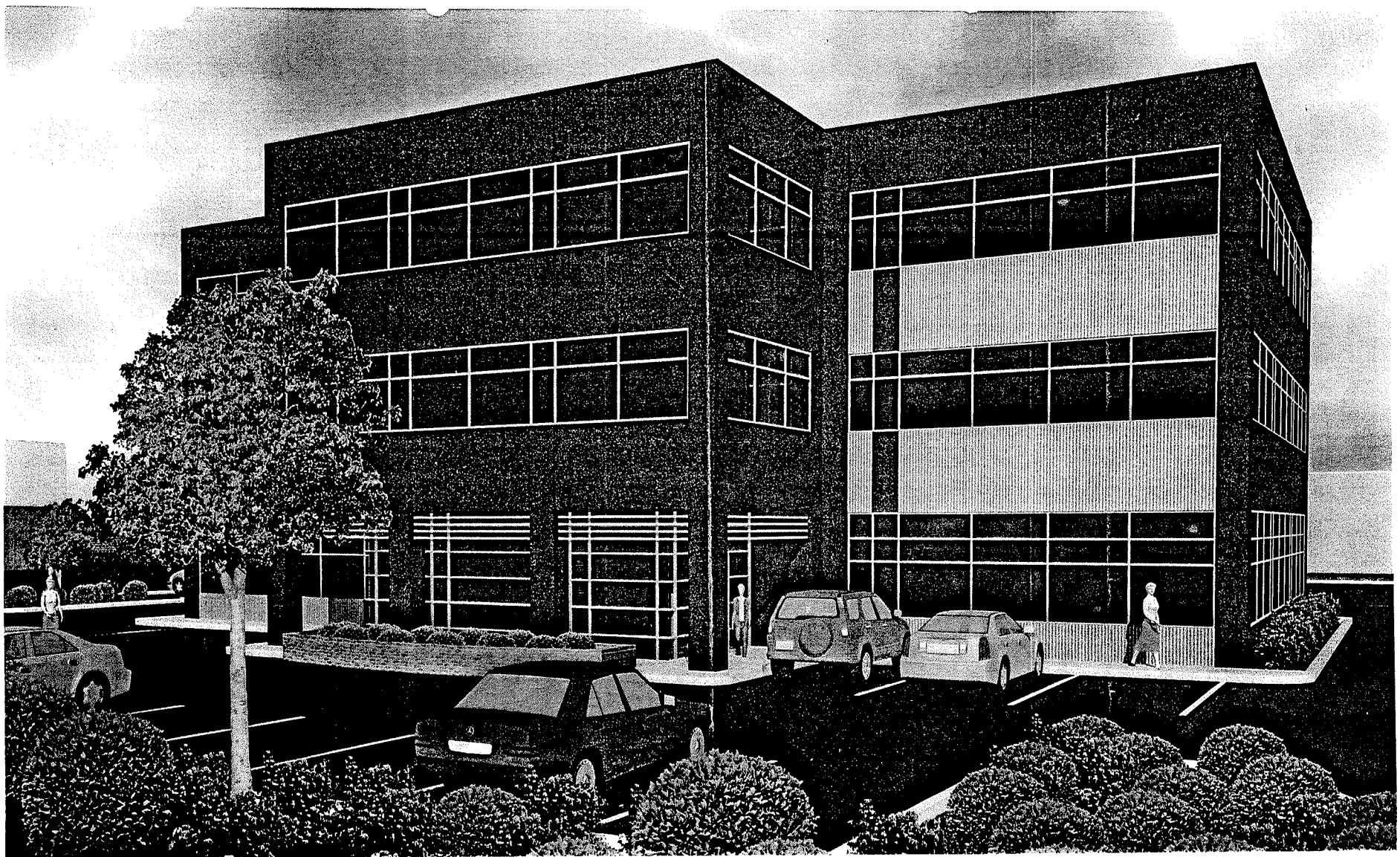
The subject property is under consideration of the Source Water Protection Program of the Conservation Authority with regard to Drinking Water Source Protection and there may be recommendations dependant on the proposed development. CA staff should review any plans prior to a Building Permit being issued for Civic 432 Great Northern Road.

Sincerely,

Marlene McKinnon  
GIS Specialist

File: A-24\_07-Z\_OP\_26Sep07.doc

Phone: (705) 946-8530 \* Fax (705) 946-8533 \* Email: [nature@ssmrca.ca](mailto:nature@ssmrca.ca)  
1100 Fifth Line East \* Sault Ste. Marie, Ontario P6A 5K7  
[www.ssmrca.ca](http://www.ssmrca.ca)

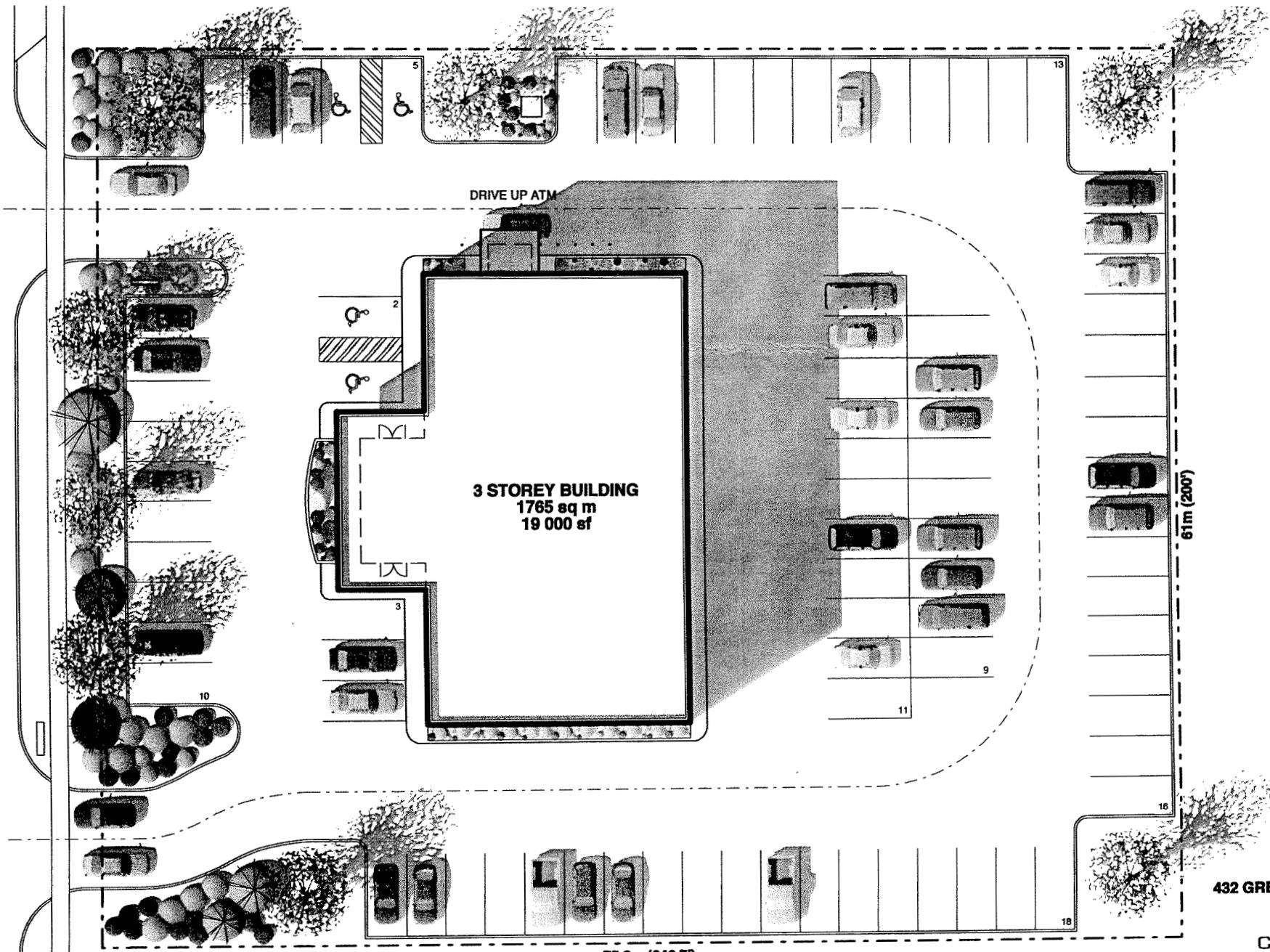


6(6)(c)

432 GREAT NORTHERN ROAD  
SAULT STE. MARIE, ONTARIO

AUGUST 2007

GREAT NORTHERN ROAD

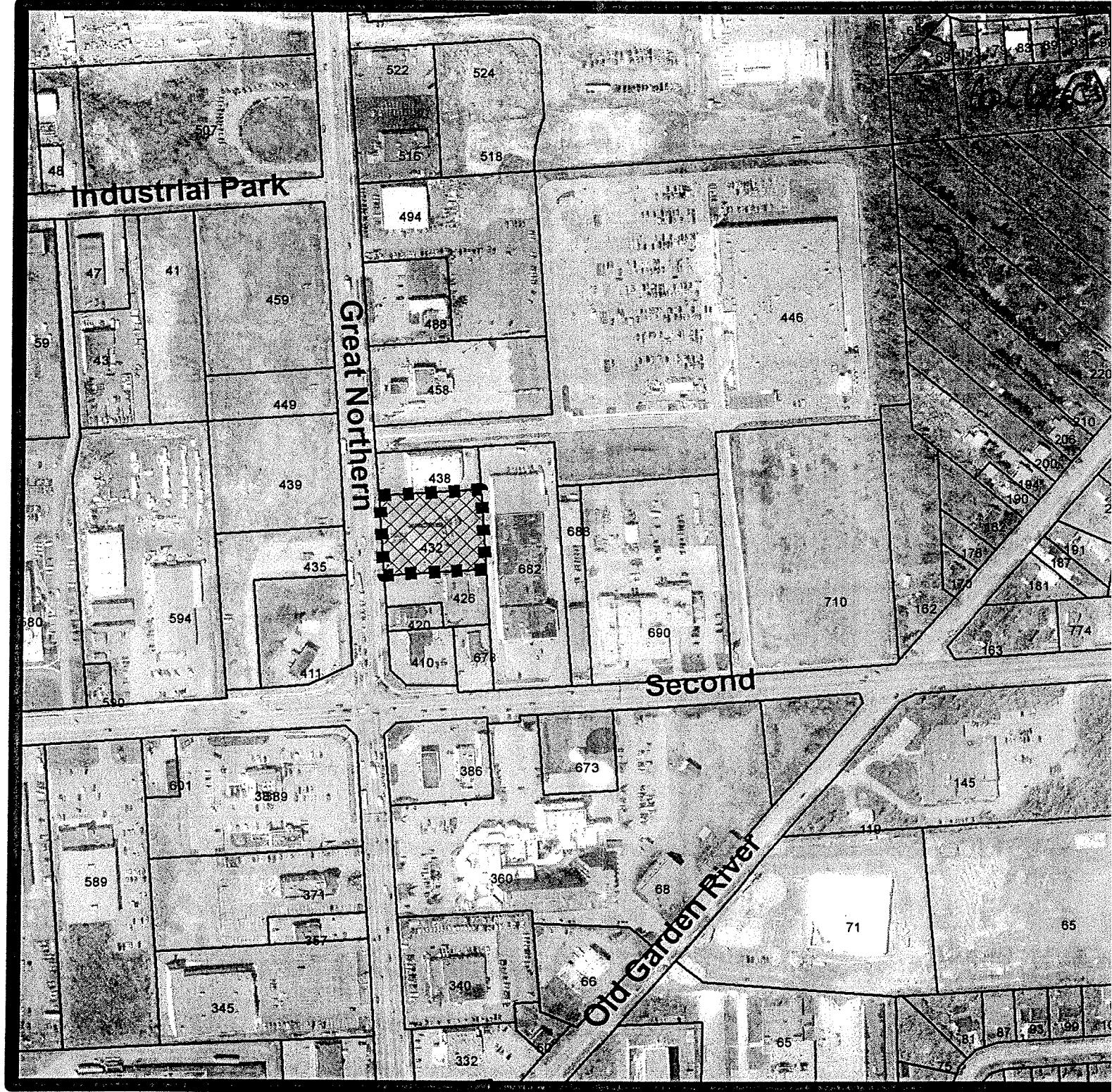


6(9)(c)

432 GREAT NORTHERN ROAD  
SAULT STE. MARIE, ONTARIO

AUGUST 2007

Caughill Consulting



# 2004 ORTHO PHOTO

Application A-24-07-Z.OP

432 Great Northern Road



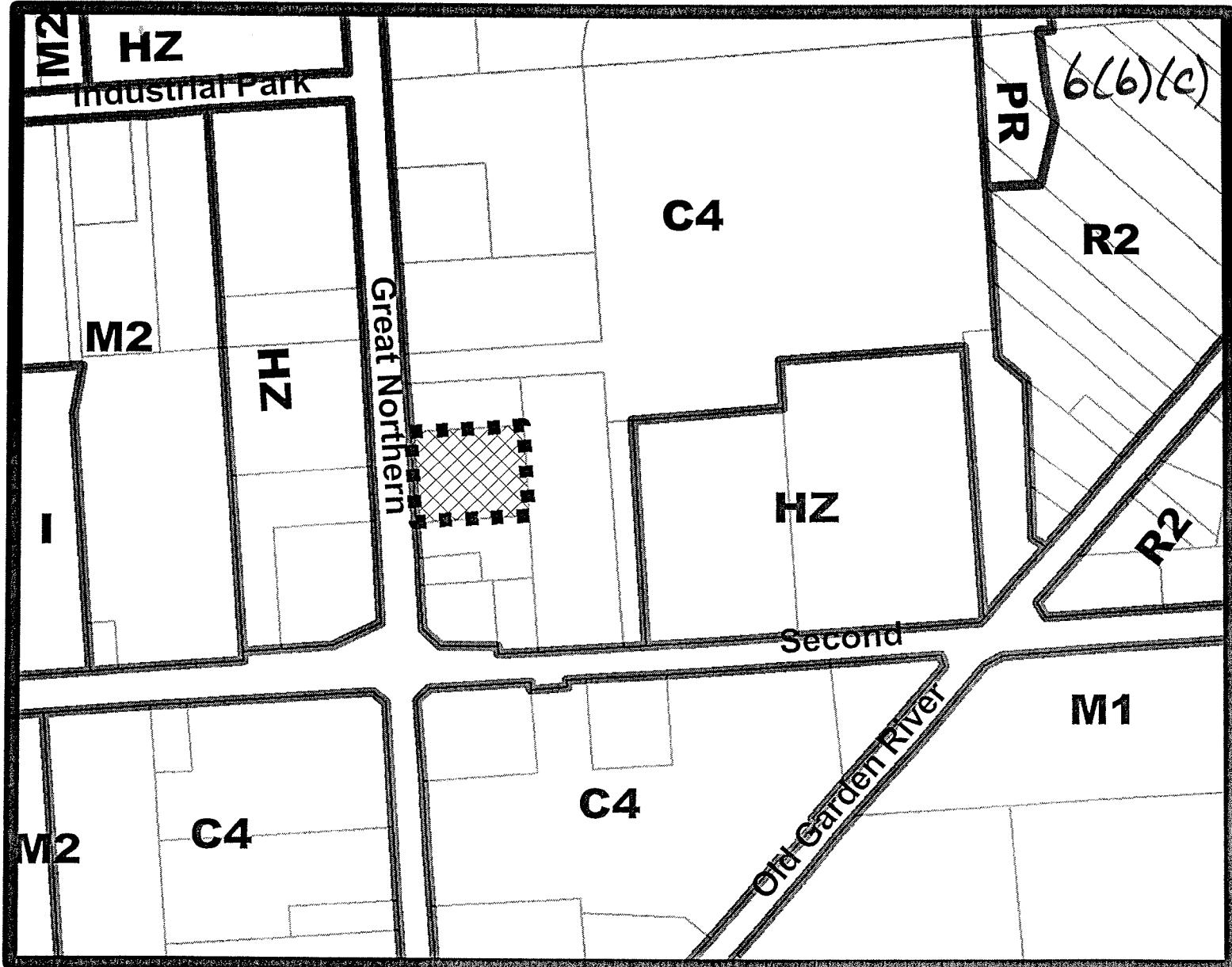
Metric Scale

1 : 4000



SUBJECT PROPERTY - 432 Great Northern

Map 1-95



## EXISTING ZONING MAP

Application A-24-07-Z.OP      432 Great Northern Road

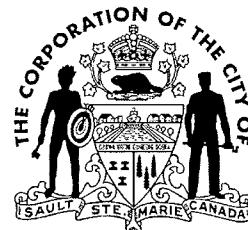
- C4 - General Commercial Zone
- HZ - Highway Zone
- M1 - Light Industrial Zone
- M2 - Medium Industrial Zone
- M3 - Heavy Industrial Zone
- R2 - Single Detached Residential Zone
- I - Institutional Zone
- PR - Parks and Recreation Zone
- SUBJECT PROPERTY - 432 Great Northern



**Metric Scale**  
1 : 4000

**Map 1-95**

6(6)(d)



2007 10 15

## **REPORT OF THE ENGINEERING & PLANNING DEPARTMENT**

### **PLANNING DIVISION**

**TO:**

Mayor John Rowswell  
and Members of City Council

**SUBJECT:**

Application No. A-25-07-Z.OP & 57T-07-505 –  
filed by Fox Run Development (Sault) Inc.

**SUBJECT PROPERTY:**

Location – Located on the south side of Third Line East, approximately 786m (2579') east of its intersection with Great Northern Road. Civic No. 817 Third Line East.

Present Use – Vacant land.

Owner – Dennis Maninos and Patricia Rosa Maninos.

**REQUEST:**

The applicant, Fox Run Development (Sault) Inc. is requesting a Rezoning, Official Plan amendment & Draft Plan of Subdivision Approval in order to develop a serviced 193 lot residential subdivision consisting of a mixture of housing types, park-space, and an institutional component upon the south western side of the subject property.

**CONSULTATION:**

Engineering – See attached letter.

Building Division – No comments.

Fire Services – No objection.

Legal Department – No comment.

PUC Services Inc. – See attached letter.

Conservation Authority – See attached letter.

PW&T – See attached letter.

Accessibility Advisory Committee – See attached letter.  
Algoma Public Health – No comments.  
Huron Superior Catholic District School Board – No objection.  
Fisheries and Oceans Canada – See attached letter.

**PREVIOUS APPLICATIONS:** In 1970, an application for a motorcycle race track was received and subsequently withdrawn.

#### Synopsis of Proposal

The proposal is for a 191 lot residential subdivision. The subdivision is proposed on a 26.39 ha (65.21 acre) parcel in the city's north end, immediately east of the future hospital site. The subdivision will be accessible from both Third Line and the Windsor Farms subdivision, which received Council's approval in January 2007.

This current application proposes a mix of housing densities, including single detached, multiple attached dwellings, and potentially apartments. With the proposed mix of housing densities, the development can accommodate approximately 200 to 300 dwelling units.

The proposal also seeks a special exception zoning to provide the flexibility to potentially develop the apartment lots for institutional uses. Given the proximity of these lots to the future hospital, institutional uses would be appropriate.

The proposal also calls for a 0.4 ha park, as well as open space areas that will function both as storm water management areas and walking/cycling areas.

To facilitate the development of this subdivision, amendments are required to the City's Official Plan and Zoning By-law, as well as the urban service line.

**Conformity with the Official Plan** - On June 12, 2006, City Council approved Official Plan Amendment 107 which added a number of areas to the City's urban settlement area. This expansion was necessary in light of anticipated population growth and housing demand. The westerly portion of the subject property was included in the settlement area expansion; however the easterly portion is outside the expanded settlement area. As such, such an amendment to Schedule "C" of the Official Plan is required to include the entire parcel within urban settlement area.

The City of Sault Ste. Marie Official Plan has a number of policies that relate to residential development. The following is an assessment of the proposed development in relation to the relevant policies of the Official Plan:

*Part V – Physical Development – Natural Environment*

**4.6 Fill Areas**

F.1 The following slopeland criteria and development prescriptions shall apply to new development:

Slope:

- |    |        |  |
|----|--------|--|
| 1. | 25%    | No development, dedication to the Municipality |
| 2. | 20-25% | Restricted development and possible dedication |

All slopelands on the subject property that are in excess of 20% will be dedicated to the municipality and are contained within the proposed open space areas, as identified on the attached plan. The sloped open spaces will be used to accommodate storm water management. Lands to be dedicated to the municipality should form a condition of approval.

F.5 The prime agency in the designation and review of fill areas is the Conservation Authority. Changes to the boundaries or permits to place fill require the approval of the Conservation Authority.

Much of the proposed subdivision is within the Sault Ste. Marie Region Conservation Authority's regulated area, as indicated on Schedule "B" of the Official Plan. As such, prior to any development or filling of slope-lands, a permit will be required from the Conservation Authority for the lots affected by the fill regulations.

As a condition of City Council's approval, the developer should inform potential purchasers of the lots affected by the fill area and that a permit is required from the Conservation Authority prior to the placing of any fill or development. This can be included in the final subdivision agreement. The Conservation Authority (CA) has indicated as part of the fill permit review process, the CA will indicate which lots are within the regulated fill area.

*Part VI – Physical Development – Built Environment*

**2.1 Urban Design**

D.3 The maintenance and/or reinforcement of all natural features such as river and creek valleys, ravines, wooded areas, parkland and heritage

landscapes located within or next to development sites shall be encouraged.

- D.5 The “Urban Forest” concept of maintaining existing and establishing new forested areas shall be encouraged. Tree planting shall be required for new development. (*Section 3.3 Forested Areas (Woodlands)*; Policy FO.3 also encourages the concept of the “Urban Forest”)

The proposal calls for park space as well as an open space area that will accommodate storm water management. The provision of park and open space is consistent with the Official Plan’s “Urban Forest” policy.

With respect to tree planting, historically, the City’s policy for new residential subdivisions has been one tree per lot. Based on discussions with City staff from both the Engineering Division and from Public Works and Transportation, staff recommends that prior to the finalization of the subdivision agreement, a per-lot fee, the amount to be determined by the City’s Parks Division, should be collected from the developer for tree plantings. This should be included as a condition of approval.

For new subdivisions, the City has agreed to provide and plant a tree of the owner’s choice for each lot after the houses have been developed, the location of which will be determined by the City’s Parks Division.

- D.8 Site design shall consider the impact on street functions and pedestrian, cycling and vehicular access. The effects of traffic noise, vibration and odour shall be assessed.
- D.9 Pedestrian and cycling access to parks, bus stops and schools shall be encouraged.

## 2.2 Energy

- E.4 Alternative transportation and energy efficient forms of transportation such as public transit, cycling and walking shall be supported.

With respect to the current subdivision design, the applicants are proposing a sidewalk along the easterly side of Road “A”, continuing along the outer loop of the round-about intersection. A sidewalk is also proposed along the inner loop of Road “B”, from its intersection with Road “A” and “C”, and continuing to the access road exiting the future Windsor Farms subdivision. The remainder of Road “B”, as proposed, does not include a sidewalk.

The Official Plan supports design that is inclusive for all modes of transportation, including pedestrian and public transit.

*Part VI, Section 2.4 – Transportation*, supports the provision of sidewalks on at least one side of local streets in new residential developments. The provision of sidewalks on one side of the street would enhance the pedestrian environment of the neighbourhood and would support future public transit in this area. As such, given the policies of the Official Plan in *Part VI section 2.1 – Urban Design, section 2.2 – Energy and section 2.4 – Transportation*, staff recommends that the remaining inner loop of Road “B” also include a sidewalk. During pre-consultations, City staff has advised the developer of this requirement. Given the length, sidewalks will not be required for of the remaining roads and cul-de-sacs.

The developer will also be incorporating walking and cycling paths in the open space areas, which will create increased recreational and non-motorized transportation opportunities.

The provision of sidewalks and off-road paths throughout the proposed subdivision will also create a safer pedestrian link to Tarentorus Public School, located just south of this area.

### **2.3.5 Parks and Recreation**

P.4 Residential developments shall be required to provide 5% of the land for park purposes or cash in lieu of 5% where the City deems it appropriate.

The subject property is 26.39 ha (65.21 acre) in size. As such, the 5% of dedicated park space required is 1.32 ha (3.26 acres). The subdivision proposal contains a 0.4 ha (0.9 acre) park, as well as large areas of open space that will be dedicated to the City. As there is a deficiency in the amount of parkland, the developer should be required to pay cash in-lieu of parkland, which will be used to purchase playground equipment.

The developer is also proposing an innovative approach to enhancing open space areas by incorporating a number of walking and cycling paths throughout the subdivision and around storm water retention areas. Although this approach is common in Southern Ontario, this is the first example of this in Sault Ste. Marie.

With respect to off-road pathways, given the City’s recent work with these types of facilities, a minimum standard width of 3.0 meters with an asphalt surface has been set. This standard should apply to the proposed pathways that connect between streets and existing sidewalks.

As a condition of approval, the applicant should submit a plan of the park and open spaces, prior to the finalization of the subdivision agreement, and to the satisfaction of the Commissioner of Engineering and Planning, showing landscaped areas, park equipment and detailed engineering for the storm water retention areas.

It is important to note that the proposed subdivision will abut the future Hub Trail, which was approved by City Council in 2006. The City is planning to construct a portion of the Hub Trail on lands immediately west of the subject property (along the eastern access drive on the future hospital site). Prior to the finalization of the subdivision agreement, a connection to the future Hub Trail should be identified. The connection should be developed to the City's standard mentioned earlier in this report.

## 2.4 Transportation

TR.6.1      Public Transit – Public Transit use shall be encouraged by the City. The needs of the Transit system shall be considered in the design of the transportation systems, in road construction, road reconstruction, and in development approvals. For new development or redevelopment, the City may acquire lands for transit rights-of-way as a condition of approval. As well, the City will require that the layout of the road network for new developments facilitate transit and ensure reasonable walking distances to transit stops. Efficient pedestrian access to and from Public Transit facilities will be encouraged.

In the review for the Windsor Farms subdivision, located immediately south of this current proposal, it was determined that due to increased development in this area (i.e. new residential, the hospital), future transit services may be required.

As a condition of approval for the Windsor Farms subdivision, the main road (shown as Foxborough Trail on the lot layout plan) is to be designed and constructed to accommodate City buses. As a condition of approval for this current subdivision, Road "A" and the westerly loop of Road "B" leading to Foxborough Trail should also be designed and constructed to accommodate City bus services.

In addition, at the time of constructing these roads, concrete pads should be installed to accommodate future bus shelters. The location of the bus shelters and stops can be addressed at the time of the subdivision agreement.

These provisions will ensure that this area can be serviced by public transit if required in future.

### Comments

To facilitate the development, a rezoning of the subject property is required as the property is zoned RA (Rural Area). For this current proposal, the applicant is proposing a variety of residential zonings, in order to provide housing choice and flexibility that will be dependant on current market conditions.

The applicant is also requesting a special exception zoning to provide the flexibility to potentially develop the larger westerly lots for institutional uses.

The following zoning amendments are proposed:

- Lots 1-16, and lots 83-159: From RA (Rural Area) to R2 (Single Detached Residential).
- Lots 17-82: From RA (Rural Area) to R3 (Low Density Residential) – Permits single detached, semi detached, and duplexes.
- Lots 160-188: From RA (Rural Area) to R4 (Medium Density Residential) – Permits semi detached, duplex, triplex, multiple attached dwellings and apartment buildings.
- Lots 189-191: From RA (Rural Area) to R4.S (Medium Density Residential, with a Special Exception to permit institutional uses).

The location of this proposed subdivision is within close proximity to the future hospital as well other institutional and commercial areas. Given the general service amenities that these facilities will offer as well as the range of employment opportunities in this area, a mixture of housing choices is strongly encouraged.

With respect to the special exception zoning to permit institutional uses, the lots proposed for this zoning are located immediately east of the future hospital site and are identified as lots 189-191. Due to their proximity to the proposed hospital, institutional uses are appropriate for these lots. However, to ensure overall compatibility with future residential and institutional development, only the following institutional uses are recommended for approval. These include the following:

- Accessory uses
- Accessory use solar power installations – Refer to Section 1.1.6 for additional regulations
- Accessory use wind turbines - Refer to Section 4.13 for additional regulations
- Care facilities
- Group Home
- Group Residence – Subject to site plan control
- Hospices
- Hospitals
- Medical Centres
- Nursing and Residential Care Facilities
- Parks and Playgrounds
- Places of Worship

- Recreational Facilities, excluding animal pens and cages, bandstands, and horse riding establishments

Planning staff recommend that the Institutional zone regulations apply to the uses identified above. In addition, to ensure that development on these lots is compatible in scale, Planning staff recommends that the R.4 height standard of 5 storeys be applied to the institutional uses.

As part of Planning staff's recommendation, a number of institutional uses are excluded. In particular, Arts, Culture and Heritage Uses and Federal, Provincial and Municipal Government Public Administration have been excluded. The reason for this is that these uses are encouraged to locate in the Downtown area, as prescribed in the Official Plan. Policy C.5 of the Plan states "The Downtown area should be maintained as the primary administrative, business and cultural centre of the community".

Given the range of development potential for these lots, Planning staff recommends that Lots 189-191 be designated as areas of Site Plan Control. To ensure that development occurs in a manner that is compatible with surrounding residential uses, staff is also recommending that future institutional uses be developed in a park-like setting with adequate setbacks and high quality landscaping including trees, shrubs and pedestrian walkways. This recommendation forms part of the Official Plan amendment necessary to facilitate the development.

In addition, the institutional uses should be designed so that access from the hospital property is also available to avoid commercial traffic through the subdivision.

The easterly portion of the subject property is outside of the urban service line. Given that full municipal services will be extended to this subdivision, an amendment to the urban service line is also required. As part of the approval for this application, Planning staff is recommending that Council approve a bylaw authorizing the Legal Department to apply to the Ontario Municipal Board to amend the urban service line.

As part of the development review, the application was circulated to various City departments and agencies for comment. The following comments were received.

### **Engineering and Construction Division**

Engineering has indicated that sediment control and storm water management plans be submitted to the satisfaction of the Commissioner of Engineering and Planning, the Sault Ste. Marie Region Conservation Authority and the

Department of Fisheries and Oceans. The prescribe plans shall meet Ministry of Environment guidelines.

Engineering has also commented on several other servicing issues, which should form part of City Council's approval. These conditions are outlined in Engineering's letter, which are attached to this report. These conditions can be addressed as part of the subdivision agreement.

### **Public Works and Transportation**

Staff from PWT has indicated that the developer will need to determine if the proposed development will impact the downstream capacity within the existing trunk sanitary sewer system. This should be confirmed by the developer prior to the finalization of the subdivision agreement.

PWT also advised that the forced sanitary sewer main will require flushing ports, the type and design to be dependent on the size of the main. As well, any pump stations that are to be part of the servicing infrastructure is to be FLYGT type (PWT standard).

With respect to the proposed walkways, staff from PWT state that the minimum 3.0 meter width standard be applied in order to accommodate service vehicles that will maintain the storm water retention areas. In addition, prior to accepting any easements, staff from PWT need to know the depth of the future sewer pipes, and that corrugated PVC pipe is not acceptable for storm and sanitary sewers.

### **Public Utilities Corporation**

PUC has advised that water services from Third Line may be delayed as the reconstruction of that road is presently under a Part II order under the Environmental Assessment Act.

Also, PUC advised that thus far, the Windsor Farms subdivision has been unable to obtain required easements to allow for adequate fire flow. If the Windsor Farms subdivision cannot obtain the required easements, it is unclear how adequate flow will be provided for this current proposal. Given this issue and the size of the proposed development, the developer will be required to carry out an engineering assessment and design of the water distribution system to assure the provision of fire flows required to meet City requirements without compromising the existing distribution system.

PUC has indicated that the developer will be required to enter into a subdivision agreement with the PUC regarding underground electrical and water services.

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### **Sault Ste. Marie Region Conservation Authority**

The entire site is within the CA's regulated area; therefore, permits will be required prior to any development, including all cut and fill work, stream work, storm water management work and slope stabilization. Prior to the approval of any future permits, the CA will require the information prescribed in their letter, dated September 28, 2007, and attached to this report.

As well, the Conservation Authority has advised that any existing wells on the property are to be decommissioned in accordance with Ministry of Environment guidelines. Prior to the finalization of the subdivision agreement, the developer should confirm any existing wells that are to be decommissioned.

The CA will also require sedimentation and storm water management plans that addresses storm water quality and quantity, and potential off-site impacts to fish habitat. This will be addressed prior to the finalization of the subdivision agreement.

Prior to the final approved plan, the CA will designate which properties will remain under the regulatory requirements. Staff recommends that the developer inform future lot owners as to which lots will be affected by the CA regulations.

The Conservation Authority also advised that all fill to be used in the development be clean fill as defined the Authority.

### **Department of Fisheries and Oceans**

DFO does not have any objections to the proposal, subject to the proposed ponds retaining and releasing storm water at a rate that will not result in an increased rate of erosion or sedimentation to the downstream creeks. This will be addressed prior to the finalization of the subdivision agreement.

### **Accessibility Advisory Committee**

The Accessibility Advisory Committee has provided a number of comments as they relate to barrier-free design. As per City standards, any future design of walkways, curb cuts, transit facilities, etc., will be designed to Ontario Provincial Standards, which take into consideration universal design principles.

### **Other Comments**

All other commenting agencies or departments had no objections to the proposed subdivision.

### **Provincial Policy Statement (2005)**

In accordance with Section 3 of the Planning Act, a decision of the council of a municipality, in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" the Provincial Policy Statement (2005). The Provincial Policy Statement (PPS), which provides the policy foundation for regulating the development and use of land, have a number of policy recommendations related to new subdivision development.

As part of the review for this current subdivision proposal, Planning staff reviewed the PPS to assess the current proposal in relation to Provincial policy. The proposal, coupled with staff's recommendations, is consistent with the Provincial Policy Statements.

### **SUMMARY**

The proposed Fox Run subdivision is located on lands immediately east of the future hospital and north of the recently approved Windsor Farms subdivision. The developer is proposing a mix of housing densities, as well as a number of institutional uses. With the proposed mix of housing densities, the development can accommodate approximately 200 to 300 dwelling units.

Planning staff is recommending approval of the Official Plan and Zoning By-law amendments necessary to facilitate this development. Staff is also recommending that the urban service line be amended to include the proposed subdivision.

**Planning Director's Recommendation** - That City Council approve the Draft Plan of Subdivision for the proposed Fox Run Subdivision, subject to the following:

1. That Council approve of Official Plan Amendment No. 133, re-designating the subject property from Rural Area to Residential on Schedule "C" of the Official Plan, to facilitate the development of these lands for residential and institutional uses. Institutional uses shall be developed in a park-like setting with adequate setbacks and high quality landscaping including trees, shrubs and pedestrian walkways to ensure compatible development with the adjoining residential uses.
2. That Council approve a bylaw authorizing the Legal Department to apply to the OMB to amend the urban service line
3. That Council approve the rezoning of the subject property, as per the following:

- a) Lots 1-16, and lots 83-159: From RA (Rural Area) to R2 (Single Detached Residential).
  - b) Lots 17-82: From RA (Rural Area) to R3 (Low Density Residential).
  - c) Lots 160-188: From RA (Rural Area) to R4 (Medium Density Residential).
  - d) Lots 189-191: From RA (Rural Area) to R4.S (Medium Density Residential, with a special exception) to permit the following institutional uses:
    - Accessory uses
    - Accessory use solar power installations – Refer to Section 1.1.6 for additional regulations
    - Accessory use wind turbines - Refer to Section 4.13 for additional regulations
    - Care facilities
    - Group Home
    - Group Residence – Subject to site plan control
    - Hospices
    - Hospitals
    - Medical Centres
    - Nursing and Residential Care Facilities
    - Parks and Playgrounds
    - Places of Worship
    - Recreational Facilities, excluding animal pens and cages, bandstands, and horse riding establishments
  - e) That the Institutional zone regulations apply to the institutional uses identified in Condition 3(d).
  - f) That the R.4 height standard of 5 storeys be applied to the institutional uses identified in Condition 3(d).
4. That Lots 189-191 be designated as areas of Site Plan Control.
5. That prior to registration, the subdivider enter into a Subdivision Agreement with respect to, but not limited to the following:
- a) That the streets, corner roundings, in-ground services, sidewalks, drainage, etc., be designed and constructed to the satisfaction of the Commissioner of Engineering and Planning or his designate.
6. That as part of the Subdivision Agreement, the developer informs potential purchasers of the lots affected by the fill regulated area and that a permit

is required from the Conservation Authority prior to the placing of any fill or development.

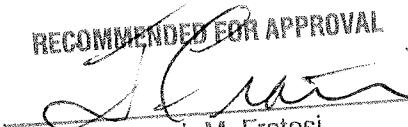
7. That as part of the finalization of the Subdivision Agreement, the developer be required to pay cash in-lieu of parkland for the deficiency in dedicated park space, which will be used to purchase playground equipment.
8. That prior to the finalization of the Subdivision Agreement, a per-lot fee, the amount to be determined by the City's Parks Division, should be collected from the developer for tree plantings.
9. That lots 192, 193, 194, 195, and 196, as shown on the attached plan, be dedicated to the municipality for open space, park land, storm water management.
10. That all sidewalks and walkways, as shown on the attached design concept drawing, are provided, and that the sidewalk along the inner loop of Road "B" is continued to its intersection with Road "A" and "C".
11. That prior to the finalization of the Subdivision Agreement, a phasing plan be completed to the satisfaction of the Commissioner of Engineering and Planning or his designate, which outlines the phasing of the development with respect to lot creation and servicing.
12. That prior to the finalization of the Subdivision Agreement, the location of a connection from the subdivision to the future Hub Trail be determined.
13. That proposed off-road paths connecting between streets and sidewalks, and the connection to the future Hub Trail, be designed to of a minimum width of 3.0 meters with an asphalt surface, as per the City's standard.
14. That prior to the finalization of the Subdivision Agreement, a plan be submitted, to the satisfaction of the Commissioner of Engineering and Planning, or his designate, showing details of the park and open space areas, including walking/cycling paths, storm water management areas and landscaping features.
15. That Road "A" and the easterly loop of Road "B" leading to Foxborough Trail be designed and constructed to accommodate City bus services, and that at the time of constructing these roads, concrete pads be constructed to accommodate future bus shelters, the location to be determined at the time of the subdivision agreement.
16. That prior to the finalization of the Subdivision Agreement, the applicant submit the information prescribed by the Engineering Division, as outlined

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in their letter, dated September 25, 2007, and attached to this report, and that no work shall be commenced without the approval of the Commissioner of Engineering and Planning, or his designate, and that any work which requires approvals from the City and the Ministry of Environment shall not commence until such approvals and agreements are endorsed.

17. That the developer determine if the proposed development will impact the downstream capacity within the existing trunk sanitary sewer system prior to the finalization of the subdivision agreement.
18. That all future servicing infrastructure be to current City standards.
19. That prior to the finalization of the Subdivision Agreement, the developer be required to carry out an engineering assessment and design of the water distribution system to assure the provision of fire flows required to meet City requirements without compromising the existing distribution system.
20. That the developer be required to enter into a Subdivision Agreement with the PUC regarding underground electrical and water services.
21. That prior to the finalization of the Subdivision Agreement, the developer confirm any existing wells that are to be decommissioned, and if any, these well be decommissioned as per Ministry of Environment Guidelines.

SDT/pms

RECOMMENDED FOR APPROVAL  
  
Joseph M. Fratesi  
Chief Administrative Officer

**PUBLIC HEARING – 2007 10 15, Council Chambers, Civic Centre**

6(6)(d)

**OFFICIAL PLAN AMENDMENT NO. 133  
TO THE  
SAULT STE. MARIE OFFICIAL PLAN**

**PURPOSE:**

This Amendment is an amendment to Schedule "C" of the City of Sault Ste. Marie Official Plan.

**LOCATION:**

Part of Lot 25 RCP H731, being part of NE ¼, section 29, Township of Tarentorus, located on the south side of Third Line East, approximately 860 meters east of Great Northern Road. Civic Number 817 Third Line East; Zoning Map 1-114.

**BASIS:**

This Amendment is necessary in view of the request for Draft Plan of Subdivision in order to develop the property for residential purposes.

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

Council now considers it desirable to amend the Official Plan, re-designating the subject property from "Rural Area" to "Residential".

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

Schedule "C" to the City of Sault Ste. Marie Official Plan is hereby amended re-designating those lands shown on the attached schedule from "Rural Area" to "Residential"; and, by adding the following paragraph to the Special Exceptions section:

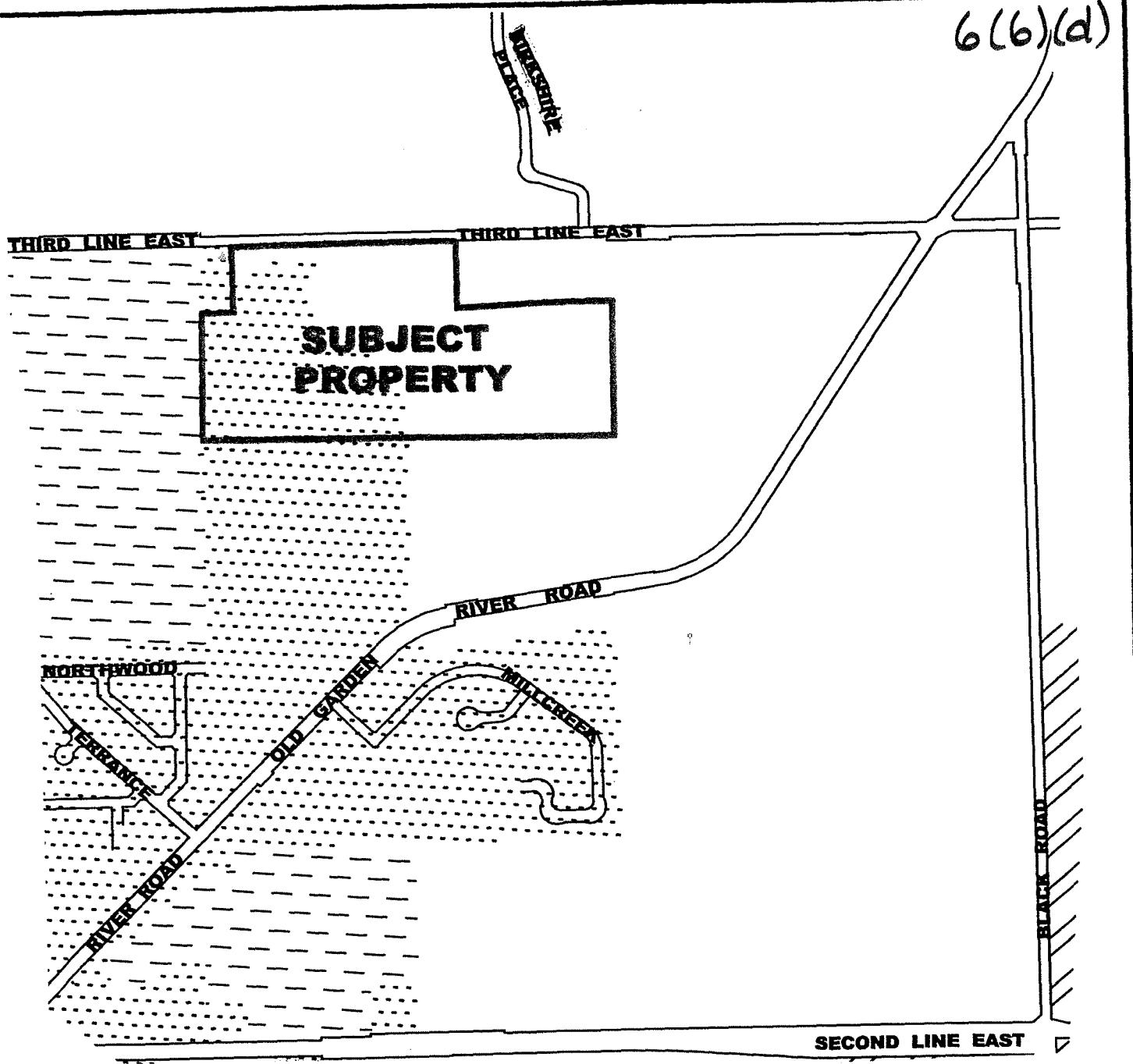
"Special Exceptions"

88. The property described as Part of Lot 25 RCP H731, being part of NE ¼, section 29, Township of Tarentorus, located on the south side of Third Line East, approximately 860 meters east of Great Northern Road: Civic Number 817 Third Line East, may be zoned for a mixture of low and medium density housing types and limited institutional uses. Institutional uses shall be developed in a park-like setting with adequate setbacks and high quality landscaping including trees, shrubs and pedestrian walkways to ensure compatible development with the adjoining residential uses.

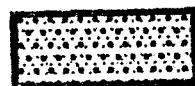
**INTERPRETATION**

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

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OFFICIAL PLAN SCHEDULE "C"  
LAND USE LEGEND



RESIDENTIAL



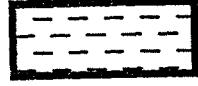
INDUSTRIAL



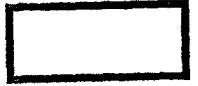
PARKS  
RECREATIONAL



COMMERCIAL



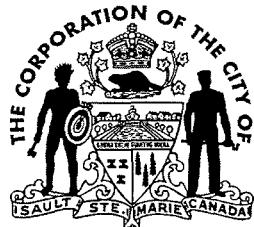
INSTITUTIONAL



RURAL AREA

SCHEDULE "A" to AMENDMENT No. 133





2007 09 25

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

**FROM:** Catherine Taddo, P. Eng.  
Municipal Services Engineer

**SUBJECT:** **APPLICATION A-25-07-Z.OP**  
**FOX RUN DEVELOPMENT (SAULT) INC.**  
**817 THIRD LINE EAST**

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

- A sediment control plan and storm water management plan must be submitted to the satisfaction of the Commissioner of Engineering and Planning or his designate, the Department of Fisheries and Oceans, and the Sault Ste. Marie Conservation Authority. Ministry of Environment guidelines shall be met for safety design objectives.
- Plans and specifications showing final presale grades should be reviewed and approved by the Commissioner of Engineering and Planning or his designate. Lot grading plans should show existing contours, and proposed grades for each lot. As constructed drawings should be modified to show only final grades.
- Soil tests are required in the road allowances, including a report on the road base design, considering the use of geotextile fabric and weeping tile and which determines the depth of the road base. A brief outlining the pavement design is also required.
- The Owner shall submit soil tests by an independent testing laboratory on the stability of the soil and its ability to sustain superimposed loads from building and filling operations and to furnish at no cost to the City certified copies of the results thereof for examination by the Commissioner of Engineering & Planning or his designate.

6(6)(d)

- No work shall be commenced without the approval of the Commissioner of Engineering & Planning or his designate and any work which requires approvals from the City and the Ministry of the Environment shall not commence until such approvals and agreements are endorsed.

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

Yours very truly,



Catherine Taddo, P. Eng.  
Municipal Services Engineer

c: Jerry D. Dolcetti, RPP  
Jim Elliott, P. Eng.



6(6)(d)

**PUC SERVICES INC.  
ENGINEERING DEPARTMENT  
765 QUEEN STREET EAST, P.O. Box 9000  
SAULT STE. MARIE, ONTARIO, P6A 6P2**

September 27, 2007

Our File

FAX: (705) 541-7165

Mr. Donald B. McConnell, Planning Director  
Corporation of the City of Sault Ste. Marie  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6

Dear Mr. McConnell

**RE: Application No. A-25-07-Z.OP & 57T-07-505  
817 Third Line East - Draft Subdivision Approval**

With regards to your September 13 correspondence regarding Fox Run Development, PUC has the following comments:

- 1) Burnside (2003) indicates the proposed subdivision is in an area of low susceptibility for groundwater contamination, and is within the 10-year capture zone. The area is not identified as a recharge area to be protected.
  - 2) The subdivision water supply is shown from Third Line and from Windsor Farms subdivision. The report indicates that PUC will extend watermain along Third Line. The Third Line project is presently under Environmental Assessment, and a Part II order request has yet to be resolved. The timing of the extension of the Third Line watermain is therefore uncertain – it may not occur in 2008.
  - 3) Walker Engineering has indicated to PUC that the Windsor Farms subdivision required connection at both Old Garden River Road and at Northwood Crescent to allow for adequate fire flow. Thus far, Windsor Farms has been unable to obtain required easements to allow connection at Northwood. If Windsor Farms does not have adequate fire flow without connection at Northwood, it is unclear how adequate flow will be provided to Fox Run without a connection at Third Line.
  - 4) The proposed subdivision is relatively large. PUC will require that the developer carry out sufficient engineering assessment and design of the water distribution system to assure provision of fire flows required to meet City requirements without compromising the existing distribution system.
  - 5) Recent rates of development indicate that the capacity for drinking water production will need to be increased. PUC is committed to providing safe drinking water for Sault Ste. Marie, and will meet demand increases with increased capacity and implementation of conservation programs as required.

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- 6) We wish to advise that the Owner must enter into subdivision agreements with PUC Services Inc. in order to provide underground electric and water services to the proposed development.

If you have any further questions relating to the above, please call me at 541-2382.

Yours truly,  
PUC SERVICES INC.



Andrew Hallett, P.Eng.,  
Water Distribution Engineer

cc.

encl.

6(6)(d)



## Sault Ste. Marie Region Conservation Authority

"Man and Nature"

Friday, September 28, 2007

Mr. Donald B. McConnell  
Planning Director  
The Corporation of the City of Sault Ste. Marie  
Civic Centre P.O. Box 580  
Sault Ste. Marie, ON P6A 5N1

Dear Mr McConnell

Re: Application No. A25-07-Z.OP and 57T-07-505  
Fox Run Development (Sault) Inc.  
817 Third Line East

The Sault Ste. Marie Region Conservation Authority has reviewed the Draft Plan of Subdivision and supporting information for the above proposed development which includes 191 lot mixed residential/ some institutional subdivision.

The SSMRCA has no objections to the proposed development provided the following

1. The entire site is in a Regulation 176/06 regulated area associated with the streams and associated hazard lands (ravines) found on the property. A permit from the SSMRCA will be required for all cut and fill work, stream work, storm water retention pond construction and slope stabilization work associated with the development.
2. The subdivision will be municipally serviced by water and sanitary sewage facilities and no subsurface disposal or well water sources are planned.
3. All existing wells located on the property are to be decommissioned in accordance with Ministry of the Environment's O. Regulation 903 and associated policies.
4. The property has several flowing and intermittent streams running west to east through it. The developer is attempting to conserve as much of the natural features by establishing Blocks 192 193 194 and 195 as parkland, storm water retention areas and buffer areas. Prior to commencement of any earth moving operations, the developer is to submit for approval an application with supporting information showing the extent and type of work proposed, if any, in these sensitive areas, in particular:
  - a. Amount and location of all cut and fill
  - b. Grades to be maintained

- c. Proposed methods to maintain slope stability
  - d. Protection of streams from sediment runoff
  - e. Vegetation protection, proposed re-vegetation and erosion protection techniques.
  - f. Maintenance/promotion of shading over waterways
  - g. Design and construction of any retaining walls
  - h. Details of any stream crossings including extent of fill and culvert sizing for the road crossing area at the southeast end of the subdivision.
5. The SSMRCA has concerns for fish habitat and sedimentation which may occur off site from the work proposed in the development. The SSMRCA is requesting a Sediment Control Plan and a Storm Water Management Plan be prepared and approved by the DFO, City and the SSMRCA prior to any work being initiated on the property. The plans will detail the approach to ensure the expected quality of stormwater discharge from the subdivision will be better than or equivalent to pre construction water quality. This plan will be required prior to the issuance of a permit under Regulation 176/06 by the SSMRCA.
6. Prior to final plan of Subdivision Approval the SSMRCA will designate which properties will remain under the regulatory requirements of Regulation 176/06. This designation will read:
- Lots \_\_\_\_ to \_\_\_\_ inclusive are located in an area subject to cut and fill regulations administered by the Sault Ste. Marie Region Conservation Authority. A permit from the said authority is required for any alterations involving cutting or filling and additional building construction on the said lots prior to commencing the proposed work.
7. All fill to be used in the development of the subdivision shall be clean fill as defined by the SSMRCA.

We have discussed application with our Drinking Source Water Protection Section who has indicated they have no concerns with the proposed subdivision in relation to their mandate.

If you have any questions in regards to the above comments please feel free to contact me directly.

Yours truly

Frank Tesolin  
Technical Adviser

c.c. Linda Whalen/ Christine Aasen, SSMRCA  
Catherine Taddo, City Engineering

6(6)(d)

# Memo

**To:** J. Elliott P. Eng  
**From:** Ted Russell City of Sault Ste. Marie  
**CC:** File: S. Bringleson  
**Date:** 10/3/2007  
**Re:** Fox Run Subdivision.

---

## **Sanitary Sewer:**

Have there been flow tests on the McNabb St trunk sewer at or near Manitou Dr and Gibb St? I have concerns as to whether this trunk can handle this much more flow. I estimate from the drawings that there would be 347.67 Cubic Meters per day added to this system. This does not include the extra flow introduced by the Windsor farms subdivision.

The forced main will require flushing ports. The type and design will depend on the size of the forced main.

The pump station will be a flygt station if it is to be operated by the city, this falls in with our plan to upgrade our stations to the flygt type. We have dealt with the sole source issue before and I think it is now accepted.

## **Storm Sewer:**

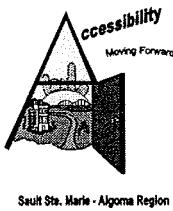
In dealing with the storm water retention ponds. I see by the plans that there is a walkway over (or very near) the storm sewer leading to the inlet of these ponds. This walkway should be enlarged to 3m from 1.5m to facilitate access for cleaning these systems. We would therefore have access from the storm sewer easement as well as from the street. (Road B)

## **General:**

Before accepting the easements we would need to know the depth of the sewers.

Again; we do not accept corrugated PVC pipe for the storm or sanitary sewer.

6(6)(d)



October 1, 2007

Don McConnell  
Planning Director  
City Planning & Engineering Division

**SUBJECT: REZONING APPLICATION REVIEW – 57T-07-505**

**Fox Run Development**

Dear Mr. McConnell

The Accessibility Advisory Committee makes the following recommendations in respect of barriers to access for person with disabilities on the subject rezoning application.

**Exterior**

1. Parking: Accessibility Standards to be applied
2. Walkways & Sidewalks: Wide enough to accommodate accessible mobility device(s).
3. Curb Cuts: According to accessibility guidelines
4. Ramping: According to accessibility guidelines
5. Green space access: According to accessibility guidelines
6. Transit Access: Consult with Transit re appropriate stop(s), access, turns, ensure accessibility needs.
7. Lighting: Appropriate to provide adequate visibility/safety
8. Signage: Appropriate color/contrast, size and symbols.
9. Other: Reference to institutions – What institutions? How will that contribute to amount of traffic including foot traffic? Will the 10% rule be applicable to subdivision development.
  
10. Any changes to the site Plan must be reviewed proper to acceptance.

**6(b)(d)****Steve Turco**

**From:** Hallett, Jennifer [HallettJ@DFO-MPO.GC.CA]  
**Sent:** October 5, 2007 1:23 PM  
**To:** Steve Turco  
**Subject:** Fox Run Estates

Hello Steve,

I read over the report for the Fox Run Subdivision I received September 18, 2007. I have spoken with Frank Tesolin of the Sault Ste. Marie Region Conservation Authority about the storm water retention ponds and I am not an engineer so I can not assess the appropriateness of the size and retention time of those ponds. Suffice it to say I see no Fisheries Act concerns with the ponds if they are able to retain and release the stormwater at a rate that will not result in an increased rate (from the current undeveloped rate) of erosion of the natural drainage channel they will release into. Nor significantly increase the level of suspended sediments from that currently found in the downstream receiving creek.

In addition, when they are available, I would like to see the plans for the creek/ ravine crossing that is located at the south east corner of the development.

I will be away all next week, so I hope this meets your needs for comments.

Sincerely,

Jennifer Hallett

Fish Habitat Biologist |Biogiste, Habitat du poisson

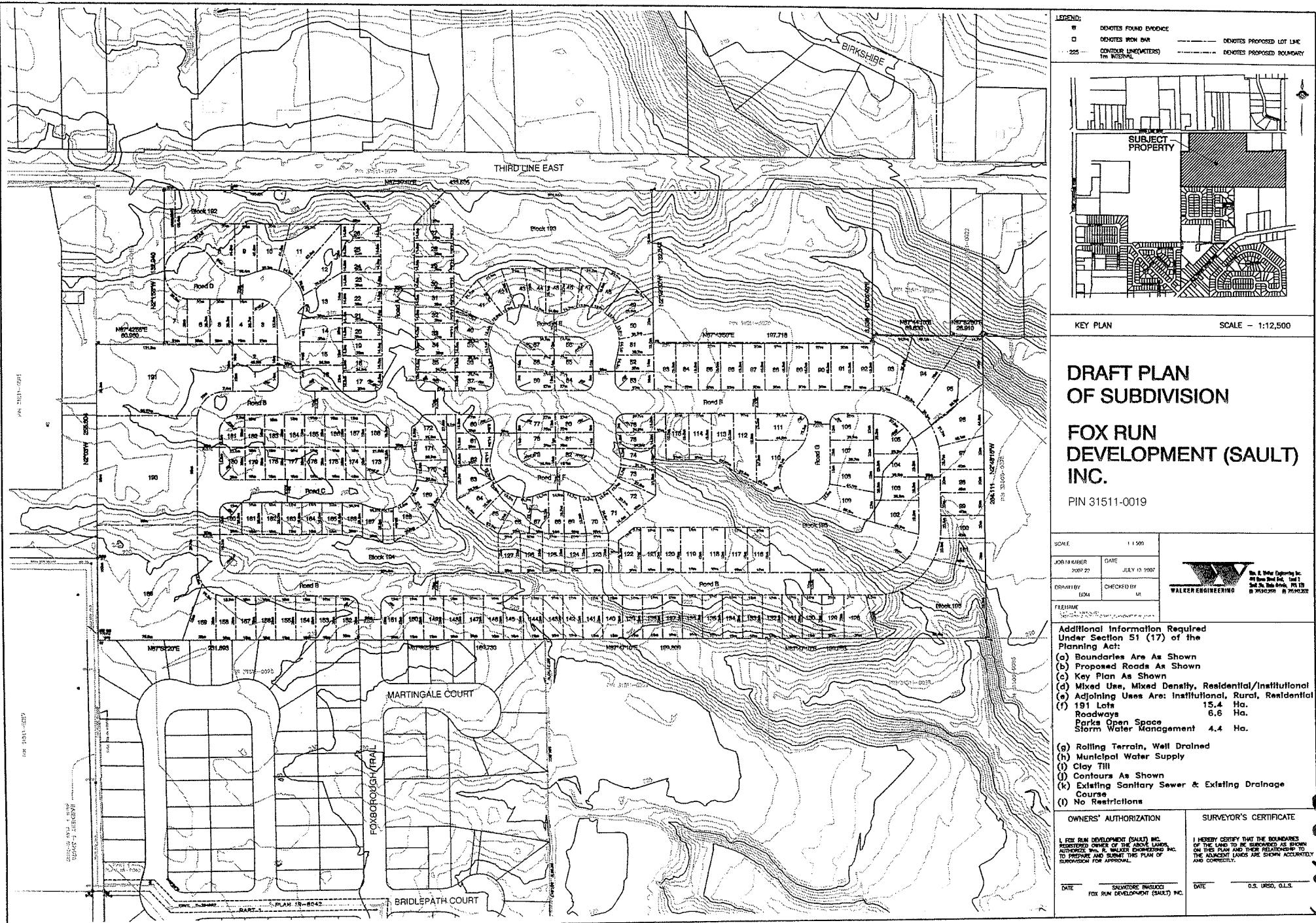
Sault Ste. Marie District |Bureau de district de Sault Ste-Marie

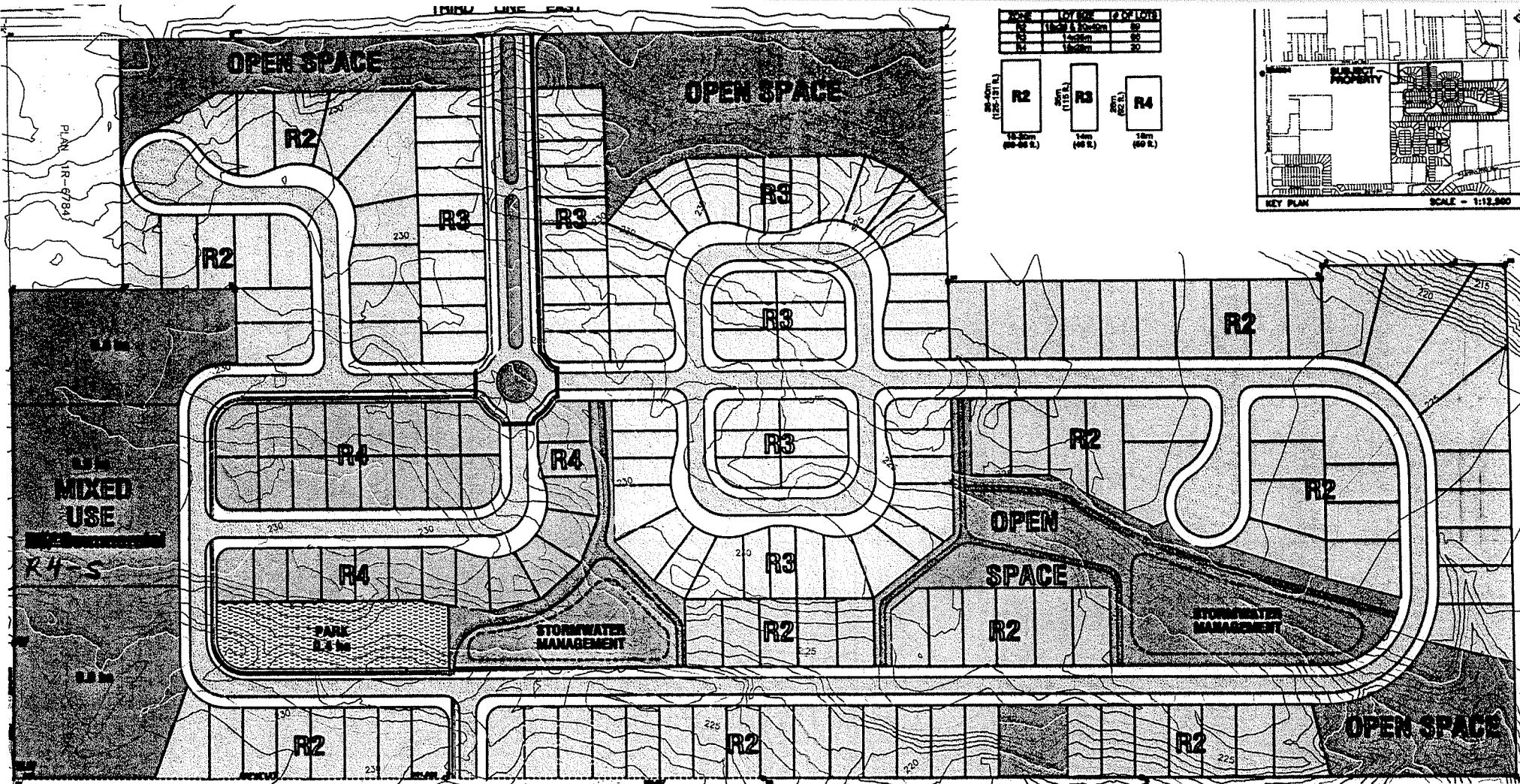
Fisheries and Oceans Canada |Pêches et Océans Canada

1219 Queen St. East |1219, rue Queen Est

Sault Ste. Marie, ON |Sault Ste. Marie (ON) P6A 2E5

Telephone/ Téléphone: (705) 941-2012  
Facsimile/ Télécopieur: (705) 941-2013

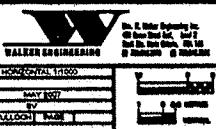




**NOTE:** All questions can be addressed to either either student or teacher.

PART OF LOT 25  
REGISTRAR'S COMPILED PLAN N-731  
FORMER TOWNSHIP OF TARENTORUS  
NOW IN THE CITY OF SAULT STE. MARIE  
DISTRICT OF ALGOMA

ALL ELEVATIONS ARE TO GEODETIC DATUM

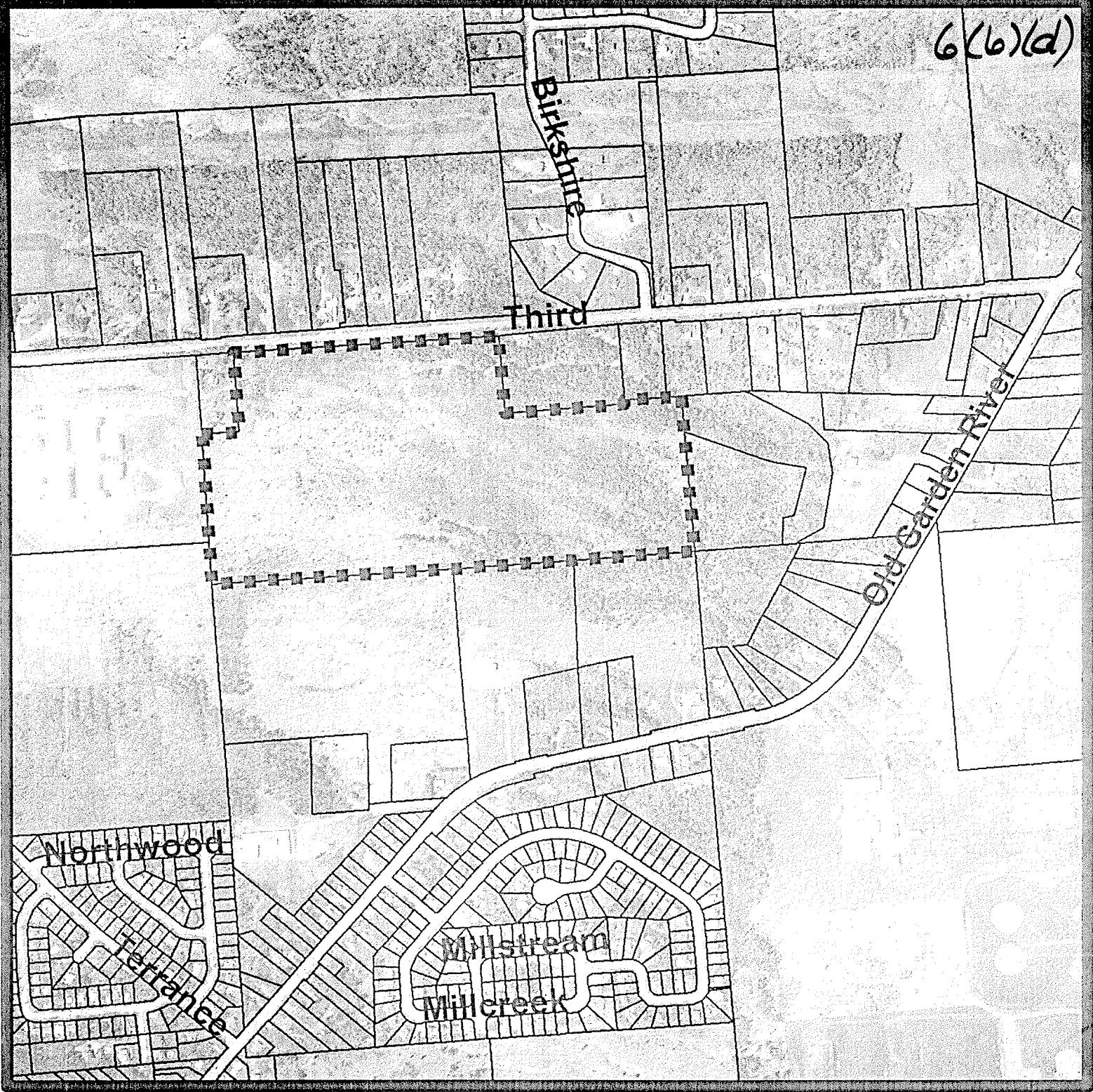


**PLAN AND PROFILE OF  
FOX RUN  
SUBDIVISION  
DESIGN CONCEPT DRAWING  
SAULT STE. MARIE, ONTARIO**

DRAWING NO.

DRAWING NO.

6(b)(d)

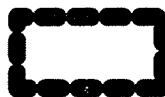


## SUBJECT PROPERTY MAP

Application A-25-07-Z.OP

Subdivision Reference 57T-07-505 [Fox Run]

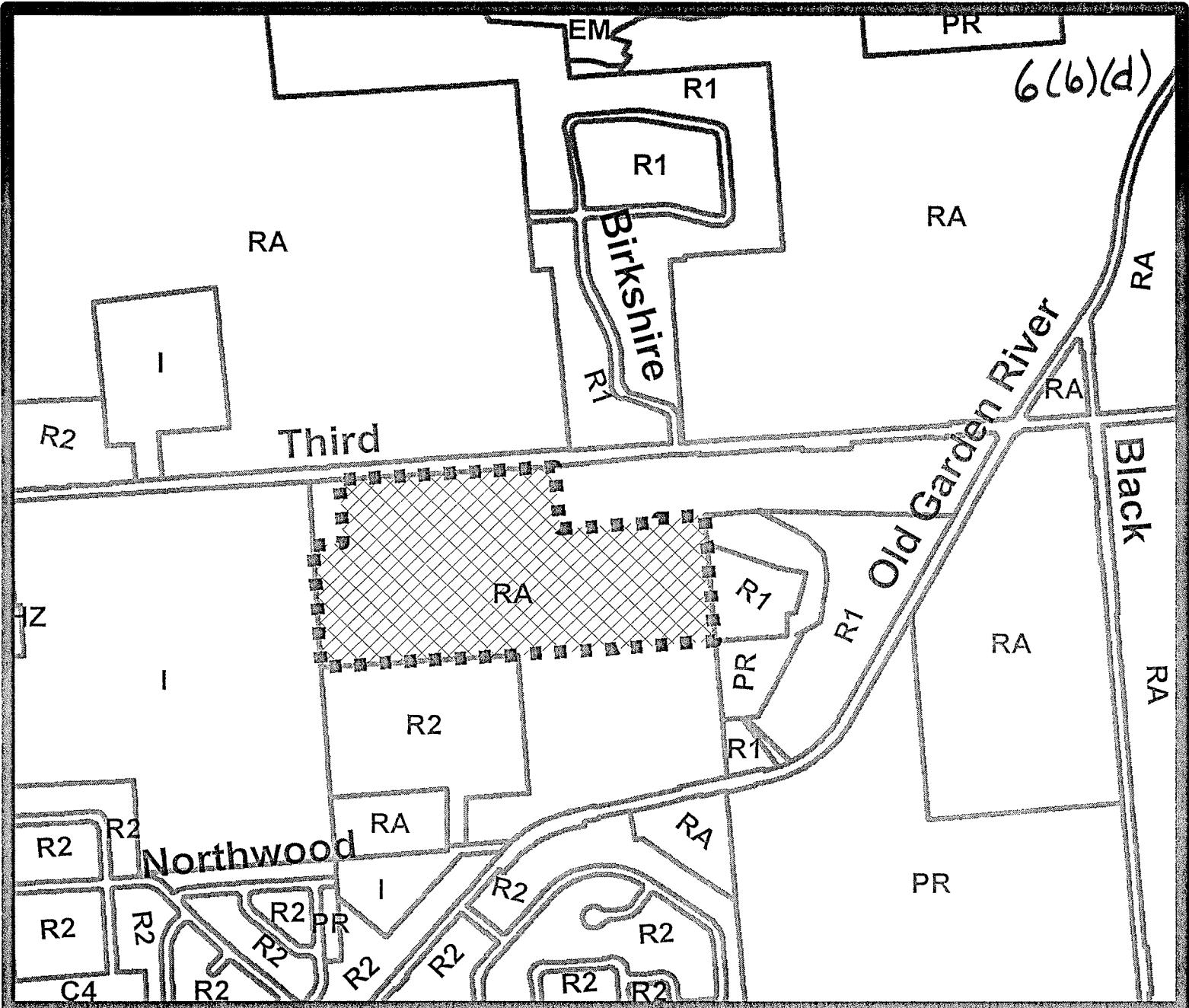
Metric Scale  
1 : 9000



Subject Property [Proposed Subdivision Area]

Map 1-114

6(6)(d)



## EXISTING ZONING MAP

### Application A-25-07-Z.OP

Subdivision Reference 57T-07-505 [Fox Run]

Metric Scale  
1 : 12000



Subject Property



R1 - Estate Residential Zone



R2 - Single Detached Residential Zone



I - Institutional Zone



RA - Rural Area Zone; RAhp



PR - Parks and Recreation Zone



Map 1-114

# GLOBAL RENEWABLE ENERGY NETWORK INC.



## CANADIAN OFFICES

### ONTARIO

SITTM TECHNOLOGIES INC.

875 Queen St. E.  
Sault Ste. Marie, ON P6A 2B3  
Canada

Phone: +001-705-253-6884  
Fax: 705-253-9572  
E-mail: [info@sittm.ca](mailto:info@sittm.ca)

[WWW.SITTM.CA](http://WWW.SITTM.CA)

### BRITISH COLUMBIA

TriBiotech Resources Ltd.

11095 - 84th Avenue  
Delta, BC V4C 2K4  
Canada

Phone: +001-604-805-8157  
Fax: 604-244-8454  
E-mail: [info@tribiotech.com](mailto:info@tribiotech.com)

[WWW.TRIBIOTECH.COM](http://WWW.TRIBIOTECH.COM)

# FBS



Frankentank Biodiesel System™

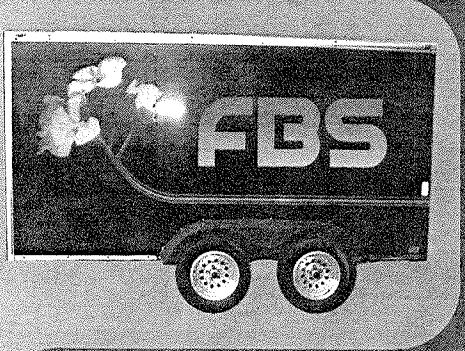
## SITTM Technologies

SITTM Technologies Inc. develops and sells affordable, small-scale alternative energy solutions. Our vision is to empower the average consumer to Stick-It-To-The-Man™ by providing the tools and know how to meet their own energy needs.

The Frankentank Biobiesel System™ (FBS) is the result of years of research and development focused on creating a device for the safe and easy production of biobiesel on a small-scale (1000 L per batch). The FBS is a fully automated, cost efficient machine that will allow you to **make your own biobiesel**. The FBS can produce biobiesel fuel at a fraction of the cost of petroleum diesel, and allows its users the opportunity to **Stick-It-To-The-Man™**.



## Your Tool for Fuel



The Frankentank Biobiesel System™ is your **Own Personal Energy Company** for the production of a cost effective, environmentally friendly, alternative fuel that will provide an independence from the high and unstable costs of traditional sources of petroleum diesel.

**No longer** will a FBS user be subject to the volatility in the market price of diesel fuel. **No longer** will a FBS user have to rely on large producers to supply their diesel fuel needs. **No longer** will a FBS user see their profits eroded from rising fuel costs.

The FBS is applicable to individuals, companies, cooperatives, communities, and others interested in being liberated from high petroleum fuel expenses.

## Why Biobiesel?

Biobiesel offers its users a cost effective alternative to petroleum diesel. **FUEL CAN BE PRODUCED WITH THE FBS FOR LESS THAN HALF THE COST OF REGULAR DIESEL.** Biobiesel can also be used in any diesel engine with NO modifications. It is considered globally as the foremost alternative to petroleum diesel.

- It's Cheaper Than Petroleum Diesel
- It's Economical To Produce On A Small Scale
- It's Made From Renewable Resources
- It's Biodegradable & Good For The Environment
- It Reduces Green House Gas Emissions
- It Supports Rural & Agricultural Growth
- It Can Make Engines Last Longer
- It Reduces Dependence On Crude Oil



### Simple

You don't need a PhD to make biobiesel with the FBS. The FBS is a fully automated biobiesel processor with a 1000 L per batch capacity and is capable of manufacturing over 700,000 L per year of ASTM grade biobiesel.

### Safe

Setting the FBS apart from other biobiesel processors on the market has been our design teams focus on reducing the risks associated with the production of biobiesel. Each unit has been put through extensive quality control testing to insure it meets the approval of regulatory bodies such as UL (Underwriters' Laboratories) and CSA (Canadian Standards Association).

### Standards Compliant

When FBS instructions are followed, each batch consistently produces biobiesel that meets ASTM D 6751 standards for quality. These standards are put forth by the American Society for Testing and Materials and are in place to guarantee biobiesel production quality is met and accepted by diesel engine and vehicle manufacturers.

HALIFAX, BRAMPTON, SASKATOON

CASE STUDY 31

## Biodiesel in Transit and Municipal Fleets

### Organizations

Halifax Regional Municipality, City of Brampton, City of Saskatoon

### Status

Brampton and Saskatoon initiated in 2002. Halifax initiated in 2004. All projects still ongoing.

### Overview

Biodiesel is an alternative to diesel fuel made from vegetable oils, waste cooking oil, animal and fish fats or tall oil (a waste product from pulp and paper processing). Compared to conventional diesel, biodiesel combusts better and produces fewer GHGs and particulate emissions. From a performance perspective, biodiesel engines deliver similar torque, horsepower and kilometres per litre as petroleum-powered diesels.

Biodiesel is being tested and used by a number of Canadian municipalities in their transit and fleet operations, including Brampton, Saskatoon, Halifax, Montreal, Vancouver and Toronto. Globally, over 100 cities have run biodiesel demonstration projects involving more than 1,000 vehicles.

### Contacts

Brampton: Brad Conklin  
Manager, Fleet Services  
Phone: (905) 458-4888 ext. 333  
e-mail: [brad.conklin@brampton.ca](mailto:brad.conklin@brampton.ca)

Saskatoon: Charles Stolte  
Manager, Saskatoon Transit  
Phone: (306) 975-3108  
e-mail: [charles.stotle@city.saskatoon.sk.ca](mailto:charles.stotle@city.saskatoon.sk.ca)

Halifax: Paul Beauchamp  
General Manager, Fleet Services  
Phone: (902) 490-6604  
e-mail: [beauchp@halifax.ca](mailto:beauchp@halifax.ca)

### Resources

- Canadian Renewable Fuels Association: [www.greenuel.org](http://www.greenuel.org)
- Biodiesel Canada: [www.biodiesel-canada.org](http://www.biodiesel-canada.org)
- Brampton: [www.city.brampton.on.ca](http://www.city.brampton.on.ca)
- Saskatoon: [www.city.saskatoon.sk.ca/org/transit/](http://www.city.saskatoon.sk.ca/org/transit/)
- Halifax: [www.halifax.ca/metrotransit/](http://www.halifax.ca/metrotransit/)

### Overview

Biodiesel is a clean burning alternative fuel produced from domestic, renewable resources, principally vegetable oils and waste oil products. As an alternative fuel, it is often considered one of two main types of biofuels, the other being ethanol. While ethanol is produced primarily from grains such as corn, biodiesel is made primarily from oilseeds, such as soybeans and canola. Biodiesel can also be made from animal and fish fats, waste vegetable cooking oil and tall oil, a waste product from pulp and paper processing. In the Maritimes, biodiesel has been made from fish oil from fish plants and from waste cooking oil from french fry plants in New Brunswick.

While ethanol is generally blended with regular gasoline, biodiesel is blended with diesel gasoline. Both biofuel blends can be used in existing engines without modification. With modifications, diesel engines can run on 100% waste vegetable oils.

Before any of the biodiesel feedstock products can be used as fuel, they must first be processed to make them less viscous. In the process the feedstock is blended with an alcohol and a chemical catalyst. The resulting reaction produces biodiesel as an ester. One bushel of soybeans produces about 1.5 gallons of biodiesel.

Biodiesel itself can be blended with diesel gasoline in any concentration depending upon the desired emissions and driving conditions. Generally, most Canadian municipalities have been using biodiesel concentrations of 20 per cent (B20) and 50 per cent mixtures (B50). Saskatoon's BioBus project is using a B5 mixture. Some additives are required with the higher biodiesel concentrations during colder winter months to address flow issues.

Vegetable oil was used as a diesel fuel as early as 1900, when Rudolf Diesel, the inventor of the diesel engine, demonstrated that his engine could run on peanut oil. However, up until more recently biodiesel has attracted little attention except in during World War II and the energy shortages of the 1970s.

As a fuel alternative, biodiesel emits fewer GHGs, hydrocarbons and particulate matter than conventional

diesel. Biodiesel is also considered readily biodegradable and non-toxic. Testing indicates that biodiesel degrades four times faster than petroleum diesel and that it can help accelerate the degradation of conventional diesel in the environment.

Research and testing has also shown that biodiesel-fuelled vehicles deliver similar torque, horsepower and kilometres per litre as conventionally-powered diesel vehicles. Depending on the feedstock used, some biodiesel blends have also been shown to reduce engine friction and wear. Finally, biodiesel does not require new refueling stations or engine modifications.

## **Policy context**

Through the Kyoto Protocol, Canada is committed to reducing greenhouse gas emissions by 6 percent below 1990 levels between 2008 and 2012. A major focus for reduction efforts will be in the transportation sector, which is responsible for 25% of emissions nationally.

On a municipal level, more than 120 Canadian city governments have committed to reducing GHGs and acting on climate change through FCM's Partners for Climate Protection program, a national program that seeks to achieve a 20 per cent GHG emissions reduction in partner municipal operations by 2008. Halifax Regional Municipality, the City of Saskatoon and the City of Brampton are all part of the Partners for Climate Protection network.

Locally, each of the three municipalities is going through planning processes, components of which directly address municipal GHG emissions reductions.

In Saskatoon, the city is undergoing a yearlong system-wide study that will focus on improving transit services in the municipality. To be completed in Spring 2005, the 10-year Strategic Action Plan will support reducing fleet GHG emissions.

Brampton is also in the final stages of developing a new Transportation and Transit Master Plan. The new plan emphasizes increasing and improving the role of transit to help improve municipal air quality and reduce associated GHG emissions.

Halifax Regional Municipality (HRM) is in the midst of creating a long-term, strategic Regional Plan. One of the plan's goals is to "identify and implement opportunities and programs to reduce transportation energy consumption and emissions" to meet Kyoto and FCM targets.



*Saskatoon's Bio Bus*

## **Rationale and objectives**

Canadian municipalities own and operate a large fleets of vehicles for municipal operations, including light and heavy duty trucks and transit buses. Typically, these fleets are responsible for between 3% and 5% of total municipality-wide GHG emissions and consume a large amount of the 23 billion litres of diesel fuel Canada uses per year.

To reduce the overall environmental impact of fleet operations and help meet the terms of municipal and national GHG reduction strategies, many Canadian fleet operators are exploring the use of alternative fuels like biodiesel, improving operational fleet standards (e.g., reducing idling) and exploring the use of hybrid vehicles. With its low cost of implementation, significant environmental benefits and excellent operational performance, biodiesel in particular is emerging as a major GHG emission reduction tool with Canadian municipalities.

In addition to helping improve air quality and meet the country's Kyoto Protocol commitments, biodiesel production also has the potential to help diversify and improve domestic Canadian energy supplies and assist with the economic development of farming and rural communities which produce and grow the raw materials. Although current commercial production is relatively small, increased use of biodiesel will also help grow the biodiesel refining business.

## **Actions**

The City of Brampton was Canada's first municipality to commit to the ongoing use of biodiesel in both transit and heavy duty fleet vehicles. Beginning in 2002, the municipality began testing the alternative fuel in 16 of its vehicles. The test vehicles were fueled with B20 biodiesel during the colder months and B50 biodiesel during the warm summer months.

Tests conducted during that time indicated that exhaust emissions were reduced by about 27 per cent with the B20 blend and by 50 to 60 per cent with the B50 blend. Vehicle operators also reported back that the biodiesel

fuelled vehicles operated more smoothly and more responsively than conventionally powered vehicles.

The city is currently expanding its use of biodiesel to most of its 415 diesel burning fleet vehicles and up to 130 Brampton Transit buses.



*A biodiesel powered works truck in Brampton*

"I think [using biodiesel] makes business sense now," says Alex MacMillan, former Commissioner of Works and Transportation for the City of Brampton. "I think it leads to better health and a healthier environment...it's not simply an economic decision."

The City of Saskatoon also began exploring the use of biodiesel around the time Brampton began its work. The purpose of the Saskatoon Transit biodiesel research project is to promote the use of canola biodiesel as an environmentally friendly, renewable fuel and to gather scientific data on canola biodiesel as a fuel for public transit vehicles.

Better known as the BioBus project, the objective of the project is to conduct scientific engineering documentation using 5% biodiesel blends in Saskatoon transit buses to determine the impact on fuel economy, engine wear, engine operation and emission implications.

The scientific study involves four buses from Saskatoon Transit Services. At any one time, two buses are using the biodiesel blend, while the other two act as control vehicles. Throughout testing, each bus is monitored using scientifically rigorous protocols and field testing procedures. The final studies final results will be released in early 2006.

For its part, Halifax Regional Municipality (HRM) began exploring the use of biodiesel in 2004. With so much prior work and experience to build on from other parts of Canada and beyond, HRM moved quickly on the issue and announced in October 2004 that the entire Metro Transit bus fleet and its three marine ferries had switched to biodiesel fuel.

"We are confident of the bio-fuel's performance and that it will deliver substantial benefits in reduction of tailpipe emissions for the Metro Transit bus fleet," says Paul Beauchamp, General Manager Fleet Services. "There is a cost increase of less than 1% associated with adopting the use of B20 fuel," he adds, "and the outcomes will ensure that HRM is closer to its goal of providing a leadership role in reducing practices that contribute to global warming-mainly through greenhouse gas emissions".

The biodiesel used in the HRM project is being produced locally by Wilson Fuels, a family run business with a long history in the Maritimes. The company recently signed a \$3 million contract to supply HRM's ferries and buses and sells its biodiesel in one of the company's gas stations in Moncton, New Brunswick.

## Results

Globally, many municipalities and national governments have conducted extensive tests of biodiesel in both transit and municipal fleet vehicles. According to the Canadian Renewable Fuels Association, all results indicate that biodiesel-powered engines show reduced engine wear with no performance loss.

Many tests have concluded that the best overall results are obtained with a blend of 20 per cent biodiesel and 80 per cent conventional diesel. Tests in Brampton showed that B20 blend reduced emissions on average of 25 per cent and up to 60 per cent when using B50 blend. Total emissions reductions are influenced by vehicle use and operations and weather conditions.

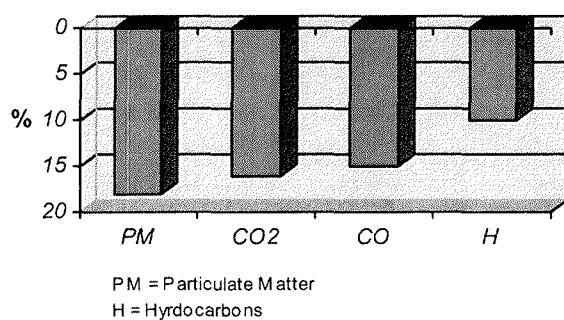
Saskatoon's preliminary project research has shown that the addition of 1 to 2 per cent biodiesel in conventional diesel fuel will reduce engine wear by 40 to 50 per cent and improve fuel economy anywhere from 3 to 10 per cent. Other tests conducted by the University of Saskatchewan have shown that biodiesel reduces particulate matter emissions up to 18 per cent, carbon dioxide by 16 per cent and hydro-carbons by 11 per cent. Their research also found that each ton of biodiesel fuel saves five times its weight in diesel fuel.

Halifax Regional Municipality had their project assessed by Environment Canada's Environmental Technology Centre in 2004. Their study found that NOx emissions reductions were negligible along with improved fuel consumption, but reported a 19 per cent reduction in total hydrocarbon emissions, and 18 to 28 per cent and Carbon Monoxide and a 15% reduction in total particulate matter.

A further cost analysis in Halifax determined that the additional cost of using biodiesel was roughly two-tenths of a cent per litre.

The table below illustrates average emission reductions for B20 blend based on the results of testing in Halifax, Saskatoon and Brampton. Technical information sheets are available through Environment Canada's Environmental Technology Centre and the University of Saskatchewan's Mechanical Engineering department and the Saskatoon Research Centre.

#### Average Emission Reductions by % (B20 blend)



#### Participants

In addition to the municipalities involved, various government departments, industry associations and businesses are working to expand biodiesel production and use in Canadian municipalities.

The BioBus project in Saskatoon is being coordinated by the Saskatchewan Canola Development Commission with technical research and engineering support provided by the University of Saskatchewan's Mechanical Engineering department and the Saskatoon Research Centre. Private companies have assisted with the project through the provision of technical resources and in-kind support.

Brampton's work has been supported by City Council and involved the city's Fleet Services department and City of Brampton Transit.

In Halifax, the project was first brought to the municipality by a local fuel company, Wilson's Fuels, who approached the municipality about using the fish-based biodiesel product.

#### Resources

Brampton's original testing work was funded through regular operations budgets. This was possible due to the minimal cost differences between using regular diesel and biodiesel.

Saskatoon's BioBus scientific research project has been costed at \$240,000. The project is financed by a variety of partners, including the three orders of government, canola organizations and the private sector who provided technical assistance and in-kind services, including the biodiesel itself. Western Economic Diversification Canada has provided the bulk of project funding. The cost of the project's first phase was \$115,000.

In Halifax Regional Municipality, all project costs were borne by the regional municipality through regular operating budgets.

#### Lessons learned

Some of the lessons learned in developing biodiesel fueling programs include:

- **Find the right blend for climate conditions.** Biodiesel performance is influenced significantly by climatic considerations. Generally, higher concentrations (e.g., B50) should be used only during warmer summer months or additives are required with the higher biodiesel concentrations during colder winter months to address flow issues.
- Both Halifax and Brampton experienced gelling in extended temperatures below -20°C using a B20 blend. In Brampton, gelling in the tanks could be eliminated with the use of heaters and agitators but trucks and buses not in use for one or two days this was a concern. Brampton currently uses a B5 blend in the colder winter months and switches to B20 blend in April for summer and early fall use. Halifax Regional Municipality now uses a B10 blend in January and February and switches to a B20 blend for the remainder of the year.
- **Find the right type of biodiesel.** Brampton's municipal fleet switched from biodiesel made from waste animal fats to a vegetable blend after experiencing flow problems during the colder winter months. No formal studies were done on the different flow properties of the two types, but performance observations confirmed that vegetable biodiesel had fewer lower temperature flow issues than the animal fat biodiesel blend.
- Saskatoon uses a canola biodiesel product given its availability in the region, while Halifax Regional

Municipality uses a fish oil-based product for similar local availability reasons.

- **Biodiesel storage is a consideration in colder climates.** Underground fuel storage and indoor fueling stations are an important consideration for colder winter climates. During the cold winter months, Brampton's municipal fleet has experienced some fuel flow problems with its above ground tanks and outside pumping station. The problems were such that the fleet operations temporarily switched back to conventional diesel during one particularly cold snap. On the other hand, Brampton Transit, with an underground biodiesel storage tanks and an indoor fueling station, has never experienced the same fuel flow problems.
- **Clean fuel storage tanks prior to filling with biodiesel.** Prior to using Biodiesel for the first time it is recommended to thoroughly clean all fuel storage tanks.
- **Some minor engine modifications may improve efficiency.** Brampton Transit experience plugging and gelling of fuel filters during the first 3 months of operation using a B20 blend. This was caused by the cleaning effect of Biodiesel. Installation of primary fuel filters were necessary on all vehicles.
- **Minor fuel consumption savings can be expected.** Although both Halifax and Brampton have reported negligible improvements in fuel consumption, scientific research in Saskatchewan has shown that biodiesel blends of 1 to 2 per cent can give a slight improvement in fuel economy by improving fuel lubricity.

## Next steps

Phase II of Saskatoon's BioBus project is currently underway, with testing scheduled to be completed by December 2005. At that point a final technical report will be produced. The final results of the Saskatoon BioBus project will be available in early 2006 and provide additional, scientifically quantified information on the benefits of using biodiesel.



*Halifax Regional Municipality's transit arm, Metro Transit, runs its entire fleet with biodiesel, including their three ferries.*

In Halifax, the municipality is expanding use of biodiesel to its fire fleet, city snow plows and heavy equipment fleet. The municipality is also researching the use of using a B100 biodiesel product for heating municipally-owned buildings.

Biodiesel testing is currently also underway in a number of other municipalities across Canada , including Vancouver and Delta, BC.

The biofuel industry is also working to establish expanded production capabilities and carrying out extensive awareness and marketing programs. Some of this includes a lobbying program with the provinces and the federal government to recognize biofuels as "green fuels" which would result in decreased taxes and costs – something that would help speed municipal and consumer use of the products they argue.

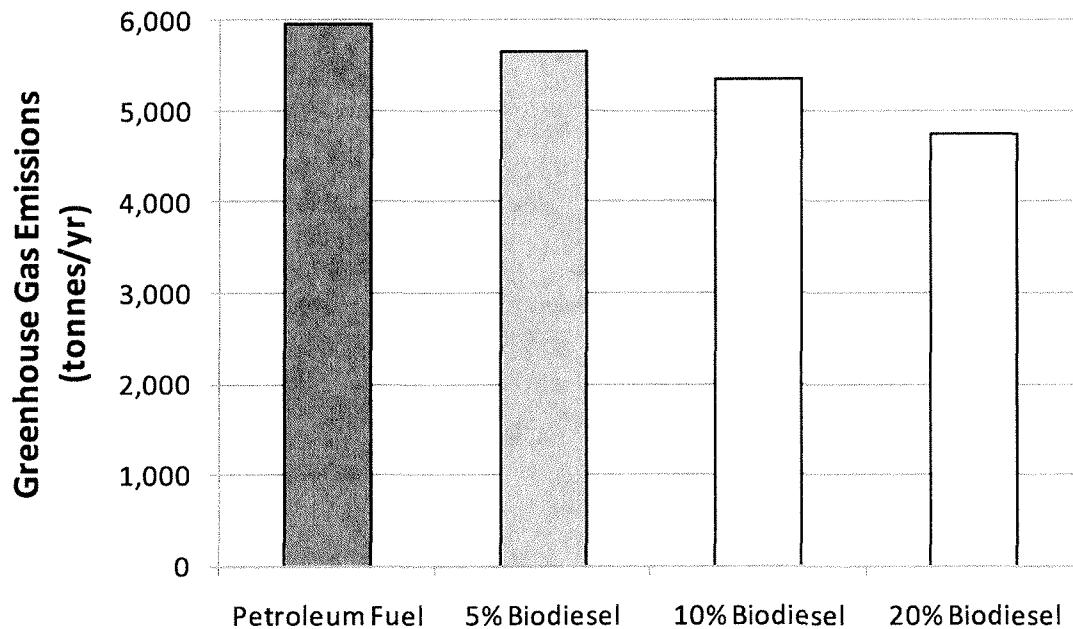
## ENVIRONMENTAL CASE FOR BIODIESEL ADAPTATION

Substituting biodiesel for ultra-low sulfur diesel fuel, coloured diesel fuel and furnace oil represents an opportunity for the City of Sault Ste. Marie to:

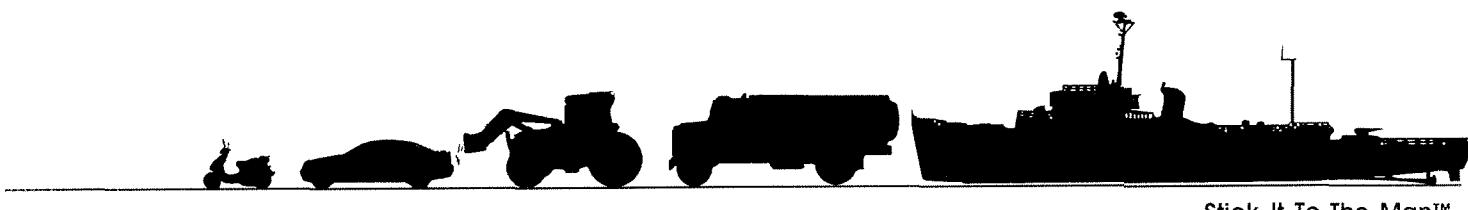
1. Reduce emissions of greenhouse gases and other pollutants;
2. Enhance its profile as an environmentally-responsible community; and,
3. Support the growth of renewable fuel usage in Canada.

As seen in Figure 1 and Table 1, the City of Sault Ste. Marie currently emits roughly 6,000 tonnes per year of greenhouse gases (as CO<sub>2</sub>-equivalents) from the combustion of 1.7 million L of ultra-low sulfur diesel fuel, 450,000 L of coloured diesel and 16,000 L of furnace oil.

Figure 1. Greenhouse gas emissions from the burning of petroleum fuels versus biodiesel blends by the City of Sault Ste. Marie



Note: Petroleum fuel includes ultra-low sulfur diesel, coloured diesel and furnace oil



**Table 1. Greenhouse gas emissions from petroleum fuels burned by The City of Sault Ste. Marie**

Fuel	Volume (L/yr) <sup>1</sup>	Emission Factor (g/L) <sup>2</sup>			Emissions (tonnes/yr)			CO <sub>2e</sub> <sup>3</sup> (tonnes/yr)
		CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	
ULSD	1,700,000	2,730	0.08	0.22	4,640	0.14	0.00	4,640
Coloured diesel	450,000	2,730	0.08	0.22	1,230	0.04	0.10	1,260
Furnace oil	16,000	2,830	0.03	0.01	50	0.00	0.00	50
Total	2,166,000	-	-	-	5,920	0.17	0.10	5,950

CO<sub>2</sub> is carbon dioxide, CH<sub>4</sub> is methane and N<sub>2</sub>O is nitrous oxide

1 - The Corporation of Sault Ste. Marie Tender Documents - Petroleum Fuel Products (September 7, 2007)

2 - Environment Canada - National Inventory Report, 1990-2004 - Greenhouse Gas Sources and Sinks in Canada

3 - Global warming potentials of 1 for CO<sub>2</sub>, 21 for CH<sub>4</sub> and 310 for N<sub>2</sub>O

For example, replacing 5% of the volume of petroleum fuels burned by The City of Sault Ste. Marie with biodiesel (i.e. a B5 blend) could reduce greenhouse gas emissions by up to 300 tonnes per year (Figure 1, Table 2).

**Table 2. Potential reductions in greenhouse gas emissions by utilizing B5**

Fuel	Biodiesel (%)	Volume (L/yr)	Emissions Reductions (tonnes/yr)			CO <sub>2e</sub> (tonnes/yr)
			CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	
ULSD	5%	85,000	232	0.01	0.02	240
Coloured diesel	5%	22,500	61	0.00	0.00	60
Furnace oil	5%	800	2	0.00	0.00	0
Total	-	108,300	296	0.01	0.02	300

CO<sub>2</sub> is carbon dioxide, CH<sub>4</sub> is methane and N<sub>2</sub>O is nitrous oxide

Furthermore, burning a B5 blend can reduce particulate matter emissions by 1%, carbon monoxide emissions by 4% and unburned hydrocarbon emissions by 3%. These compounds are found in the exhaust of diesel engines and oil furnaces and are well-known to negatively affect human health.



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**NORTHERN ONTARIO  
Business****Big Green Oil producers head to market**

By IAN ROSS

Two Sault Ste. Marie entrepreneurs are ready to 'Stick It to the Man' (SITTM) in a very big way.

The mantra espoused by Luc Duchesne and Norm Jaehrling has evolved into a green energy venture as they expect to commercially roll-out their 'Frankentank' mini bio-diesel refinery this fall.

SITTM Technologies Inc. is a spinoff company of their successful community development consulting firm, Forest BioProducts Inc.

Their nine-employee company has produced a small-scale refinery to produce diesel fuel for trucking companies, oil-seed growers and farmers, mining and rendering plants, as well as the general public. The technology transforms virgin or recycled vegetable oil into green fuel.

With safety certifications expected in place shortly, they expect to schedule a mid-October product launch event in Sault Ste. Marie.

Should Big Oil be worried? "We're counting on it," says Jaehrling, laughing.

The device has generated a "considerable amount of interest" internationally with 10 units already pre-ordered. "We're getting inquiries on a daily basis."

The Frankentank name comes from the early welded versions of the contraption. Jaehrling thinks the unusual name should stick in the minds of consumers.

The original idea was to create a small scale device that "any person, community or co-operative interested in obtaining fuel independence can use to safely create a high quality fuel," says Jaehrling.

They were making final design modifications this summer towards seeking eventual Canadian Standards Association (CSA) approval before delivering their product to market.

The appeal of the Frankentank is its consumer friendliness and safety features.

The 300-pound device, which will sell in the \$15,000 to \$20,000 price range, is scalable to produce large batches of bio-diesel anywhere from 200 litres to 1,000 litres.

The final version of the device will be enclosed with a metal covering. An earlier prototype produced small gas leaks of methanol.

Jaehrling says if the device is to have wide-spread appeal, the Frankentank must be sealed to allow it to be placed inside a building.

As an added safety feature, the next generation of machine will be fully automated, allowing the operator to fill the hopper with waste or virgin oil, plus other ingredients, push a button and walk away. It will be easier to produce multiple batches over a 24-hour cycle.

The fuel produced will also meet ASTM (American Society for Testing and Materials) standards to safely guarantee its use for diesel engines.

Jaehrling says many of competing bio-diesel home kits available on the web do not have the certification they are seeking.

The business partners have been on a mission for years to make Northerners aware of the abundant value-added

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opportunities in Canada's boreal forest.

Jaehrling has worked as an economic development officer in northeastern Ontario communities, while Duchesne is a former Canadian Forest Service scientist specializing in non-timber forest products.

The pending commercialization of the product has caused them to move from a small downtown office into a former Ministry of Natural Resources building. There, they lease about 1,200-square feet of space where they hope to eventually manufacture and assemble 500 units a year.

They have already showcased the device at conferences and small trade shows. Jaehrling says the product seems to resonate with a more environmentally-conscious public.

"We have encountered only good positive encouragement. I think people see our vision of decentralizing the ability to meet your own energy needs."

The Frankentank is electrically-powered, but Jaehrling says it could be connected into a complimentary co-generation power source that uses forest bio-mass.

"At trade shows, we use a diesel generator running on own fuel."

Currently the company is in negotiations with private groups to licence the technology in Costa Rica, Peru and the Philippines.

"We see the long-term potential for this innovation in rural communities and developing countries."

The business plan is distribute the device through a network of sales agents in various markets.

The company recently received \$50,000 from the province's Northern Ontario Heritage Fund which will assist with engineering and certification.

But Jaehrling says they have also personally invested hundreds of thousands of their own money.

"The process of inventing and bringing a product to market is an exciting and challenging one. You're continually have to draw out of your pocket. Fortunately, we have a thriving consulting practice which helps us support our product development."

The partners are actively searching to bring other small-scale energy partners and technologies into their company. Jaehrling says they have a current relationship with an India-based entity offering a small gasification generation system.

"We're interested in reaching out and connecting with other companies or individual inventors that have created a concept and need some assistance to take it to market."

[www.sittm.ca](http://www.sittm.ca) (Stick It to the Man)

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## BIODIESEL 101

### What is Biodiesel?

Biodiesel is a clean burning, alternative fuel, produced from renewable resources.

### Is biodiesel used as a fuel on its own, or as an additive in regular diesel?

Biodiesel can be used in its pure form, B100, in any diesel engine. However, it can also be blended with petroleum diesel (e.g. B20- 20% biodiesel & 80% petroleum diesels) for various reasons such as, climate conditions. Biodiesel has also proven itself beneficial in significantly reducing engine emissions when mixed (e.g. B20), and produces almost no emissions when used in pure form (i.e. B100).

### Is biodiesel safe to use as an alternative fuel?

Biodiesel must meet stringent testing and follows guidelines set forth by the American Standard for Testing & Materials under ASTM D6751-06e1 "Standard Specification for Biodiesel Fuel Blend Stock (B100) for Middle Distillate Fuels". Most manufacturers approve the use of biodiesel in their engines up to and including a B20 mix. However, countless independent studies and pilot programs show that B100 is safe to use.

### What are the benefits of using biodiesel?

Benefits from the use of biodiesel include:

- ✓ Drastic reduction in engine emissions
- ✓ Low cost fuel compared to that of petroleum diesel
- ✓ Increases to engines life, due to increased lubricity
- ✓ Creates an independence from foreign oil imports
- ✓ Government tax incentives
- ✓ It is produced from renewable domestic resources & contributes to our economy

### What other alternative uses are there for biodiesel?

- aircraft fuel
- home heating oil
- a lubricity additive for diesel fuel
- an adhesive remover
- a mold release agent
- an asphalt cleanup agent
- an oil spill cleanup and bioremediation agent
- an auto wax remover
- a corrosion preventative
- a parts cleaner and degreaser
- a graffiti remover
- a paint and resin cleanup
- a hand cleaner
- a crop adjuvant
- a metal working lubricant
- a screen printing ink remover

### Is biodiesel dangerous?

This alternative fuel is safer to handle, store, and transport than petroleum diesel. It is non-toxic, biodegradable, and is less combustible than regular diesel. In fact, biodiesel is safe enough for human consumption.

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## BIODIESEL WILL SAVE YOU \$MONEY\$

<b>Diesel Engine</b>	<b>100% Petroleum</b>	<b>Biodiesel Blends &amp; SAVINGS</b>				
		<b>B5</b>	<b>B10</b>	<b>B20</b>	<b>B50</b>	<b>B100</b>
<b>Litres</b>						
<b>50</b>	\$48.55	\$1.68	\$3.36	\$6.71	\$16.78	\$33.55
<b>250</b>	\$242.75	\$8.39	\$16.78	\$33.55	\$83.88	\$167.75
<b>500</b>	\$485.50	\$16.78	\$33.55	\$67.10	\$167.75	\$335.50
<b>1000</b>	\$971.00	\$33.55	\$67.10	\$134.20	\$335.50	\$671.00
<b>5000</b>	\$4,855.00	\$167.75	\$335.50	\$671.00	\$1,677.50	\$3,355.00
<b>10000</b>	\$9,710.00	\$335.50	\$671.00	\$1,342.00	\$3,355.00	\$6,710.00
<b>20000</b>	\$19,420.00	\$671.00	\$1,342.00	\$2,684.00	\$6,710.00	\$13,420.00
<b>50000</b>	\$48,550.00	\$1,677.50	\$3,355.00	\$6,710.00	\$16,775.00	\$33,550.00
<b>100000</b>	\$97,100.00	\$3,355.00	\$6,710.00	\$13,420.00	\$33,550.00	\$67,100.00
<b>250000</b>	\$242,750.00	\$8,387.50	\$16,775.00	\$33,550.00	\$83,875.00	\$167,750.00
<b>Heating Oil</b>						
<b>Litres</b>						
<b>50</b>	\$41.50	\$1.33	\$2.65	\$5.30	\$13.25	\$26.50
<b>250</b>	\$207.50	\$6.63	\$13.25	\$26.50	\$66.25	\$132.50
<b>500</b>	\$415.00	\$13.25	\$26.50	\$53.00	\$132.50	\$265.00
<b>1000</b>	\$830.00	\$26.50	\$53.00	\$106.00	\$265.00	\$530.00
<b>5000</b>	\$4,150.00	\$132.50	\$265.00	\$530.00	\$1,325.00	\$2,650.00
<b>10000</b>	\$8,300.00	\$265.00	\$530.00	\$1,060.00	\$2,650.00	\$5,300.00
<b>20000</b>	\$16,600.00	\$530.00	\$1,060.00	\$2,120.00	\$5,300.00	\$10,600.00
<b>50000</b>	\$41,500.00	\$1,325.00	\$2,650.00	\$5,300.00	\$13,250.00	\$26,500.00
<b>100000</b>	\$83,000.00	\$2,650.00	\$5,300.00	\$10,600.00	\$26,500.00	\$53,000.00
<b>250000</b>	\$207,500.00	\$6,625.00	\$13,250.00	\$26,500.00	\$66,250.00	\$132,500.00

All costs are based upon the following data:

\*Biodiesel production cost of \$0.30 L (excluding feedstock costs)

\*Petroleum Diesel Cost of \$0.971 (Canadian average as of September 04,2007)

\*Petroleum Furnace Oil Cost of \$0.83 (Canadian average as of September 04,2007)

**SITTM INC.** | Stick-It-To-The-Man

7(a)

Biodiesel reduces the health risks associated with the combustion of fossil fuels. The high oxygen (11% by mass) and cetane levels (53-67) in biodiesel allow for a more complete combustion of the fuel and an overall reduction in emissions as a result. Thorough testing of the fuel has been completed by the EPA (Environmental Protection Agency), in addition to countless other scientific bodies and researchers that universally agree on the positive attributes of biodiesel as an alternative fuel. Since biodiesel is manufactured from animal or plant biomass, the carbon it releases has been accounted for by our ecosystem. In other words the carbon has been cycled between animal/plant and the atmosphere for millions of years. In contrast the combustion of petroleum diesel will release carbon that has been stored outside of the atmosphere, within the earth for millions of years, and therefore increases the level of green house gases (GHG) globally.

PERCENTAGE CHANGE IN EMISSIONS FOR BIODIESEL VS. PETROLEUM DIESEL		
Emission Type	B100	B20
Carbon Monoxide	-35% to -48%	-22%
Carbon Dioxide	-1%	0%
Unburned Hydrocarbons	-37% to -67%	-20% to -30%
Particulate Matter	-47% to -81%	-12%
Nitrogen Oxide	10%	-2.90%
Sulfates	-100%	-20%
PAH (Polycyclic Aromatic Hydrocarbons)	-85%	-13% to -30%
nPAH (nitrated PAH's)	-90%	-50%

Carbon monoxide (CO) – is an odorless, colorless and tasteless gas that is the product of the incomplete combustion of carbon-containing compounds from internal-combustion engines. Exposure to the gas can increase toxicity in the central nervous system, the heart, and can have severe effects on the fetus of a pregnant woman.

Particulate matter (PM) – are fine particles of solid or liquid suspended in a gas. The health effects from inhaling particulate matter can include asthma, lung cancer, cardiovascular problems and premature death. In addition, built up plaque deposits in the arteries cause vascular inflammation and atherosclerosis; this can lead to an eventual heart attack or other cardiovascular problems.

Sulfates ( $\text{SO}_4$ ) – are microscopic particles resulting from fossil fuel and biomass combustion. They are a direct contributor to acid in the atmosphere and form acid rain.

Unburned hydrocarbons (UHCs) – are hydrogen and carbon compounds emitted after petroleum is burned in an engine. Byproducts such as soot from carbon as well as other compounds that latch on to the hydrogen/carbon compound can be emitted into the atmosphere, such as nitrogen or sulfate.

Polycyclic aromatic hydrocarbons (PAHs) – are one of the most widespread organic pollutants and are suspected carcinogens (cancer causing agents) caused from the incomplete combustion of fossil fuels. Seven different PAH compounds are considered probable human carcinogens.

Carbon dioxide ( $\text{CO}_2$ ) – created from the combustion of fossil fuels or vegetable matter, among other chemical processes. It is also one of the leading causes of global warming.

Nitrogen oxide ( $\text{NO}_x$ ) – produced during combustion, they are believed to aggravate asthmatic conditions and are a component that assists in forming acid rain.

Nitrated polycyclic aromatic hydrocarbons (nPAH) – formed during incomplete combustion in mainly diesel vehicles. Also a carcinogenic nPAH's are harmful to humans over time and when exposure levels are high.

**SITRON TECHNOLOGIES INC.**

# WHAT ARE CARBON CREDITS?

Carbon Credits are the result of an increased global awareness for the need to reduce green house gas emissions. The credits are constructed on a tradable permit scheme where one credit is equivalent to one tonne of Carbon dioxide emissions, and a monetary value that changes in accordance with market value.

Countries involved in treaties for controlling and reducing green house gas emissions set the quotas on emissions levels allowable by businesses within their borders. Businesses exceeding their quota must purchase additional credits to account for their excess emissions, and likewise, businesses emitting below their quota are able to sell the remaining credits. This system allocates a monetary value on emission and results in a raised awareness and concern over pollution.

Two exchanges exist for carbon credits: the *Chicago Climate Exchange* and the *European Climate Exchange*. Carbon Credits can be sold within respective country borders, or to an international market at a prevailing market price.

Currently the Carbon Credit market is worth \$30 billion, but there are expectations that it will reach \$1 trillion within a decade.

North America, in addition to another nations, has been slow to adapt to this new way of addressing GHG emissions; but as in most European nations, voluntary programs such as these will become mandatory in the years to come.

The Frankentank Biodiesel System™ will play a vital role in the reduction of carbon emissions, as will other alternative technologies. The production of 1000L of biodiesel with the FBS to be used as an alternative to petroleum diesel, amounts to a reduction in over 2500 tonnes of carbon emissions. As a Carbon Credit generating unit, the FBS could account for a maximum of over 900,000 tonnage reduction in carbon emissions annually. The credits generated when traded at market value could amount to tens of thousands of dollars. When sold to others on an open market, this could become a substantial revenue stream.

The control of GHG through programs such as a Carbon Credit trading will soon become mandatory throughout the global economy. The transition process in some industries can be troublesome, while in others it can be seamless and easy.

By taking part in a proactive action to reduce the carbon footprint left by your organization now, you will have a secure foothold in the process and a better understanding of Carbon Crediting and emission reductions than your competition. This will present an advantage over those who only choose to adapt to these methods in the final days prior to any laws taking effect. Concern over emissions and the efforts put forth to reduce them also allow an organization to brand itself as a "green" business. This has become more important to many within the marketplace as it demonstrates a conscientious awareness for the well being of the planet and society.

**Voluntary Actions Today, Will Become Mandatory Actions Tomorrow!**



**SITTAN TECHNOLOGIES INC.**

THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
BY-LAW 2007-173

**AGREEMENTS:** (L.5.2.) A by-law to authorize an engineering agreement between the City and Totten Sims Hubicki Associates (1997) Limited to provide design services for the lower Lake, lower McGregor and Tallack Boulevard sanitary pumping stations.

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

1. **EXECUTION OF DOCUMENTS**

The Mayor and the Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to an agreement in the form of Schedule "A" hereto dated the 15<sup>th</sup> day of October, 2007 and made between the City and Totten Sims Hubicki Associates (1997) Limited.

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

**READ THREE TIMES** and **PASSED** in open Council this 15<sup>th</sup> day of September, 2007.

---

MAYOR – JOHN ROWSWELL

---

CLERK - DONNA P. IRVING

**NOTICE**

THIS IS A DRAFT DOCUMENT. This document has not been enacted by City Council. It may not be enacted at all AND if enacted, it may not be in the form of the DRAFT copy.  
CITY SOLICITOR

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SCHEDULE "A" TO BY-LAW 2007-173:

- [ ] -

AGREEMENT  
FOR  
PROFESSIONAL CONSULTING SERVICES

MEMORANDUM OF AGREEMENT dated the 15th day of October  
A. D. 2007

-BETWEEN-

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Hereinafter called the 'Client'

THE PARTY OF THE FIRST PART

-AND-

TOTTEN SIMS HUBICKI ASSOCIATES (1997) LIMITED

Hereinafter called the 'Consultant'

THE PARTY OF THE SECOND PART

WHEREAS the Client intends to Upgrade the lower McGregor Street, lower Lake Street and Tallack Boulevard sewage pumping stations.

hereinafter called the 'Project' and has requested the Consultant to furnish professional services in connection therewith;

NOW THEREFORE WITNESSETH that in consideration of the covenants contained herein, the Client and the Consultant mutually agree as follows:

**ARTICLE 1 - GENERAL CONDITIONS****1.01 Retainer**

The Client hereby retains the services of the Consultant in connection with the Project and the Consultant hereby agrees to provide the services described herein under the general direction and control of the Client.

In this Agreement the word Consultant shall mean professionals and other specialists engaged by the Client directly and whose names are party to this Agreement.

**1.02 Services**

The services to be provided by the Consultant and by the Client for the Project are set forth in Article 2 and such services as changed, altered or added to under Section 1.08 are hereinafter called the 'Services'.

**1.03 Compensation**

The Client shall pay the Consultant in accordance with the provisions set forth in Article 3. For purposes of this agreement, the basis of payment shall be as specified in Article 3.2.2.

**1.04 Staff and Methods**

The Consultant shall perform the services under this agreement with that degree of care, skill and diligence normally provided in the performance of such services as contemplated by the agreement at the time such services are rendered and as required by the Professional Engineers Act (RSO 1990, Chapter P. 28) and regulations therein. The Consultant shall employ only competent staff who will be under the supervision of a senior member of the Consultant's staff.

**1.05 Drawings and Documents**

Subject to Section 3.2.4 of Article 3, drawings and documents or copies thereof required for the Project shall be exchanged between the parties on a reciprocal basis. Documents prepared by the Consultant for the Client, including record drawings, may be used by the Client, for the Project herein described. In accordance with Article 1.06, the client indemnifies the Consultant for unauthorized use of the documents and deliverables.

**1.06 Intellectual Property**

All concepts, products or processes produced by or resulting from the Services rendered by the Consultant in connection with the Project, or which are otherwise developed or first reduced to practice by the Consultant in the performance of his Services, and which are patentable, capable of trademark or otherwise, shall be considered as Intellectual Property and remain the property of the Consultant.

The Client shall have permanent non-exclusive royalty-free license to use any concept, product or process, which is patentable, capable of trademark or otherwise produced by or resulting from the Services rendered by the Consultant in connection with the Project and for no other purpose or project.

**1.07 Records and Audit**

- (a) In order to provide data for the calculation of fees on a time basis, the Consultant shall keep a detailed record of the hours worked by staff employed for the Project.
- (b) The Client may inspect timesheets and record of expenses and disbursements of the Consultant during regular office hours with respect to any item which the Client is required to pay on a time scale or disbursement basis as a result of this Agreement.
- (c) The Consultant, when requested by the Client, shall provide copies of receipts with respect to any disbursement for which the Consultant claims payment under this Agreement.

**1.08 Changes and Alterations and Additional Services**

With the consent of the Consultant the Client may in writing at any time after the execution of the Agreement or the commencement of the Services delete, extend, increase, vary or otherwise alter the Services forming the subject of the Agreement, and if such action by the Client necessitates additional staff or services, the Consultant shall be paid in accordance with Section 3.2.1 for such additional staff employed directly thereon, together with such expenses and disbursements as allowed under Section 3.2.4. In the event that the client delays the project then the consultant shall have the right to renegotiate the agreement.

**1.09 Suspension or Termination**

Either party may at any time by notice in writing to the other party, suspend or terminate the Services or any portion thereof at any stage of the project. Upon receipt of such written notice, the Consultant shall perform no further Services other than those reasonably necessary to close out his Services. In such an event, the Consultant shall be entitled to payment in accordance with Section 3.2. for any of the Consultant's staff employed directly thereon together with such expenses and disbursements allowed under Section 3.2.

If the Consultant is practicing as an individual and dies before his Services have been completed, this Agreement shall terminate as of the date of his death, and the Client shall pay for the Services rendered and disbursements incurred by the Consultant to the date of such termination.

**1.10 Indemnification**

The Consultant shall indemnify and save harmless the Client from and against all claims, actions, losses, expenses, costs or damages of every nature and kind whatsoever which the Client, his employees, officers or agents may suffer, to the extent the Consultant is legally liable as a result of the negligent acts of the Consultant, his employees, officers or agents in the performance of this Agreement.

The Client agrees to hold harmless, indemnify and defend the Consultant from and against any and all claim, losses, damages, liability and costs of defense arising out of or in any way connected with the presence, discharge, release or escape of contaminants of any kind, excluding only such liability as may arise out of the negligent acts of the Consultant in the performance of consulting services to the Client within this project.

**1.11 Insurance**

The Client will accept the insurance coverage amount specified in this clause section (1.11) as the aggregate limit of liability of the Consultant and its employees for the Client's damages.

a) Comprehensive General Liability and Automobile Insurance

The Insurance Coverage shall be \$2,000,000.00 per occurrence and in the aggregate for general liability and \$2,000,000.00 for automobile insurance. When requested, the Consultant shall provide the Client with proof of Comprehensive General Liability and Automobile Insurance (Inclusive Limits) for both owned and non-owned vehicles.

b) Professional Liability Insurance

The Insurance Coverage shall be in the amount of \$2,000,000.00 per claim and in the aggregate. When requested, the Consultant shall provide to the Client proof of Professional Liability Insurance carried by the Consultant, and in accordance with the Professional Engineers Act (RSO 1990, Chapter P. 28) and regulations therein.

c) Change in Coverage

If the Client requests to have the amount of coverage increased or to obtain other special insurance for this Project then the Consultant shall endeavour forthwith to obtain such increased or special insurance at the Client's expense as a disbursement allowed under Section 3.2.

It is understood and agreed that the coverage provided by these policies will not be changed or amended in any way nor cancelled by the Consultant until thirty (30) days after written notice of such change or cancellations has been personally delivered to the Client.

**1.12 Contracting for Construction**

Neither the Consultant nor any person, firm or corporation associated or affiliated with or subsidiary to the Consultant shall tender for the construction of the Project, or have an interest either directly or indirectly in the construction of the Project.

**1.13 Assignment**

Neither party may assign this Agreement without the prior consent in writing of the other.

**1.14 Previous Agreements**

This Agreement supersedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the Project.

**1.15 Approval by Other Authorities**

Unless otherwise provided in this Agreement, where the work of the Consultant is subject to the approval or review of an authority, department of government, or agency other than the Client, such applications for approval or review shall be the responsibility of the Consultant, but shall be submitted through the offices of the Client and unless authorized by the Client in writing, such applications for approval or review shall not be obtained by direct contact by the Consultant with such other authority, department of government or agency.

**1.16 Principals and Executives**

The use of principals and executives on a time basis by the Consultant, will be in accordance with Section 1.23.1 (c).

**1.17 Sub-Consultants**

The Consultant may engage others as sub-consultants for specialized services provided that prior approval is obtained, in writing, from the Client and may add a mark-up of not more than 5% of the cost of such services to cover office administration costs when claiming reimbursement from the Client plus the cost of the additional insurance incurred by the Consultant for the specialized services.

**1.18 Inspection**

The client, or persons authorized by the Client, shall have the right, at all reasonable times, to inspect or otherwise review the Services performed, or being performed, under the Project and the premises where they are being performed.

**1.19 Publication**

The Consultant agrees to obtain the consent in writing of the Client before publishing or issuing any information regarding the Project.

**1.20 Confidential Data**

The Consultant shall not divulge any specific information, communicated to or acquired by him, or disclosed by the client in the course of carrying out the Services provided for herein and identified by the Client as being confidential. These obligations of confidentiality shall not apply to information which is in the public domain, which is provided to the Consultant by a third party without obligation of confidentiality which is independently developed by the Consultant without access to the Client's information, or which is required to be disclosed by law or by court order. No such information shall be used by the Consultant on any other project without the approval in writing of the client.

**1.21 Dispute Resolution**

- (a) If requested in writing by either the Client or the Consultant, the Client and the Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of ninety (90) calendar days with the mediator, the dispute shall be referred to and finally resolved by arbitration under the rules of the province having jurisdiction or by an arbitrator appointed by the agreement of the parties.
- (b) No person shall be appointed to act as mediator or arbitrator who is in any way interested, financially or otherwise, in the conduct of the work on the Project or in the business or other affairs of either the Client or the Consultant.
- (c) The award of the arbitrator, including an award for costs if applicable, shall be final and binding upon the parties.
- (d) The provisions of The Arbitration Act, R.S.O., 1991, Chapter 17, as amended shall apply.

**1.22 Time**

The Consultant shall perform the Services expeditiously to meet the requirements of the Client and shall complete any portion or portions of the Services in such order as the Client may require.

The Client shall give due consideration to all designs, drawings, plans, specifications, reports, tenders, proposals and other information submitted by the Consultant, and shall make any decisions which he is required to make in connection therewith within a reasonable time so as not to delay the work of the Consultant.

**1.23 Estimates, Schedules and Staff List**

**1.23.1 Preparation of Estimate of Fees, Schedule of Progress and Staff List**

When requested by the Client, and where payment is calculated on a time basis, the Consultant shall provide, for approval by the Client:

- (a) An estimate of the total fees to be paid for the Services.
- (b) A Schedule showing an estimate of the portion of the Services to be completed in each month and an estimate of the portion of the fee which will be payable for each such month.
- (c) A Staff list showing the number, classifications and hourly rate ranges for staff, principals and executives, for which the Consultant will seek payment on a time basis. The Consultant shall relate such information to the particular type of work that such staff is to perform, while employed on the Project. Such list shall designate the member of the Consultant's staff who is to be the liaison person between the Consultant and the Client.

**1.23.2 Subsequent Changes in the Estimate of Fees, Schedule of Progress and Staff List**

The Consultant will require prior written approval, from the Client for any of the following changes:

- (a) Any increase in the estimated fees beyond those approved under Subsection 1.23.1 (a).
- (b) Any change in the schedule at progress which results in a longer period than provided in Subsection 1.23.1 b).
- (c) Any change in the number, classification and hourly rate ranges of the staff provided under Subsection 1.23.1 c).

**1.23.3 Monthly Reporting of Progress**

When requested by the Client, the Consultant shall provide the Client with a written report showing the portion of the Services completed in the preceding month.

10(a)

- 6 -

1.24 Additional Conditions

(Not Applicable)

**ARTICLE 2 - SERVICES****2.01 Services to be Provided by Consultant for Preliminary Design**

The Consultant shall provide the services for preliminary design for lower McGregor Street and lower Lake Street pumping stations and such work shall include the following, unless already provided:

1. Preparation of preliminary project schedules and construction cost estimates.
2. Collecting background documentation from City, and other agencies as applicable.
3. Completing a total station survey of the sites and developing a base plan for each. Confirm critical inverts of sewers.
4. Review and identify deficiencies for each pumping station.
5. Developing design criteria for the proposed replacement structures.
6. Developing design options for the replacement of the existing sewage pumping stations with due consideration of environmental impacts, costs and construction staging requirements.
7. Preparation of a preliminary design report summarizing the options considered, the recommended option and the preliminary estimated project cost.
8. Preparation of preliminary design drawings in digital format.
9. Preparation of correspondence on behalf of the Client and circulation thereof to governmental ministries, agencies and other public authorities for design information.
10. Preparation and distribution of minutes of Project meetings.
11. Meeting with and presenting to the Client preliminary design upgrades for acceptance.

**2.02 Services to be Provided by Client for Preliminary Design**

The Client shall provide the Consultant with the following, unless already provided:

1. Copies of available Pre-design Investigations/Studies undertaken for the Work.
2. Access to and the use of existing plans, profiles, utility information, legal documents (plans) and correspondence relevant to the Project.
3. Copies of any related soils reports within project area.
4. Detailed flow data, existing pump station capacity, specific operational preferences, and supplier preferences.
5. Copies of the most current contract documents from similar reconstruction projects completed by the City.
6. General direction of the Consultant in the provision of services and approvals within reasonable time as necessary during the currency of this agreement.
7. Any information regarding utilities in the possession of the Client necessary for the preparation of the plans.
8. Any additional field information the Consultant requires during design of the works.

The Consultant shall be entitled to rely upon the information, direction and approvals provided by the Client pursuant to clauses (1) to (8) hereof, inclusive, as being accurate, in the performance of the Consultant's services under this Agreement.

**2.03 Services to be Provided by Consultant for Detailed Design and Tendering**

The services to be provided by the Consultant in the execution of the detailed design and tendering for lower McGregor Street and lower Lake Street pumping stations of the Project shall include:

1. Provision of expertise required for the detailed design of all facilities to best serve the interests of the public, with due regard for environmental concerns, capital cost and operating efficiency in accordance with current state of the art and acceptable standards established by the Client and regulatory authorities.
2. Investigation and confirmation of the present location of all above ground utilities, updating of the Client's plans and profiles to show the present location and the proposed location, and preparation of additional drawings required for alternative utility relocation as required by the Client.

Underground utilities shall be indicated on the plans and profiles in accordance with information submitted by the respective utility. The Consultant shall be entitled to rely upon the information and direction provided to it by the Utilities as being accurate in the performance of his services under this Agreement.
3. The preparation and submission of design drawings, investigations, and recommendations to the Client, on such alternatives or modifications to the Project that the Consultant in his professional judgment deems advantageous to the Client.
4. Detailed design of the pump stations and associated pipe work.
5. Specifications for the decommissioning and demolition of the existing pumping stations.
6. Compilation of tender documents including general conditions, specifications, information to tenders, special provisions, etc.
7. Preparation of contract drawings and technical specifications for the Project.
8. Preparation of detailed quantity and cost estimates, including sundry engineering and materials.
9. Advising the Client of the need to seek permission to enter private lands for investigation purposes. Such permission to enter private lands shall be obtained by the Client on behalf of the Consultant.
10. Provision of ten (10) sets of tendering drawings and documents for tendering purposes.
11. Submission of plans, specifications, schedules, and applications for approval to the Client and to appropriate authorities, as required. Attend meetings at the offices of these public authorities to discuss designs and to provide explanations for the purpose of furthering the applications towards approval.
12. Participation in a reasonable number of meetings for informative, negotiative or presentative purposes with the Client in connection with the services provided under this Agreement, after finalizing the preliminary design.
13. Compilation of tender advertisement.
14. Issuing tender documents during tender period including Addenda, if required.
15. Attending tender opening, reviewing submitted tenders and providing recommendations to City for award of contract.

**2.04 Services to be Provided by Client for Detailed Design**

The Client shall provide the Consultant with the following services, notwithstanding that, should the Client be unable to provide any of the services hereunder, they may be assigned to the Consultant under Section 1.08 of this Agreement.

1. Access to and, where necessary, copies of existing plans, profiles or other topographic information showing or pertaining to existing conditions within the Project area.

2. Registered land plans, legal documents and surveys, where necessary, defining the property limits of existing rights-of-way and other parcels of land affected by the Project, and as required in the acquisition of property and lands for the Project.
3. Specimen contract drawings for the guidance of the Consultant in the design of the Project to the standards required by the Client.
4. General direction of the Consultant in the provision of the services.
5. Any available information regarding utilities necessary for the preparation of the plans.
6. Arranging and making provision for the Consultant's entry and ready access to property (public and private) as well as to the site of the Project, as necessary to enable him to perform his services.
7. Additional soils information as the Consultant may require for proper design.
8. Designating in writing an individual to act as his Representative who will transmit instructions to and receive information from the Consultant.
9. Acquisition of any lands that may be required.

The Consultant shall be entitled to rely upon the information, direction and approvals provided by the Client pursuant to Clauses 1 through 9 hereof, inclusive, as being accurate, in the performance of the Consultant's services under this agreement.

#### **2.05 Services to be Provided by Consultant for Contract Administration and Construction Inspection of the Project**

The Consultant, on behalf of the Client, shall provide a review of the work during construction. It is understood that the Contractor is responsible for discharging his obligations under the terms and conditions of the construction contract, the performance of the Contractor is not the Consultant's responsibility nor are his review services rendered for the Contractor's benefit; and the Contractor is responsible for the quality of the work. It is further understood that only work which has actually been seen during examination of representative samples can be said to have been appraised, and comments on the balance of the work are assumptions based upon extrapolation.

The extent of the Consultant's duties for general review are as follows:

##### **(a) Contract Administrative Services**

1. Review, modification and approval of the Contractor's construction schedule, the processing of progress and final payment certificates, and the preparation of progress reports to the Client at such time and in such form and detail as the client may require.
2. Coordinating and chairing construction progress meetings with Contractor, Owner and utility agencies.
3. The review and checking of formwork drawings and proposed construction methods as warranted, to ensure that the Contractor's drawings and methods comply with the design requirements for the Project.
4. Consideration and recommendation in respect to alternatives of construction methods or material proposed by the contractor, and preparation of change orders.
5. Review of shop drawings submitted to the degree necessary to ensure they conform with the design requirements and contract documents.
6. Provision of recommendations on the validity of charges for additions or deletions and recommendations on the issue of change orders.

##### **(b) Construction Inspection Services**

1. Direction of the Consultant's field staff, and review of the Contractor's work to ensure compliance with the plans and specifications.
2. Surveying and calculation of pay quantities for the work.

3. Calculation and recording of quantities, and the preparation of progress and final payment certificates prescribed by the Client, together with the compilation of such survey notes, diaries, records and reports substantiating such certificates during construction and on completion of the work.
4. Arranging, preparing and shipping for testing materials supplied by the Contractor for incorporation into the work, and the review of test results and judgement of acceptability of said materials.
5. Coordinating on-site testing during the construction of the work to verify acceptability according to the specifications.
6. Assigning necessary field staff to perform such field operations necessary in the provision of the foregoing construction administration services.
7. Investigating, reporting and recommending on unusual circumstances which may arise during construction.
8. Carrying out final inspection at the conclusion of the construction contract, at the end of the warranty period and as part of the acceptance program of the Client.
9. Preparing and submitting to the Client one complete set of reproducible, revised contract drawings showing the 'as constructed' Project, to the extent requested by the Client and to the extent possible from information provided by the Contractor or otherwise patently visible. It is understood that the Consultant is not responsible for the accuracy or completeness of field changed information supplied (or to have been supplied) by persons not in the Consultant's employ.

#### **2.06 Services to be Provided by Client for Contract Administration and Construction Inspection of the Project**

The Client shall provide the Consultant with the following services notwithstanding that, should the Client be unable to provide any of the services hereunder, they may be assigned to the Consultant under Section 1.08.

1. Supplementary factors governing the Contractor's operations, such as by-laws, property considerations, maintenance of public services and traffic.
2. General direction of the Consultant in the provision of the services.
3. Arranging and making provision for the Consultant's entry and ready access to property (public and private) as well as to the site of the work, as necessary to enable him to perform his Services.
4. Designating in writing an individual to act as his Representative, who will transmit instructions to; and receive information from, the Consultant.
5. Providing material testing services for granulars, concrete and asphalt during construction.

The Consultant shall be entitled to rely upon the information, direction and approvals provided by the Client pursuant to clauses 1 through 5 hereof, inclusive, as being accurate in the performance of the Consultant's services under this Agreement.

#### **2.07 Milestones**

The Consultant shall endeavour to perform the services set forth in paragraphs 2.01, 2.03 and 2.05 of this Agreement in the time frames provided for in the document titled "Proposed Work Program -- McGregor Street, Lake Street, Tallacll Boulevard and Industrial Court 'B' Sewage Pumping Stations: Schedule 1, a copy of which is attached hereto.

## ARTICLE 3 - FEES AND DISBURSEMENTS

### 3.1 Definitions

For the purpose of this Agreement, the following definitions shall apply:

(a) Cost of the Work:

- (i) The "Cost of the Work" shall mean the total cost of the Project including all materials, equipment, sales taxes, labour and contractor's overhead and profit, necessary to complete the work for which the Consultant prepares designs, drawings or specifications, for which he is responsible. Where sales taxes are not included in the cost of the work, the fee shall be adjusted upwards by the factor equivalent to the sales taxes. The adjusted fee may be computed to the nearest one-tenth of one percent (1/10%).
- (ii) Wherever the client furnishes labour or other service which is incorporated in the work, the current price of labour or other service when the work was executed shall be used to compute the Cost of the Work.
- (iii) Whenever used materials or equipment is furnished by or on behalf of the Client, the fair market value of such materials or equipment, as though it was purchased new, shall be used to compute the Cost of the Work.
- (iv) In computing the Cost of the Work, no deductions shall be made on account of any penalties or damages claimed by the Client from any contractor or on account of any other sum withheld from any contractor.
- (v) The Cost of the Work shall not include any fees and disbursements due to the Consultant, the Client's engineering and office expenses, or cost of land.

(b) Site:

Site includes the actual work site and other locations where the checking of materials, equipment and workmanship is carried out.

### 3.2 Basis of Payment

#### 3.2.1 Fees Calculated on a Percentage of Cost Basis

(Not Applicable)

#### 3.2.2 Fees Calculated on a Time Basis

The Client shall pay the Consultant a fee, calculated on a time basis, for that part of the Services described in Article 2. Fees on a time basis for all staff shall be hourly rates based on job classifications as follows:

- a) Staff on normal assignments – Payroll Cost multiplied by a factor of 2.0.
- b) Services During Construction:
  - (i) For all services, except for staff full-time continuously on site – Payroll cost multiplied by a factor of 2.0.
  - (ii) For site staff working full-time continuously – Payroll cost multiplied by a factor of 1.7.

For a project of over one (1) year duration, or for projects which become extended beyond one (1) year in duration, the consultant may from time to time seek approval from the client to adjust hourly rates and such approval shall not be unreasonably withheld.

**3.2.2.2 Time Expended**

All time expended on the assignment, whether in the Consultant's office, at the Client's premises, or elsewhere, and including travel time, shall be chargeable. This also includes, but is not limited to, stenographic and clerical staff engaged in the preparation of documents such as reports and specifications.

**3.2.3 Lump-Sum Fee / Negotiated Fee****3.2.3.1 Lump-Sum Fee Basis**

(Not Applicable)

**3.2.4 Reimbursable Expenses**

In addition to the fee, the Consultant shall be reimbursed at cost plus an administrative charge of 5%, plus the cost of additional insurance incurred by the Consultant, for all expenses properly incurred by him in connection with the project, including but not limited to: vehicle use charges, travelling and living expenses, long distance telephone charges, facsimile transmission charges, printing and reproductions, progress photography, advertising for tenders, special delivery and express charges, overtime premium costs, and the cost of providing and maintaining site offices, supplies and equipment, chemical and physical tests.

**3.2.4.1** Information Technology and Reprographic (ITR) costs incurred by the Consultant shall be reimbursed at a standard charge rate of \$0 per labour hour expended. The assessment shall include all information technology resources required for purposes of providing the services contemplated under this agreement, including: computer equipment/systems, computer software, computer supplies, networking (local and wide area), and labour associated with computer management, administration and support. Computer systems include all types of computers, such as: general purpose microcomputers, PC-CADD microcomputers, graphic design workstations, and notebooks. The ITR charge shall also include all regular in-house convenience copying and printing. Cost for reproducing specifications and drawing set shall not be included in this rate.

**3.2.4.2** Telecommunication costs (COM) other than video-conferencing incurred by the Consultant shall be reimbursed at a standard charge rate of \$0 per labour hour expended. The assessment shall include in-house costs for use of telephone/telecommunication services (including maintenance and support) and facsimile transmissions.

**3.3 Payment****3.3.1 Fees Calculated on a Time Basis**

The Consultant shall submit an invoice to the Client for all Services completed in the immediately preceding month. Interest at the annual rate of 12 percent (1 percent monthly) will be paid on the total outstanding unpaid balance commencing 30 days after the Client has received the Consultant's invoice.

**3.3.2 Fees Calculated on a Percentage of Cost Basis**

(Not Applicable)

**3.3.3 Lump Sum Fee/Negotiated Fee**

(Not Applicable)

10(a)

- 13 -

**CONSULTANT**

The signatory shall have the authority to bind the corporation or company for purposes of this agreement

---

(Signature)

---

(Name)

---

(Title)

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

The signatory shall have the authority to bind the municipality or its agency for purposes of this agreement

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**MAYOR JOHN ROWSWELL**

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**CLERK - DONNA P. IRVING**

10(a)

**SCHEDEULE "A"**

**to Memorandum of Agreement**

**Dated the 15<sup>th</sup> day of, October, 2007 A.D.**

1. The estimated fees/upset fee limit for each phase of the project is as follows:

Description	Scope of Work	Estimated Fee	Upset Fee Limit	Estimated Disbursements
Phase I - Preliminary Design	2.01	\$15,000	N/A	\$500
Phase II – Detailed Design	2.03	N/A	\$18,000	\$1,000
Phase III - Tendering	2.03	N/A	\$3,000	\$500
Phase IV - Construction	2.05	\$35,000	N/A	\$3,000

Note:

- (i) All subconsultant work is included under "Estimated Disbursements".
- (ii) Fees excludes taxes.

2. A range of billing rates for each employee classification is as follows:

Classification	Billing Rate (\$/hour)	Anticipated Staff Allocation to this Project
Senior Engineer	90 - 170	2
Intermediate Engineer	70 - 90	2
Senior Technician	60 - 110	2
Intermediate Technician	45 - 60	2
Junior Technician	25 - 45	1
Support Staff	40 - 55	1

(O(b))

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

**BY-LAW 2007-180**

**CONTRACT:** (E.3.4) A by-law to authorize a contract between the City and Pressure Pipe Inspection Company to conduct pressure pipe inspections on the Clark Creek and Pim Street Station Force mains.

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

**1. EXECUTION OF DOCUMENTS**

The Mayor and the Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to a contract made between the City and Pressure Pipe Inspection Company to conduct pressure pipe inspections on the Clark Creek and Pim Street Station Force mains.

**2. EFFECTIVE DATE**

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

**READ THREE TIMES** and **PASSED** in open Council this 15th day of October, 2007.

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MAYOR - JOHN ROWSWELL

**NOTICE**

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CITY SOLICITOR

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CLERK - DONNA P. IRVING

10(c)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-163

**OFFICIAL PLAN AMENDMENT:** A by-law to adopt  
Amendment No. 128 to the Official Plan.

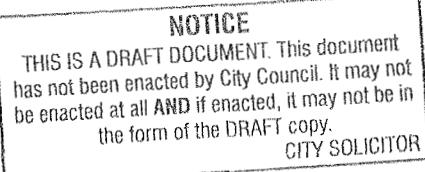
THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to  
Section 21 of The Planning Act, R.S.O. 2000, Chapter P.13 and amendments thereto,  
ENACTS as follows:

1. The Council hereby adopts Amendment No. 128 to the Official Plan for the Sault Ste. Marie planning area in the form attached hereto.
  
2. Subject to any referrals under the Planning Act, this by-law shall come into force on the date of its final passing.

Read THREE TIMES and PASSED in open Council this 15<sup>th</sup> day of October, 2007.

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MAYOR – JOHN ROWSWELL



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CITY CLERK – DONNA P. IRVING

10(c)

**AMENDMENT NO. 128  
TO THE  
SAULT STE. MARIE OFFICIAL PLAN**

**PURPOSE:**

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

**LOCATION:**

Located on the south side of Third Line West, approximately 164m (538') east of Town Line Road; 4057 Third Line West, Zoning Map 2-29.

**BASIS:**

This Amendment is necessary in view of a request to sever the subject property to create one additional single rural residential lot.

Council now considers it desirable to amend the Official Plan.

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

The Official Plan for the City of SSM is hereby amended by adding the following paragraph to the Special Exceptions Section:

"Special Exceptions"

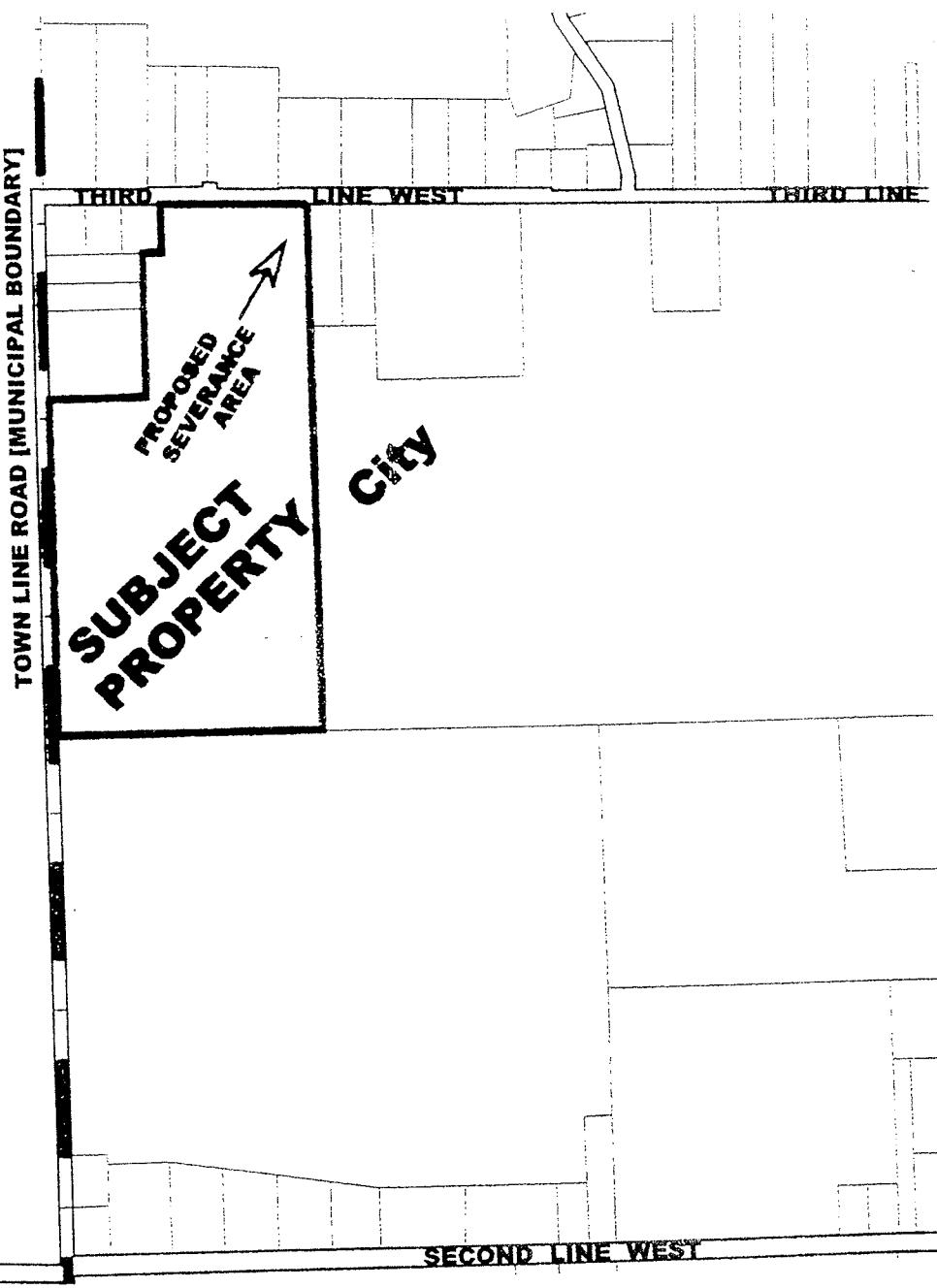
85. Notwithstanding the Rural Area policies of the Official Plan, lands described as the south side of Third Line West, approximately 164m (538') east of Town Line Road, Civic No. 4057 Third Line West may be used for one (1) additional rural residential lot.

**INTERPRETATION**

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

10(c)

Prince  
Township



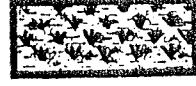
OFFICIAL PLAN SCHEDULE "C"  
LAND USE LEGEND



RESIDENTIAL



INDUSTRIAL



PARKS  
RECREATIONAL



COMMERCIAL



INSTITUTIONAL



RURAL AREA

SCHEDULE "A" to AMENDMENT No. 128

10(Cd)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-164

**OFFICIAL PLAN AMENDMENT:** A by-law to adopt  
Amendment No. 131 to the Official Plan.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to  
Section 21 of The Planning Act, R.S.O. 2000, Chapter P.13 and amendments thereto,  
ENACTS as follows:

1. The Council hereby adopts Amendment No. 131 to the Official Plan for the Sault Ste. Marie planning area in the form attached hereto.
2. Subject to any referrals under the Planning Act, this by-law shall come into force on the date of its final passing.

Read THREE TIMES and PASSED in open Council this 15<sup>th</sup> day of October, 2007.

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MAYOR – JOHN ROWSWELL

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CITY SOLICITOR

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CITY CLERK – DONNA P. IRVING

10(d)

**AMENDMENT NO. 131  
TO THE  
SAULT STE. MARIE OFFICIAL PLAN**

**PURPOSE:**

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

**LOCATION:**

Part of Section 21, SW 1/4 Township of Korah, located on the east side of Leigh's Bay Road, approximately 400 m (1,312;) north of Third Line West. Civic No. 1452 Leigh's Bay Road; Zoning Map 1-118.

**BASIS:**

This Amendment is necessary in view of a request to sever the subject property to create one additional single rural residential lot.

Council now considers it desirable to amend the Official Plan.

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

The Official Plan for the City of SSM is hereby amended by adding the following paragraph to the Special Exceptions Section:

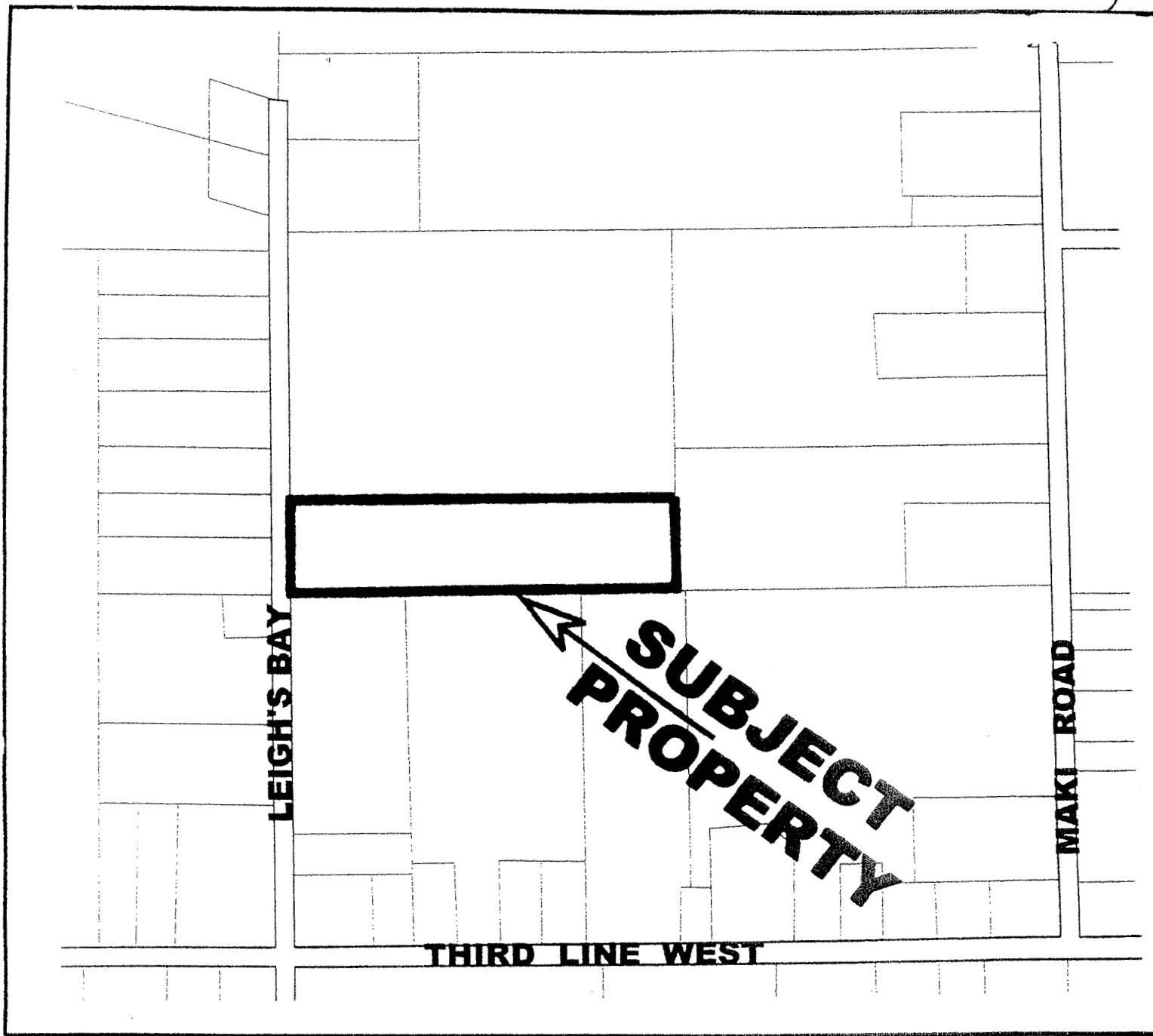
"Special Exceptions"

86. Notwithstanding the Rural Area policies of the Official Plan, lands described as Part of Section 21, SW 1/4 Township of Korah, located on the east side of Leigh's Bay Road, approximately 400 m (1,312;) north of Third Line West. Civic No. 1452 Leigh's Bay Road may be used for one (1) additional rural residential lot.

**INTERPRETATION**

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

10(cd)



OFFICIAL PLAN SCHEDULE "C"  
LAND USE LEGEND



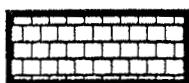
RESIDENTIAL



INDUSTRIAL



PARKS  
RECREATIONAL



COMMERCIAL



INSTITUTIONAL



RURAL AREA

SCHEDULE "A" to AMENDMENT No. 131

10(e)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-179

**PARKING:** (P.1.2.4.) A by-law to appoint Municipal Law Enforcement Officers to enforce the by-laws on various properties and to amend Schedule "A" to By-law 90-305.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to Section 15 of the *Police Services Act*, R.S.O. 1990, chapter P.15 and amendments thereto, **ENACTS AS FOLLOWS:**

1. **SCHEDULE "A" TO BY-LAW 90-305 AMENDED**

Schedule "A" to By-law 90-305 is hereby repealed and replaced with Schedule "A" attached to this by-law.

2. **EFFECTIVE DATE**

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

**READ THREE** times and **PASSED** in open Council this 15<sup>th</sup> day of October, 2007.

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MAYOR – JOHN ROWSWELL

**NOTICE**

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CITY SOLICITOR

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CLERK – DONNA IRVING

## SCHEDULE "A"

SCHEDULE "A" TO BY-LAW 2004-179  
PASSED 15 OCT 2007

10(e)

<u>BADGE NO.</u>	<u>SPECIAL CONSTABLE</u>	<u>EMPLOYER</u>	<u>PROPERTY LOCATION</u>
12	ROUSE, BRIAN	ALGOMA UNIVERSITY	1520 QUEEN STREET EAST
26	MCLEOD, ROD	FLEMING & SMITH	378 QUEEN ST. E & APARTMENTS
30	RENDELL, VERN	ALGOMA CENTRAL PROP.	STATION MALL/STATION 49/STATION TOWER
35	ORR, DEREK	NORPRO SECURITY	ST MARY'S PAPER/SAULT COLLEGE
37	MILLER, STEVE	NORPRO SECURITY	ST MARY'S PAPER
59	BARONE, MARCELLO	ALGOMA UNIVERSITY	1520 QUEEN STREET EAST
109	SEBECIC,JOHN LUDVIC	DENTAL BUILDING	946 QUEEN ST E/216 QUEEN ST E
111	DESCHENE, BERNARD, FREDERICI	ALGOMA UNIVERSITY	1520 QUEEN STREET EAST
113	TAYLOR,GARY	ALGOMA UNIVERSITY	1520 QUEEN STREET EAST
115	LEE,RICHARD,JOHN	ALGOMA UNIVERSITY	1520 QUEEN STREET EAST
138	CAIN,JOSEPH	CITY OF SAULT STE. MARIE	BELLEVUE MARINA/ BONDAR MARINA & PARK
151	PARR,DEREK,RAYMOND	NORPRO SECURITY	ST MARY'S PAPER
153	TASSONE,VITO	TASSONE CHIROPRACTIC	673 QUEEN ST E
163	BUMBACO,PHILIP CAREM	ALGOMA CENTRAL PROP.	STATION MALL/STATION 49/STATION TOWER
178	D'AGOSTINI,ROSEMARY	DR. RAYMOND CHO	71 & 131 EAST ST
179	DARLOW,LEONARD	ALGOMA UNIVERSITY	1520 QUEEN STREET EAST
183	SAXBY,MICHELLE	G4S SECURITY	MARKET MALL / BONDAR PLACE/ALGOMA UNIVERSITY
186	HARMAN,JASON	ALGOMA CENTRAL PROP.	STATION MALL/STATION 49/STATION TOWER
190	LALONDE,BRIAN	CITY OF SAULT STE. MARIE	BELLEVUE MARINA/BONDAR MARINA & PARK
191	BROWN,STEVEN,GEORGE	SEPARATE SCHOOL BOARD	SEPARATE SCHOOL BOARD PROPERTIES
196	SEABROOK,LAURA,LEE	ALGOMA CENTRAL PROP.	STATION MALL/STATION 49/STATION TOWER
238	BECK,DESMOND	G4S SECURITY	SAULT AIRPORT
240	MASON,STEPHEN	NORPRO SECURITY	ST MARY'S PAPER/SAULT COLLEGE/REGENT PROP.
241	COGHILL,ROBIN	NORPRO SECURITY	ST MARY'S PAPER/SAULT COLLEGE/REGENT PROP.
248	CHAN,GILBERT	DR. RAYMOND CHO	71 & 131 EAST ST/129 SECOND LINE W
249	CHO,LINDA	DR. RAYMOND CHO	71 & 131 EAST ST/129 SECOND LINE W
253	TRAVSON,TERRANCE(TERRY)	NORTH EAST SECURITY	BELLEVUE MARINA/BONDAR MARINA & PARK
258	LEGACY,STEVEN	RIOCAN PROPERTY	CAMBRIAN MALL/PINE PLAZA
259	CONNOR,JAMES	RIOCAN PROPERTY	CAMBRIAN MALL/PINE PLAZA
261	HEINTZMAN,DAVID	RIOCAN PROPERTY	CAMBRIAN MALL/PINE PLAZA
262	ADAM,CINDY	SAULT COLLEGE	SAULT COLLEGE
263	RECOLLECT,HOLLY	NORPRO SECURITY	ST MARY'S PAPER/SAULT COLLEGE/REGENT PROP.
267	CORBIERE,JOHN,ALLAN	G4S SECURITY	CROSS COUNTRY /DAVEY HOME
270	NOTTE,KYLE	ALGOMA CENTRAL PROP.	STATION MALL/STATION 49/STATION TOWER
274	DAVIS,JAMES	NORPRO SECURITY	ST MARY'S PAPER/SAULT COLLEGE/REGENT PROP.
275	EBARE,JAMES	G4S SECURITY	DAVEY HOME/SAULT HOSPITAL/308 FARWELL TERR
276	SMITH,DENNIS,ROBERT	G4S SECURITY	DAVEY HOME
280	LEE,MARSHA	ALGOMA UNIVERSITY	1520 QUEEN STREET EAST
281	LYPPS,ELEANOR	ALGOMA UNIVERSITY	1520 QUEEN STREET EAST
286	O'DELL,SEAN,MICHAEL	ALGOMA CENTRAL PROP.	STATION MALL/STATION 49/STATION TOWER
291	TRANDEMONTAGNE,JORI	NORPRO SECURITY	GROUP HEALTH/SAULT COLLEGE/REGENT PROP.
296	MURDOCK,IESHIA	NORPRO SECURITY	SAULT COLLEGE/GROUP HEALTH/ REGENT PROP.
297	SWIRE,WILLIAM,JAMES	NORPRO SECURITY	SAULT COLLEGE/GROUP HEALTH/ REGENT PROP.
298	MANN,DUSTIN	G4S SECURITY	SAULT HOSPITAL/DAVEY HOME
299	DIMMA,WILLIAM,GEORGE	G4S SECURITY	SAULT HOSPITAL/DAVEY HOME/ALGOMA UNIVERSITY
300	PAPINEAU,EVAN,LORNE	G4S SECURITY	SAULT HOSPITAL/DAVEY HOME/AIRPORT
301	COTTINGHAM,EDWARD ALLEN	G4S SECURITY	SAULT HOSPITAL/DAVEY HOME/AIRPORT
305	CATLING,DAVID	NORTH EAST SECURITY	CAMBRIAN MALL/PINE PLAZA/CHURCHILL PLAZA/BELLVUE PARK & MARINA/STEE
307	GUREVITCH,JASON	NORTH EAST SECURITY	CAMBRIAN MALL/PINE PLAZA/CHURCHILL PLAZA/BELLVUE PARK & MARINA/STEE
308	BELL,TYLER	G4S SECURITY	SAULT HOSPITAL
309	PIGEAU,EDWARD	SOLID SECURITY SERVICES	CAMBRIAN MALL/CHURCHILL PLAZA
310	MOORE,LORNE	NORPRO SECURITY	SAULT COLLEGE
314	AASEN,PAULINE	KOPRASH BUILDING SERVICE/ONTARIO REALITY CORP/ROBERTA BONDAR PLACE	
315	FITTON,MICHELLE	ALGOMA UNIVERSITY	1520 QUEEN STREET EAST
316	MCCULLOCH,BRANDON	G4S SECURITY	SAULT HOSPITAL
320	PETTENUZZO,LUCAS	NORPRO SECURITY	SAULT COLLEGE/GROUP HEALTH/ST MARY'S PAPER/ELGIN TOWERS
321	LORENZO,COREY	NORPRO SECURITY	SAULT COLLEGE/GROUP HEALTH/ST MARY'S PAPER/REGENT PROPERTY
325	HEALEY,KATRINA	NORPRO SECURITY	SAULT COLLEGE/GROUP HEALTH/ST MARY'S PAPER/REGENT PROPERTY
327	POZZEBON,IAN	NORPRO SECURITY	SAULT COLLEGE/GROUP HEALTH/ST MARY'S PAPER/REGENT PROPERTY
329	NOLAN, JESSE, JOHN	NORTH EAST SECURITY	CAMBRIAN MALL /PINE PLAZA/BELLVIEW MARINA/CHURCHILL PLAZA /STEELBACK
330	O'NEILL,ROY	RIOCAN PROPERTY	CAMBRIAN MALL/PINE PLAZA/CHURCHILL PLAZA
331	HAMILTON,SILVI	RIOCAN PROPERTY	CAMBRIAN MALL/PINE PLAZA/CHURCHILL PLAZA

356	ZACK,MOLLI	NORPRO SECURITY	GROUP HEALTH CENTRE/SAULT COLLEGE/REGENT PROPERTIES
357	BONENFANT,TERRANCE	SOLID SECURITY SERVICES	CAMBRIAN MALL/CHURCHILL PLAZA
358	COLLINS,LESLIE	SOLID SECURITY SERVICES	CAMBRIAN MALL/CHURCHILL PLAZA
359	DEVOE,DAVID	SOLID SECURITY SERVICES	CAMBRIAN MALL/CHURCHILL PLAZA
360	HALLIGAN,AGNES	SOLID SECURITY SERVICES	CAMBRIAN MALL/CHURCHILL PLAZA
361	HIGGINSON,HENRY	SOLID SECURITY SERVICES	CAMBRIAN MALL/CHURCHILL PLAZA
362	ROY,ERNEST	SOLID SECURITY SERVICES	CAMBRIAN MALL/CHURCHILL PLAZA
363	SMELTZER,LESLEY	SOLID SECURITY SERVICES	CAMBRIAN MALL/CHURCHILL PLAZA
364	SMELTZER,PETER	SOLID SECURITY SERVICES	CAMBRIAN MALL/CHURCHILL PLAZA
365	CLOUSTON,JOHN	SOLID SECURITY SERVICES	CAMBRIAN MALL/CHURCHILL PLAZA
366	TROINOW,VICTORIA	G4S SECURITY	SAULT AREA HOSPITAL
367	MORIN,NATHAN	NORTH EAST SECURITY	STEELBACK CENTRE

10(e)

10(f)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
BY-LAW NO. 2007-174

**PROPERTY ACQUISITION:** (P.4.5.346) a by-law to authorize the City's acquisition of a strip of land at the rear of 310 Fifth Line East, extending from the landfill, from Linda Lewis.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to the Municipal Act, R.S.O. 1990, M-45 and amendments thereto, **ENACTS** as follows:

1. **PROPERTY ACQUISITION**

The Corporation shall acquire by purchase the absolute right in fee simple to the lands more particularly described in Schedule "A" hereto at a price not exceeding the consideration respectively provided therefore in said Schedule "A".

2. **EXECUTION OF DOCUMENTS**

The Mayor and Clerk are hereby authorized for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to complete the said acquisition.

3. **SCHEDULE "A"**

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

4. **EFFECTIVE DATE**

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

**READ THREE** times and **PASSED** in open Council this 15<sup>th</sup> day of October, 2007.

**NOTICE**  
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CITY SOLICITOR

MAYOR – JOHN ROWSWELL

CITY CLERK – DONNA P. IRVING

OFFER TO SELL LAND

10(f)

BETWEEN: LINDA LEWIS

(hereinafter called the "Vendor")

- and -

THE CORPORATION OF THE CITY  
OF SAULT STE. MARIE

(hereinafter called the "Purchaser")

In consideration of the sum of One (\$1.00) Dollar paid by the Purchaser to the Vendor (the receipt whereof is hereby acknowledged), the Vendor hereby offers to sell to the Purchaser the following property owned by the Vendor, namely part of Section 7, former Township of Tarentorus being part of PIN 31508-0072 as shown on Schedule "A" attached.

The purchase price is Seven Thousand (\$7,000.00) Dollars of lawful money of Canada, payable by certified cheque/cash to the Vendor on closing, subject to the usual adjustments.

The Purchaser shall be responsible for all legal costs relating to the transfer of the subject property. The Purchaser shall also be responsible for obtaining a survey.

The option hereby granted may be exercised by the Purchaser up to and including 17<sup>th</sup> day of October, 2007 and shall be exercised by a letter delivered/faxed to the Vendor or the Vendor's representative.

In the event that such Offer is not accepted in the manner aforesaid, this agreement and everything herein contained shall be null and void and no longer binding upon any of the parties as consideration for the granting of this option. Upon the acceptance of this agreement by the Purchaser in the manner aforesaid this agreement and the letter accepting the Offer shall then become a binding contract of purchase and sale between the parties and the same shall be completed upon the terms hereinafter set forth.

Provided that the title is good and free from all encumbrances, and except as to any registered restrictions and covenants that run with the land, provided that such are complied with, the Purchaser is not to call for the production of any title deeds, abstract or evidence of title except such as are in the possession of the Vendor.

The Purchaser is to be allowed 15 days after the date of acceptance of such offer to examine the title at its own expense. If within that time any valid objection to title is made in writing to the Vendor which the Vendor shall be unable or unwilling to remove and which the Purchaser will not waive, the within agreement shall, notwithstanding any intermediate acts or negotiations in respect of such objections, be null and void and the deposit (including the sum paid for the granting of this option) shall be returned by the Vendor without interest and the Vendor shall not be liable for any costs or damages. Save as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor of the real property.

The contract arising from the exercise of this option shall be completed on or before the 7<sup>th</sup> day of October, 2007 which date the Vendor will convey the said lands to the Purchaser or his nominee by a good and sufficient deed thereof, in fee simple, free and clear of all encumbrances, save as aforesaid, and shall deliver vacant possession of the lands to the Purchaser free of all tenancies.

Unearned fire insurance premiums, rentals, mortgage interest, taxes, local improvement charges, water and assessment rates, etc., to be apportioned and allowed to the date of completion.

Pending completion of the sale arising out of the exercise of the option, the said property shall be and remain at the risk of the Vendor and the Vendor will hold all fire insurance

10 (f)

policies and the proceeds thereof in trust for the parties hereto as their interests may appear and in the event of damages to the said premises the Purchaser may either take the proceeds of the insurance and complete the purchase or may cancel the agreement and have all monies theretofore paid (including the sum paid for the granting of this option) returned without interest.

The Vendor covenants and agrees with the Purchaser to do nothing to encumber the said property after the execution of this agreement and while the same is in effect. This agreement and its exercise are to be read with all changes of gender or number required by the context.

Time shall be of the essence of this agreement which shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns.

Any tender of documents may be made upon the solicitor acting for the party on whom tender is desired and it shall be sufficient that a negotiable certified cheque may be tendered instead of cash.

The Vendor has read and clearly understands this agreement and acknowledges having received a true copy of it this date.

**IN WITNESS WHEREOF** the parties hereto have set their hands and seals this \_\_\_\_\_ day of October, 2007.

**SIGNED, SEALED & DELIVERED**  
in the presence of

)  
)  
)  
)  
)

\_\_\_\_\_  
**LINDA LEWIS**

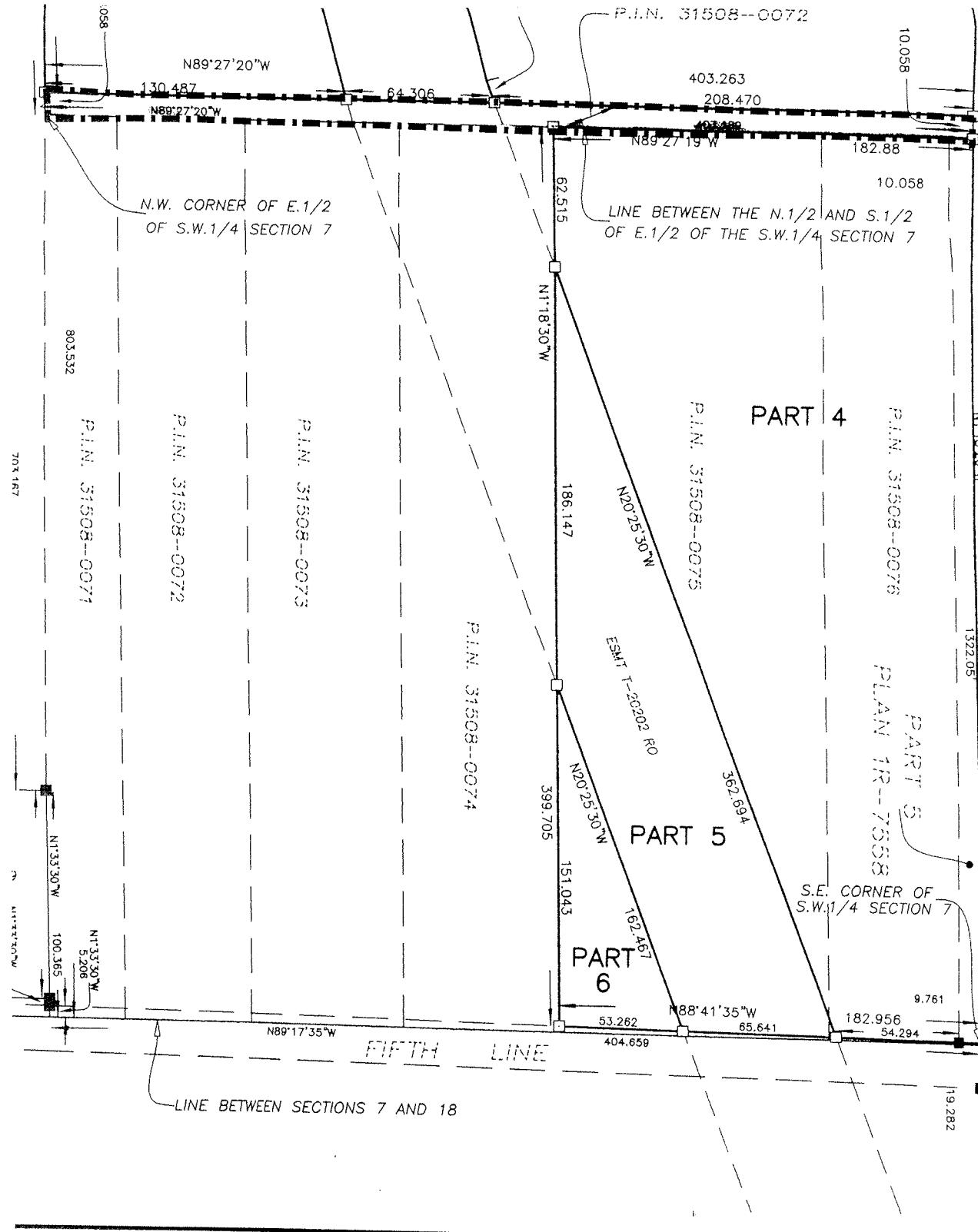
Accepted by The Corporation of the City of Sault Ste. Marie under the authority of By-law  
\_\_\_\_\_ passed on the \_\_\_\_\_ day of October, 2007.

) **THE CORPORATION OF THE CITY**  
 ) **OF SAULT STE. MARIE**  
 )  
 )  
 )  
 )  
 ) **MAYOR – JOHN ROWSWELL**  
 )  
 )  
 )  
 ) **CLERK – DONNA P. IRVING**  
 )

10 (f)

SCHEDULE "A"

SUBJECT PROPERTY:



10(g)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-165

PROPERTY SALE (P.4.6.388) to authorize the sale of property at 110 Yates Avenue to Nick Parniak (or a company as directed by Mr. Parniak).

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

1. LANDS DECLARED SURPLUS

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

2. SALE AUTHORIZED

The Corporation of the City of Sault Ste. Marie shall sell the lands more particularly described in Schedule "A" hereto to the person or persons and at the consideration shown therefore in the Schedule upon the conditions set out in Schedule "A"

3. EXECUTION OF DOCUMENTS

The Mayor and Clerk are hereby authorized for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to complete the sale.

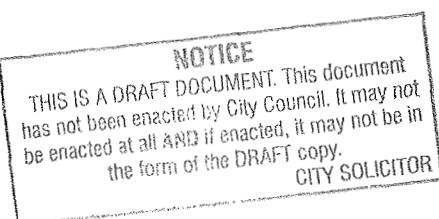
4. SCHEDULES "A"

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

5. EFFECTIVE DATE

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

Read THREE times and PASSED in open Council this 15<sup>th</sup> day of October, 2007.



MAYOR – JOHN ROWSWELL

CITY CLERK - DONNA P. IRVING



10(g)

SCHEDULE "A"  
TO BY-LAW 2007-165

October 1, 2007

Sault Ste. Marie Economic Development Corporation  
99 Foster Drive  
Sault Ste. Marie, Ontario  
P6A 5X6

Attention: Mr. John Febbraro

**INTENT TO PURCHASE REAL PROPERTY**

This letter is an expression of interest to purchase real property and subject to entering into a mutually satisfactory Agreement of Purchase and Sale in an offer to be prepared on the following terms and conditions:

Purchaser's Name: Nick Parniak

Property: Yates Avenue (North side – former Marrello Site)

Property Size: Two acres – (39.62 Meters frontage on Yates Avenue by 168.27 Metres on West boundary by 216.946 Meters on East Boundary)

Legal Description: Part 1, IR-10935

Civic Address: 110 Yates Avenue, Sault Ste. Marie

Price: \$50,000.00

Deposit: \$5,000.00

Closing Date: November 1, 2007

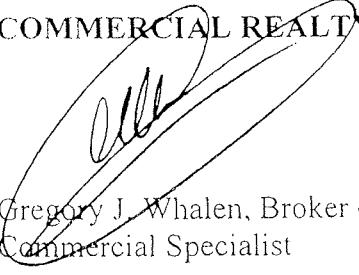
Purchaser's Intended Use: Contractor's yard for the storage of trucks, heavy equipment, stock pile gravel, sand, loam as well as the screening of the loam. The purchaser intents to construct a new building next year in which he will store his equipment.

10(g)

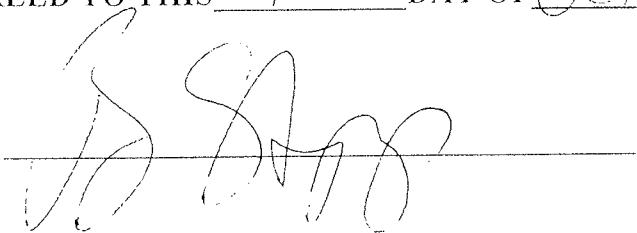
If the City of Sault Ste. Marie's Economic Development Corporation is in agreement with these terms please indicate your acceptance and we will prepare a formal Agreement of Purchase and Sale and forward same to you.

Yours truly,

**COMMERCIAL REALTY SAULT LIMITED**

  
Gregory J. Whalen, Broker of Record  
Commercial Specialist

AGREED TO THIS 4<sup>th</sup> DAY OF October 2007.

PER: 

10(g)

## TERRACE

1023

— — — 5.18 m Widening — — —  
797.0m to West Side of Closed Dayton RoadSUBJECT PROPERTY:

601-003

SSM

CITY INDUSTRIAL LANDS

former

Algoma Steel Corporation Land

601-001

SSM

Y INDUSTRIAL LANDS

12.0m WIDE CITY OWNED DRAINAGE DITCH  
 601-003-10  
 IND  
 100 110

## AVENUE

59

95

131

SCRAP METAL  
INDUSTRY

601-003

PROPERTY LINE PROJECTED EAST TO NORTH

former

Algoma Steel Corporation Land

601-001

10(h)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-175

**PROPERTY SALE:** (P.4.5.347) being a by-law to authorize the sale of a portion of 75 Hudson Street to the St. Mary's River Bridge Company & International Bridge Authority.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to the Municipal Act, R.S.O. 1990, M-45 and amendments thereto, **ENACTS** as follows:

1. **PROPERTY ACQUISITION**

The Corporation shall acquire by purchase the absolute right in fee simple to the lands more particularly described in Schedule "A" hereto at a price not exceeding the consideration respectively provided therefore in said Schedule "A".

2. **EXECUTION OF DOCUMENTS**

The Mayor and Clerk are hereby authorized for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to complete the said acquisition.

3. **SCHEDULE "A"**

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

4. **EFFECTIVE DATE**

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

READ THREE times and **PASSED** in open Council this 15<sup>th</sup> day of October, 2007

MAYOR – JOHN ROWSWELL

CITY CLERK – DONNA P. IRVING

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CITY SOLICITOR

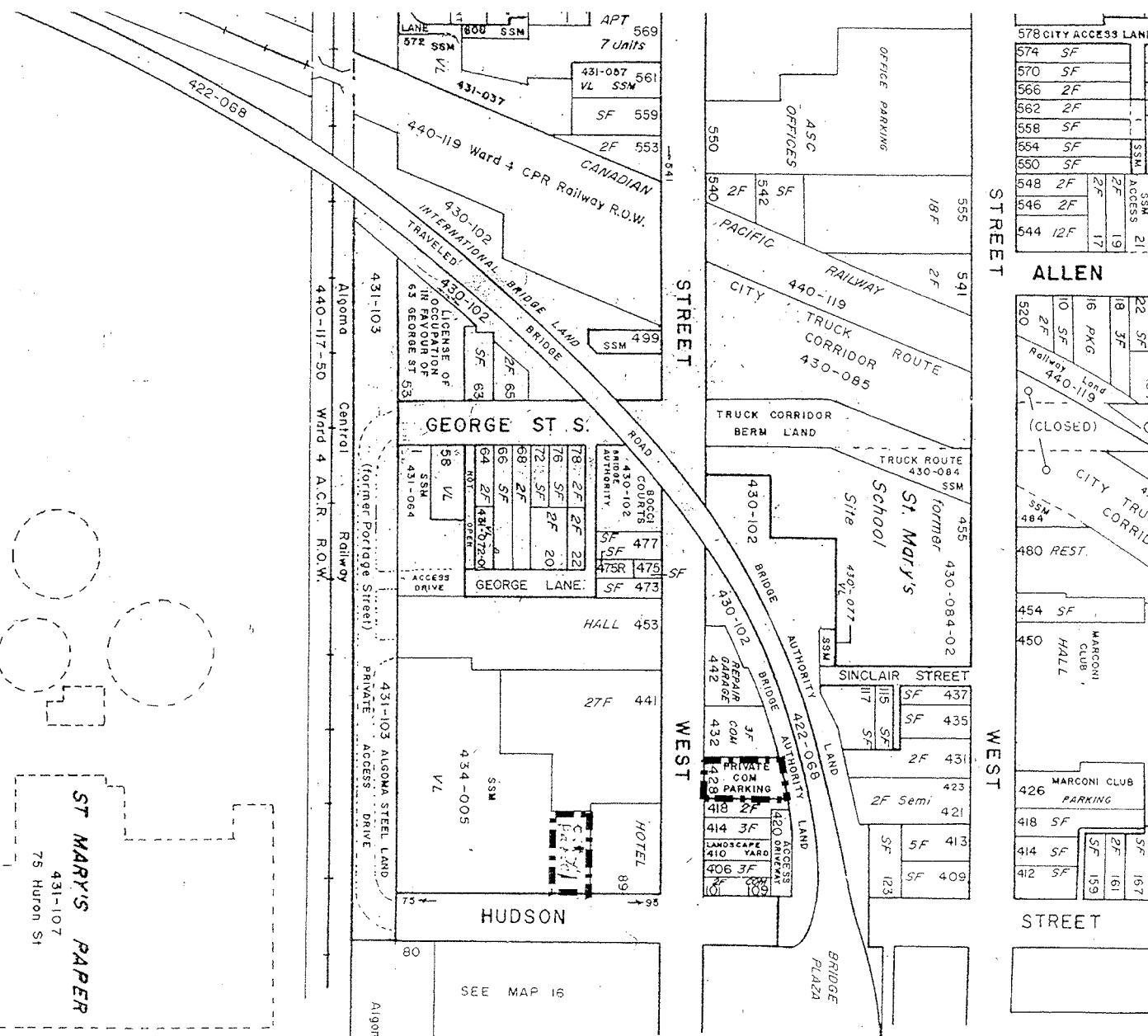
SCHEDULE "A" TO BY-LAW 2007-175

The Corporation of the City of Sault Ste. Marie

Purchaser: St. Mary's River Bridge Company & International Bridge Authority

Address: 75 Hudson Street

କୁଳିମାରୀରୁ ପାଇଁ ଏହା କିମ୍ବା ଏହାରୁ କିମ୍ବା ଏହାରୁ କିମ୍ବା ଏହାରୁ କିମ୍ବା



10(c)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2007-167

**SIGNS:** (R.1.2.19) A by-law to allow wall-mounted signs at 455 Albert Street West

**WHEREAS** Section 12 of By-law 2005-166 restricts the erection of new signs within the Bridge Plaza and within 91.4 m of the centre line of the International Bridge;

**AND WHEREAS** a request has been received from the owner of property at 455 Albert Street West (operating as Bridge View Bingo as of the date of this By-law) to erect five (5) wall-mounted advertising signs on the building located at 455 Albert Street West;

**AND WHEREAS** City Council did at a Council Meeting on 2007 09 24 consider a report from the Planning Division concerning the location of the said signs;

**NOW THEREFORE** The Council of the Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. Despite the provisions of Section 12 of By-law 2005-166, as amended, five (5) wall-mounted signs may be located on the building at 455 Albert Street West, as follows:

South elevation	-	a 1.52 m x 5.49 m sign
North elevation	-	a 0.60 m x 2.13 m sign
West elevation	-	a 1.83 m x 6.58 m sign
East elevation	-	a 2.08 m x 3.05 m sign a 1.57 m x 4.88 m sign

2. Nothing in this by-law shall constitute an exemption from the requirements of By-law 2005-150, as amended, nor any other municipal by-law governing the regulations of signs.

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

**READ THREE TIMES** and **PASSED** in open Council this 15<sup>th</sup> day of October, 2007.

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CITY SOLICITOR

**MAYOR – JOHN ROWSWELL**

**CITY CLERK – DONNA P. IRVING**

10(j)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-166

**STREET ASSUMPTION:** a by-law to assume for public use and establish as a public street various parcels of land conveyed to the City pursuant to the Second Line Road Widening Project.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to Sections 11(1) and 31(1) of the Municipal Act, S.O. 2001, c.25 thereto ENACTS as follows:

1. **STREET ESTABLISHED AND ASSUMED**

The street or part of a street more particularly described in Schedule "A" to this by-law is hereby established as public street and is assumed for public use.

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

READ THREE times and PASSED in open Council this 15<sup>th</sup> day of October, 2007

---

MAYOR – JOHN ROWSWELL

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CITY CLERK – DONNA P. IRVING

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CITY SOLICITOR

10(j)

Schedule "A"

To By-Law No.: 2007-166

**SECOND LINE ROAD WIDENING**

**1. PIN - 31588-0186 (LT)**

Part Sec 35, Korah being Parts 24 & 25, Plan IR-10783.

**2. PIN - 31588-0086 (LT)**

Part Lot 20 – 22, Plan H-411, Korah, Part 1, IR-10075.

**3. PIN - 31587-0271 (LT)**

Firstly: Part Lot 32, Plan 7602, Korah; Part Lot 33-35, Plan 7602, Korah, as in T-201288; Part Lane, Plan 7602, Korah closed by T-IS7317 & T-49334, Part 2. 1R-10783, Pt 10, 1R-10783; Pt Lt 26-31, PL 7602, Korah, Pt 11, 1R-10783, Pt 9, 10783, Pt 8, 10783, Pt 7, 10783, Pt 6, 10783, Pt 5, 1R-10783, Pt 3 & 4, 1R-10783;  
Secondly: Pt Lt 1, PL 7602, Korah, Pt 1, 10783,

**4. PIN - 31587-0272 (LT)**

Part Lot 38, Plan 7602, Korah, Part 12, 1R-10783.

**5. PIN - 31587-0273 (LT)**

Part Lot 65-71, Plan 7602, Korah, Part 16, IR-10783, Part 15, IR-10783, Part 14, IR-10783.

**6. PIN - 31587-0274 (LT)**

Part Lot 61-62, Plan 7602, Korah, Part Lane, Plan 7602, Korah closed by T-20236, Part 19, IR-10783.

**7. PIN - 31589-0116 (LT)**

Part Lots 103 to 107, Plan 6503, Korah, Parts 1 & 2, Plan IR-110.

City of Sault Ste. Marie, District of Algoma

(LOCK)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-172

**ASSUMPTION:** a by-law to assume for public use and establish as public streets various parcels of land conveyed to the City.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to Sections 11(1) and 31(1) of the Municipal Act, S.O. 2001, c.25 thereto ENACTS as follows:

1. **STREETS ESTABLISHED AND ASSUMED**

The streets or parts of streets more particularly described in Schedule "A" to this by-law are hereby established as public streets and are assumed for public use.

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

READ THREE times and PASSED in open Council this 15th day of October, 2007.

---

MAYOR – JOHN ROWSWELL

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CITY CLERK – DONNA P. IRVING

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CITY SOLICITOR

Schedule "A"

10 CK)

To By-Law No.: 2007-172

1. 80 LAURA STREET:

PIN - 31581-0263 (LT) Pt

Part Section 36, Korah; Part 2, Plan 1R-8417.

2. 248 LANDSLIDE ROAD:

PIN - 31507-0010 (LT) Pt

Part Section 15, Tarentorus; Part 5, Plan 1R-4980 (aka Landslide Road).

3. 717 WELLINGTON STREET WEST:

PIN - 31581-0031 (LT) Pt

Block 37, Plan 1M-535, Korah.

4. 1244 THIRD LINE WEST:

PIN - 31601-0307 (LT) Pt

Part Section 21, Korah; Part 6, Plan 1R-10704.

5. 1416 CARPIN BEACH ROAD:

PIN - 31601-0339 (LT)

Part Section 20, Korah, Part 3, Plan 1R-11235.

6. 783 GREAT NORTHERN ROAD:

PIN - 31561-0117 (R)

Part Lot 7, RCP H-744, Tarentorus, Part 3, Plan 1R-7067.

7. 1532 THIRD LINE WEST:

PIN - 31601-0350 (LT)

Part Section 20, Korah, Part 2, Plan 1R-11330.

8. AUBIN ROAD:

PIN - 31601-0345 (LT)

Part Section 16, Korah, Part 2, Plan 1R-10170.

10 CK)

9. QUEENSGATE SUBDIVISIONS II & III:

PIN - 31485-0060 (LT)

Block 13, Plan 1M-564.

10. SOUTH HALF OF 2763 BASE LINE ROAD:

PIN - 31617-0040 (LT)

Parcel 8021, Section AWS; Part Section 3, Parke;  
Parts 4 & 5, Plan 1R-3033.

11. QUEENSGATE SUBDIVISION PHASE V:

PIN - 31485-0053 (LT) Pt

Part Block 33, Plan 1M-525, Rankin Location.

12. THIRD LINE ROAD:

PIN - 31603-0049 (LT) Pt

Part Section 27, Korah, Part 51, Plan 1R-1564.

13. 252 SIMPSON STREET:

PIN - 31537-0187 (LT)

Part Lot 8, Plan 31881, St. Mary's, as in T-299312;  
Lot 9, Plan 31881, St. Mary's.

14. 280 FIFTH LINE EAST:

PIN - 31508-0157 (LT)

Part Section 7, Tarentorus, being Parts 4 & 5, Plan 1R-8869.

15. THIRD LINE ROAD:

PIN - 31510-0100 (LT)

Third Line Road RCP H737 Tarentorus; Part Lots 4-6, Plan H401  
Tarentorus; Part Lots 45-47, 51 RCP H737 Tarentorus; Part 1, Plan 1R-  
2627; Part 3, Plan 1R-5669; Part 2, Plan 1R-10371; Part 2, Plan 1R-6905;  
Part 3, Plan 1R-6668; Part 4, Plan 1R-3456; Part 1, Plan 1R-2620; and  
Part 2, Plan 1R7943.

All in the City of Sault Ste. Marie, District of Algoma.

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-168

(O.C.I)

**LOCAL IMPROVEMENT:** A by-law to authorize the construction of sanitary sewer and private drain connections and Class "A" pavement on Retta Street from Wellington Street East to Mark Street under Section 3 of the Municipal Act, 2001, Ontario Regulation 119/03

WHEREAS notice of the intention of the Council to undertake the works hereinafter described was duly published and served more than one month prior to the passing of this by-law; and

WHEREAS the Council has received the reports, estimates and statements required for undertaking the said works.

THEREFORE the Council of The Corporation of the City of Sault Ste. Marie ENACTS as follows:

1. The Corporation shall construct the works described in Schedules "A" & "B" hereto as local improvements under the said Act and in accordance with Plans and specifications furnished by the Commissioner of Engineering & Planning.
2. The Commissioner of Engineering & Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said works.
3. The construction and completion of the said works shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering & Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$30.50 per metre frontage shall be specially assessed upon the lots abutting directly on the said sanitary sewers, according to the extent of their respective frontages thereon, and the sum of \$304.00 shall be specially assessed upon each of such lots served by a private drain connection from any of such sanitary sewers to the street line and the remainder of the cost of the work shall be borne by the Corporation.
6. The sum of \$79.50 per metre frontage shall be specially assessed upon the lots abutting directly on the Class "A" pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
7. The special assessments shall be paid in one payment by December 31<sup>st</sup> of the current year or in the alternative by ten equal annual instalments.
8. The debentures to be issued for the loan to be effected to pay the cost of the works when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the instalment plan.
9. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.
10. The said Schedules "A" and "B" form a part of this by-law.
11. This by-law comes into force on the day of its final passing.

Read the THIRD time and PASSED in open Council this      day of      , 2007.

**NOTICE**

THIS IS A DRAFT DOCUMENT. This document has not been enacted by City Council. It may not be enacted at all AND if enacted, it may not be in the form of the DRAFT copy.  
CITY SOLICITOR

MAYOR – JOHN ROWSWELL

CITY CLERK – DONNA P. IRVING

FIRST reading: October 15, 2007

SECOND reading: October 15, 2007

THIRD reading:

**CORPORATION OF THE CITY OF SAULT STE. MARIE  
SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS - SECTION 3**

**SCHEDULE "A"**

**BY-LAW 2007-168**

<b><u>JOB NUMBER</u></b>	<b><u>STREET</u></b>	<b><u>FROM</u></b>	<b><u>TO</u></b>	<b><u>LENGTH</u></b>	<b><u>SIZE</u></b>	<b><u>#OF P.D.C.</u></b>	<b><u>ASSESSABLE FRONTAGE</u></b>	<b><u>ESTIMATED COST</u></b>
A-2006-5-06	Retta Street	Wellington Street East	Mark Street	470m	250mm	37	613.9m	\$29,666.91

CR/al  
2007 10 15

(10c)

CORPORATION OF THE CITY OF SAULT STE. MARIE  
CLASS "A" PAVEMENT - SECTION 3

SCHEDULE "B"

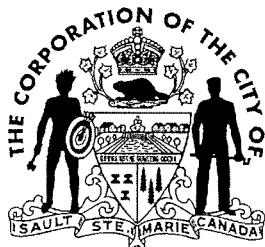
BY-LAW 2007-168

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>#OF P.D.C.</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-2006-7-06	Retta Street	Wellington Street East	Mark Street	470m	10.0m	n/a	688.6m	\$54,743.53

CR/al  
2007 10 15

(OCT)

10C1



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

Civic Centre  
99 Foster Drive  
P.O. Box 580  
Sault Ste. Marie, Ont. P6A 5N1

## LOCAL IMPROVEMENT CONSTRUCTION BYLAW 2007-168, SECTION 3

### ENGINEER'S REPORT

2007 10 15

Nature of Work	Construction of:	Construction of sanitary sewer, private drain connection and Class "A" pavement
	On:	Retta Street
	From:	Wellington Street East
	To:	Mark Street
Estimated Cost of Work		\$980,000.00
Estimated Assessable Abutting Frontage		613.9m (Sanitary sewer) 688.6m (Class "A" pavement)
Estimated Cost to be Borne by Assessable Abutting Property		\$29,666.91 (Sanitary sewer) \$54,743.53 (Class "A" pavement)
Estimated Cost to be Borne by The Corporation		\$895,589.56
Special Rate per Metre Frontage		\$30.50 (Sanitary sewer) \$79.50 (Class "A" pavement)
Special Rate per Private Drain Connection		\$304.00
Estimated Interest Rate Term		5% 10 years
Estimated Annual Rate per Metre Frontage		\$ 3.95 (Sanitary sewer) \$10.30 (Class "A" pavement)
Estimated Annual Rate per Private Drain Connection		\$39.37
Estimated Lifetime of the Work		20 years

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carl Rumiel".

Carl Rumiel, P. Eng.  
Design & Construction Engineer

CR/al

Recommended for Approval

A handwritten signature in black ink, appearing to read "Jerry D. Dolcetti".

Jerry D. Dolcetti, RPP  
Commissioner of Engineering & Planning

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2007-169

10(Cm)

**LOCAL IMPROVEMENT:** A by-law to authorize the construction of sanitary sewer and private drain connections on Wellington Street East from Trunk Road to Simpson Street under Section 3 of the Municipal Act, 2001, Ontario Regulation 119/03

WHEREAS notice of the intention of the Council to undertake the works hereinafter described was duly published and served more than one month prior to the passing of this by-law; and

WHEREAS the Council has received the reports, estimates and statements required for undertaking the said works.

THEREFORE the Council of The Corporation of the City of Sault Ste. Marie ENACTS as follows:

1. The Corporation shall construct the works described in Schedule "A" hereto as local improvements under the said Act and in accordance with Plans and specifications furnished by the Commissioner of Engineering & Planning.
2. The Commissioner of Engineering & Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said works.
3. The construction and completion of the said works shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering & Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$30.50 per metre frontage shall be specially assessed upon the lots abutting directly on the said sanitary sewers, according to the extent of their respective frontages thereon, and the sum of \$304.00 shall be specially assessed upon each of such lots served by a private drain connection from any of such sanitary sewers to the street line and the remainder of the cost of the work shall be borne by the Corporation.
6. The sum of \$79.50 per metre frontage shall be specially assessed upon the lots abutting directly on the Class "A" pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
7. The special assessments shall be paid in one payment by December 31<sup>st</sup> of the current year or in the alternative by ten equal annual instalments.
8. The debentures to be issued for the loan to be effected to pay the cost of the works when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the instalment plan.
9. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.
10. The said Schedule "A" form a part of this by-law.
11. This by-law comes into force on the day of its final passing.

Read the THIRD time and PASSED in open Council this      day of      2007.

**NOTICE**

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CITY SOLICITOR

MAYOR – JOHN ROWSWELL

CITY CLERK – DONNA P. IRVING

FIRST reading: October 15, 2007  
SECOND reading: October 15, 2007  
THIRD reading:

**CORPORATION OF THE CITY OF SAULT STE. MARIE  
SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS - SECTION 3**

**SCHEDULE "A"**

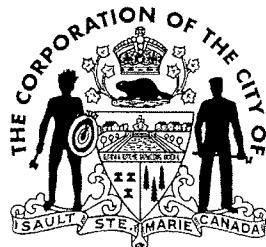
**BY-LAW 2007-169**

<b>JOB NUMBER</b>	<b>STREET</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH</b>	<b>SIZE</b>	<b>#OF P.D.C.</b>	<b>ASSESSABLE FRONTAGE</b>	<b>ESTIMATED COST</b>
A-2007-5-07	Wellington Street East	Trunk Road	Simpson Street	1200m	250-450mm	110	1552.86m	\$77,762.50

CR/al  
2007 10 15

100(m)

10cm)



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

Civic Centre  
99 Foster Drive  
P.O. Box 580  
Sault Ste. Marie, Ont. P6A 5N1

### LOCAL IMPROVEMENT CONSTRUCTION BYLAW 2007-169, SECTION 3

#### ENGINEER'S REPORT

2007 10 15

Nature of Work	Construction of:	Construction of sanitary sewer and private drain connection
	On:	Wellington Street East
	From:	Trunk Road
	To:	Simpson Street
Estimated Cost of Work		\$520,000.00
Estimated Assessable Abutting Frontage		1552.86m (Sanitary sewer)
Estimated Cost to be Borne by Assessable Abutting Property		\$77,762.50 (Sanitary sewer)
Estimated Cost to be Borne by The Corporation		\$442,237.50
Special Rate per Metre Frontage		\$30.50 (Sanitary sewer)
Special Rate per Private Drain Connection		\$304.00
Estimated Interest Rate	5%	
Term	10 years	
Estimated Annual Rate per Metre Frontage		\$ 3.95 (Sanitary sewer)
Estimated Annual Rate per Private Drain Connection		\$39.37
Estimated Lifetime of the Work		20 years

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carl Rumiell".

Carl Rumiell, P. Eng.  
Design & Construction Engineer

CR/al

Recommended for Approval

A handwritten signature in black ink, appearing to read "Jerry D. Dolcetti, RPP".

Jerry D. Dolcetti, RPP  
Commissioner of Engineering & Planning

THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
BY-LAW NO. 2007-170

10 (n)

**LOCAL IMPROVEMENT:** A by-law to authorize the construction of sanitary sewer and private drain connections and Class "A" pavement on Franklin Street from Henrietta Street to Wallace Terrace under Section 3 of the Municipal Act, 2001, Ontario Regulation 119/03

WHEREAS notice of the intention of the Council to undertake the works hereinafter described was duly published and served more than one month prior to the passing of this by-law; and

WHEREAS the Council has received the reports, estimates and statements required for undertaking the said works.

THEREFORE the Council of The Corporation of the City of Sault Ste. Marie ENACTS as follows:

1. The Corporation shall construct the works described in Schedules "A" & "B" hereto as local improvements under the said Act and in accordance with Plans and specifications furnished by the Commissioner of Engineering & Planning.
2. The Commissioner of Engineering & Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said works.
3. The construction and completion of the said works shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering & Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$30.50 per metre frontage shall be specially assessed upon the lots abutting directly on the said sanitary sewers, according to the extent of their respective frontages thereon, and the sum of \$304.00 shall be specially assessed upon each of such lots served by a private drain connection from any of such sanitary sewers to the street line and the remainder of the cost of the work shall be borne by the Corporation.
6. The sum of \$79.50 per metre frontage shall be specially assessed upon the lots abutting directly on the Class "A" pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
7. The special assessments shall be paid in one payment by December 31<sup>st</sup> of the current year or in the alternative by ten equal annual instalments.
8. The debentures to be issued for the loan to be effected to pay the cost of the works when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the instalment plan.
9. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.
10. The said Schedules "A" and "B" form a part of this by-law.
11. This by-law comes into force on the day of its final passing.

Read the THIRD time and PASSED in open Council this      day of      , 2007.

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CITY SOLICITOR

MAYOR – JOHN ROWSWELL

CITY CLERK – DONNA P. IRVING

**FIRST** reading: October 15, 2007

**SECOND** reading: October 15, 2007

**THIRD** reading:

CORPORATION OF THE CITY OF SAULT STE. MARIE  
SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS - SECTION 3

SCHEDULE "A"

BY-LAW 2007-170

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>SIZE</u>	<u>#OF P.D.C.</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-2006-5-08	Franklin Street	Henrietta Street	Wallace Terrace	335.0m	250mm	36	506.2m	\$26,688.03

CR/al  
2007 10 15

10Cn)

CORPORATION OF THE CITY OF SAULT STE. MARIE  
CLASS "A" PAVEMENT - SECTION 3

SCHEDULE "B"

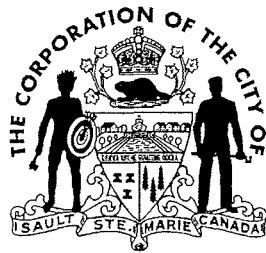
BY-LAW 2007-170

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>#OF P.D.C.</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-2006-7-08	Franklin Street	Henrietta Street	Wallace Terrace	335.0m	10.0m	n/a	480.6m	\$37,969.27

CR/al  
2007 10 15

LOCN

10(n)



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

Civic Centre  
99 Foster Drive  
P.O. Box 580  
Sault Ste. Marie, Ont. P6A 5N1

## LOCAL IMPROVEMENT CONSTRUCTION BYLAW 2007-170, SECTION 3

### ENGINEER'S REPORT

2007 10 15

Nature of Work	Construction of:	Construction of sanitary sewer, private drain connection and Class "A" pavement
	On:	Franklin Street
	From:	Henrietta Street
	To:	Wallace Terrace
Estimated Cost of Work		\$750,000.00
Estimated Assessable Abutting Frontage		506.2m (Sanitary sewer) 480.6m (Class "A" pavement)
Estimated Cost to be Borne by Assessable Abutting Property		\$26,688.03 (Sanitary sewer) \$37,969.27 (Class "A" pavement)
Estimated Cost to be Borne by The Corporation		\$685,342.70
Special Rate per Metre Frontage		\$30.50 (Sanitary sewer) \$79.50 (Class "A" pavement)
Special Rate per Private Drain Connection		\$304.00
Estimated Interest Rate Term		5% 10 years
Estimated Annual Rate per Metre Frontage		\$ 3.95 (Sanitary sewer) \$10.30 (Class "A" pavement)
Estimated Annual Rate per Private Drain Connection		\$39.37
Estimated Lifetime of the Work		20 years

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carl Rumiel".

Carl Rumiel, P. Eng.  
Design & Construction Engineer

CR/al

Recommended for Approval



Jerry D. Dolcetti, RPP  
Commissioner of Engineering & Planning