

**ADDENDUM**

**REGULAR MEETING OF CITY COUNCIL**

**2008 08 18**

**4:30 P.M.**

**PART ONE – CONSENT AGENDA**

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

**(I) Skatepark Project**

A letter from the Manager Downtown Association is attached for the information of Council.

Mover - Councillor S. Myers

Seconder - Councillor P. Mick

Whereas Skateboarding is a very popular recreational activity in our community; and

Whereas the temporary Skatepark has been dismantled leaving no public location available for legal skateboarding; and

Whereas this is the Year of the Youth and a Skatepark has been identified as a priority need by the International Youth Association; and

Whereas the construction of a Skatepark is part the City's Corporate Strategic Plan, and is supported by the Economic Development Corporation Tourism Division as a positive means of promoting Sault Ste. Marie and making the city a more desirable family destination; and

Whereas tenders have returned higher than could be anticipated with no reason to expect that to change in the near future;

Therefore be it resolved that construction of Phase One of the Skatepark Project proceeds immediately and the additional funds in the amount of \$175,000.00 be taken from any source necessary including reserves as unforeseen expense.

## **PART TWO – REGULAR AGENDA**

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

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

- (b) **Application No. A-19-08-Z - Victor Alfano - 248 Wallace Terrace - Request to Amend Zoning By-law to Permit Parking in Association With Abutting Commercial Use (Auto Body Shop)**

Correspondence concerning this item is attached for the information of Council.

- (c) **Application No. A-20-08-Z.OP - Neil Martin - 1131 Maki Road - Request to Amend Official Plan to Permit a Rural Residential Dwelling**

Mover - Councillor F. Fata

Seconder - Councillor O. Grandinetti

Resolved that Rezoning Application No. A-20-08-Z.OP - Neil Martin - request to amend the City's Official Plan and Zoning By-law to permit a rural residential dwelling at 1131 Maki Road BE APPROVED subject to the rural area provisions outlined in Section 8.5 of Zoning By-law 2005-150.

- (d) **Application No. A-24-08-Z - Palmer Construction Group Inc. - 99 Northern Avenue East - Request to Permit Construction of an Office Building to Accommodate Community Living Algoma**

Correspondence concerning this item is attached for the information of Council.

Mover - Councillor L. Tridico

Seconder - Councillor F. Fata

Resolved that Rezoning Application No. A-24-08-Z - Palmer Construction Group Inc. - request to permit construction of an office building at 99 Northern Avenue East to accommodate Community Living Algoma BE AMENDED by approving only one entrance/exit on Northern Avenue to the proposed new CLA facility.

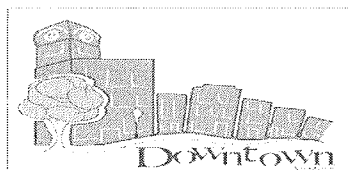
### **10. CONSIDERATION AND PASSING OF BY-LAWS**

#### **OFFICIAL PLAN AMENDMENT**

- (i) 2008-154 A by-law to adopt Amendment No. 152 to the Official Plan.

#### **ZONING**

- (j) 2008-155 A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 1131 Maki Road.



## **downtown association**

**Sault Ste Marie, Ontario**

**August 18, 2008**

**Mayor John Rowswell and City Council  
The Corporation of the City of Sault Ste. Marie  
99 Foster Drive, P.O. Box 580  
Sault Ste. Marie, ON P6A 5N1**

**Re: Skatepark Support**

**Dear Mayor Rowswell and Members of City Council:**

On behalf of the members of the Downtown Association, I am writing this letter in support of the creation of Skatepark in 2008.

Skateboarding has proved a popular sport amongst the youth of our community. This activity is beneficial to our youth in many ways: the opportunity for physical exercise; spending time outdoors and; skills and confidence builder.

Unfortunately, we have witnessed skateboarders misusing various sites in the Downtown area including the cenotaph and the entrance walkways of the Essar Centre. This is not only an illegal activity (as per by-law 94-106), but can also be viewed as disrespectful (i.e., cenotaph) and disruptive to downtown patrons and residents.

Having their own site would provide a much needed sports and recreational outlet for our youth. Considering 2008 is the "Year of the Youth", we believe this would be an excellent time to show your support and begin construction of this worthwhile facility.

Regards,  
Anna Boyonoski  
Manager  
Downtown Association

c.c. Donna Irving, City Clerk

Dear D. P. Irving (City Clerk)

Aug 15/08

P.O. Box 580, Sault Ste. Marie, Ontario, P6A 5N1

6(6)(b)

A-19-08-Z

My name is Gerry DeGregorio and I live at 244 Wallace Terrace, Sault Ste. Marie, Ontario. I am writing a written request to oppose the request to amend Zoning by-law 2005-150 that was filed by Victor Alfano at 248 Wallace Terrace, Sault Ste. Marie, Ont.

I disagree with his request because that address is a residential property and I don't want it looking like a waste land of cars that Victor has been towing from his towing company for the past eight years.

Victor Alfano has been lying to me for the last eight years, stating that the city had permitted him to use his property as a commercial property for towing and impounding cars on this, and around the back yard of his property.

The vehicles that are on the property are broken & damaged & leaking toxic fluids all over the land. This is harmful and dangerous to our wildlife and everything.

trying to grow on that property. Those 6(6)(6)  
vehicles are also attracting thefts and  
vandalism to my property as well.

A body shop should not have fluids and  
cars all over the place.

If Victor Alfano didn't build out his  
business by an extra ten feet, he would  
have proper parking just for vehicles that  
he needed to fix.

Victor Alfano built this business bigger  
than it should have been because he  
was acquainted with the City Inspector,  
which was specially overlooked with a blind  
eye, do to a personal friendship between  
them.

I Gerry DeGregorio would like to see  
the proper permits that allowed Victor  
Alfano the permission to increase the size  
of the original building.

Please consider this request to appose  
Victor Alfano's request to destroy the land

*[Signature]*

which would cause the properties 6(6)(b)  
around him to greatly decrease in property  
value, not to mention the honorable look  
of our properties.

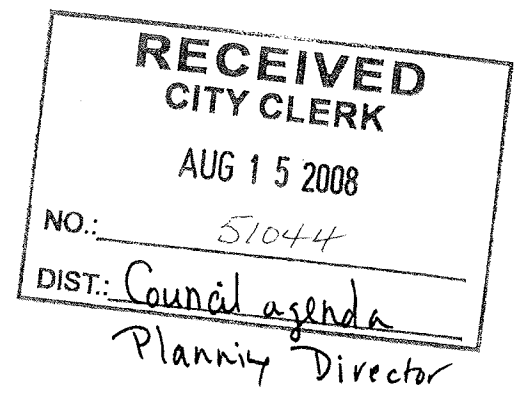
Thank you

Gerry & Thea DeGregorio

Gerry DeGregorio 206-1704

Thea Hicks

*[Signature]*



**Donna Irving**

**From:** Bev Alisch on behalf of City Clerk  
**Sent:** August 18, 2008 8:44 AM  
**To:** Donna Irving  
**Subject:** FW: petition concerning zoning Application No. A-24-08-Z-a request to amend Zoning by-law 2005-150- filed by Palmer Construction Group Inc.

**Attachments:** George Stone Property2.jpg; George Stone Property.jpg



George Stone



George Stone

Property2.jpg (2 ... Property.jpg (994...

Beverly Alisch  
 Council Agenda Clerk  
 City of Sault Ste. Marie  
 Clerk's Department

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

From: mnrbattisti [mailto:mandrbattisti@shaw.ca]  
 Sent: August 16, 2008 12:50 PM  
 To: Derek Darou; John Rowswell; Lou Turco; Lorena Tridico; David Celetti; Frank Fata; Ozzie Grandinetti; Steve Butland; James Caicco; Terry Sheehan; Susan Myers; Bryan Hayes; Pat Mick  
 Cc: City Clerk; derek.darou@sympatico.ca; mandrbattisti@shaw.ca  
 Subject: Re: petition concerning zoning Application No. A-24-08-Z-a request to amend Zoning by-law 2005-150- filed by Palmer Construction Group Inc.

Mayor John Roswell and Councilors:

Please find the two full pages regarding application A-24-08-Z.

We plan to see you on Monday, August 18, 2008 so our concerns can be heard.

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

From: "Derek Darou" <derek.darou@sympatico.ca>  
 To: <mayorjohn@cityssm.on.ca>; <l.turco@cityssm.on.ca>; <l.tridico@cityssm.on.ca>; <d.celetti@cityssm.on.ca>; <f.fata@cityssm.on.ca>; <o.grandinetti@cityssm.on.ca>; <s.butland@cityssm.on.ca>; <j.caicco@cityssm.on.ca>; <t.sheehan@cityssm.on.ca>; <s.myers@cityssm.on.ca>; <b.hayes@cityssm.on.ca>; <p.mick@cityssm.on.ca>  
 Cc: <cityclerk@cityssm.on.ca>; <derek.darou@sympatico.ca>; <mandrbattisti@shaw.ca>  
 Sent: Saturday, August 16, 2008 12:13 PM  
 Subject: petition concerning zoning Application No. A-24-08-Z-a request to amend Zoning by-law 2005-150- filed by Palmer Construction Group Inc.

>  
 > The message is ready to be sent with the following file or link  
 > attachments:  
 >  
 > george stone property  
 >  
 >  
 > Note: To protect against computer viruses, e-mail programs may prevent  
 > sending or receiving certain types of file attachments. Check your  
 > e-mail security settings to determine how attachments are handled.  
 >

To: Mayor John Rowswell & Council  
City of Sault Ste. Marie

6(6)(d)

We the undersigned of the City of Sault Ste. Marie request that Application No. A-24-08-Z which is a request to amend Zoning By-law 2005-150 – filed by Palmer Construction Group Inc. have an amendment.

for the following reason which would only allow one entrance/exit to the proposed new CLA facility and have that entrance/exit only off of Northern Avenue.

As the initiator of this petition, my name is Derek Darou  
and I can be contacted at 719 Wilson Street, Sault Ste Marie, Ontario, 945-9920,  
for further information in relation to this matter.

Name	Address	Signature
DEREK DAROU	719 WILSON ST.	Derek Darou
Josephine Darou	719 WILSON ST.	Josephine Darou
Diego Lauricella	713 Wilson St	Diego Lauricella
Pino Lauricella	713 Wilson St	Pino Lauricella
Amedeo Palarchio	701 Wilson St.	Amedeo Palarchio
MARY PALARCHIO	701 Wilson St.	Mary Palarchio
DORA BURZOSE	697 WILSON ST	Dora Burzose
SAM BURZOSE	697 WILSON ST	Sam Burzose
ANNA CAPUTO	681 WILSON ST	Anna Caputo
Angelo Greco	670 WILSON ST.	ANGELO GRECO
LINA GRECO	670 WILSON ST	Lina Greco
E. RINO	709 WILSON ST.	E. Rino
PHILIP RINO	709 WILSON ST	Philip Rino
P. Cimmino	689 WILSON ST	P. Cimmino
P. Cimmino	689 WILSON ST	P. Cimmino
Reg. Hallford	104 Strand Ave.	Reg. Hallford
MARCEL BONARD	104 Strand Ave.	Marcel Bonard
DORIS McDONALD	666 WILSON ST	Doris McDonald
SUSAN LAPISH	666 WILSON ST	Susan Lapish
ROBERTA CORNACHIO	668 WILSON ST	Roberta Cornachio
TRACY CORNACHIO	668 WILSON ST	Tracy Cornachio
Maria Spina	680 Wilson St	Maria Spina
JOHN SPINA	680 Wilson St	John Spina
ROSE PALARCHIO	686 Wilson St.	Rose Palarchio
ELIA KURCHAK	725 WILSON ST	Elia Kurchak



6(6)(d)

[illegible]

ACT. DEREK DARON 719 WILSON ST. 945-99

THE CORPORATION OF THE CITY OF SAULT STE.MARIE

BY-LAW NO. 2008-154

**OFFICIAL PLAN AMENDMENT:** A by-law to adopt Amendment No. 152 to the Official Plan.

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

1. The Council hereby adopts Amendment No. 152 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 18th day of August, 2008.

\_\_\_\_\_  
MAYOR – JOHN ROWSWELL

\_\_\_\_\_  
CLERK – DONNA 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

**AMENDMENT NO. 152  
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:**

Sec. 8 NPT. Located on the west side of Maki Road, approximately 2300m north of it's intersection with Aubin Road, Civic No. 1131 Maki Road. Zoning Map 2-56.

**BASIS:**

This Amendment is necessary in view of a request to utilize the existing lot for single detached rural residential purposes.

Council now considers it desirable to amend the Official Plan.

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

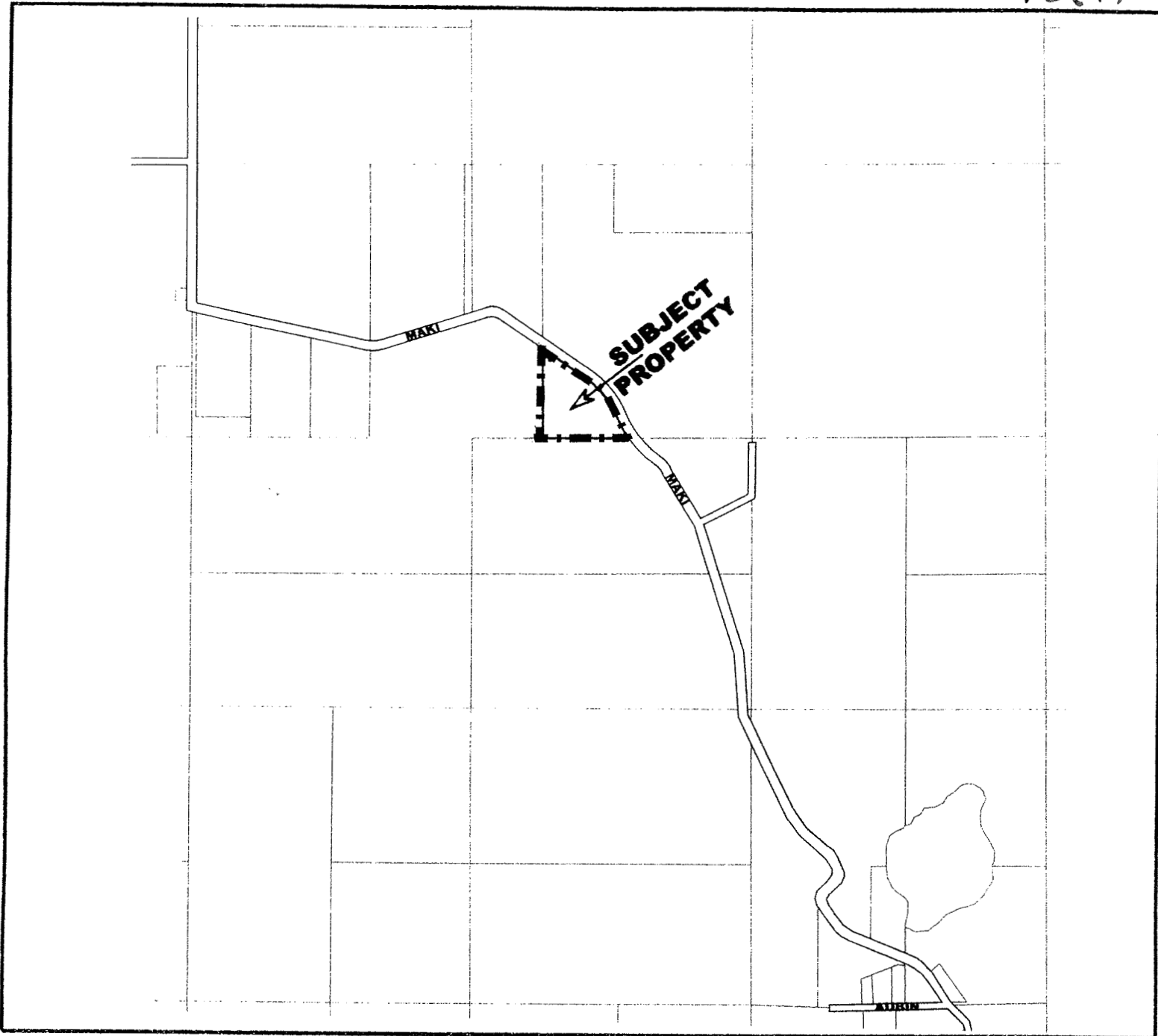
The Official Plan for the City of SSM is hereby amended by adding the following paragraph to the Special Exceptions Section:

"Special Exceptions"

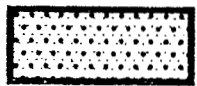
104. Notwithstanding Rural Area Policy 5 of the Official Plan, lands described as Sec. 8 NPT and located on the west side of Maki Road, approximately 2300m north of Aubin Road. Civic No. 1131 Maki Road may be utilized for rural residential purposes.

**INTERPRETATION**

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



OFFICIAL PLAN SCHEDULE "C"  
LAND USE LEGEND



RESIDENTIAL



INDUSTRIAL



PARKS  
RECREATIONAL



COMMERCIAL



INSTITUTIONAL



RURAL AREA

SCHEDULE "A" to AMENDMENT No. 152



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

**BY-LAW NO. 2008-155**

**ZONING:** A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 1131 Maki Road.

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

**1. 1131 MAKI ROAD - LOCATED APPROXIMATELY 1900 M. NORTH OF AUBIN RD.; CHANGE FROM RP TO RPS**

The zone on the lands described in section 2 of this by-law, which lands are shown map 2-56 of Schedule "A" to By-law 2005-150, is changed from RP, Rural Precambrian Uplands Zone to RPS, Rural Precambrian Uplands Zone with a special exception.

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

Section 2 of By-law 2005-151 is amended by adding thereto the following subsection 2 (271) and heading as follows:

**"2(271) 1131 Maki Road**

Despite the provision of By-law 2005-150, the lands located at 1131 Maki Road and shown outlined and marked "subject property" on the subject property map attached as Schedule "A" hereto is changed from RP, Rural Precambrian Uplands Zone to RPS, Rural Precambrian Uplands Zone with a "special exception" to permit a single detached residential home subject to the following special provision:

- "1. The building regulations regarding set back and lot coverage applicable to the Rural Area (RA) zone as set out in section 8.5.2 of By-law 2005-150 shall apply to the subject property."

**3. SCHEDULE "A"**

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

**4. CERTIFICATE OF CONFORMITY**

It is hereby certified that this by-law is in conformity with the Official Plan for the City of Sault Ste. Marie, authorized and in force on the day of the passing of this by-law.

READ THREE TIMES and PASSED in Open Council this 18<sup>th</sup> day of August, 2008.

**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.

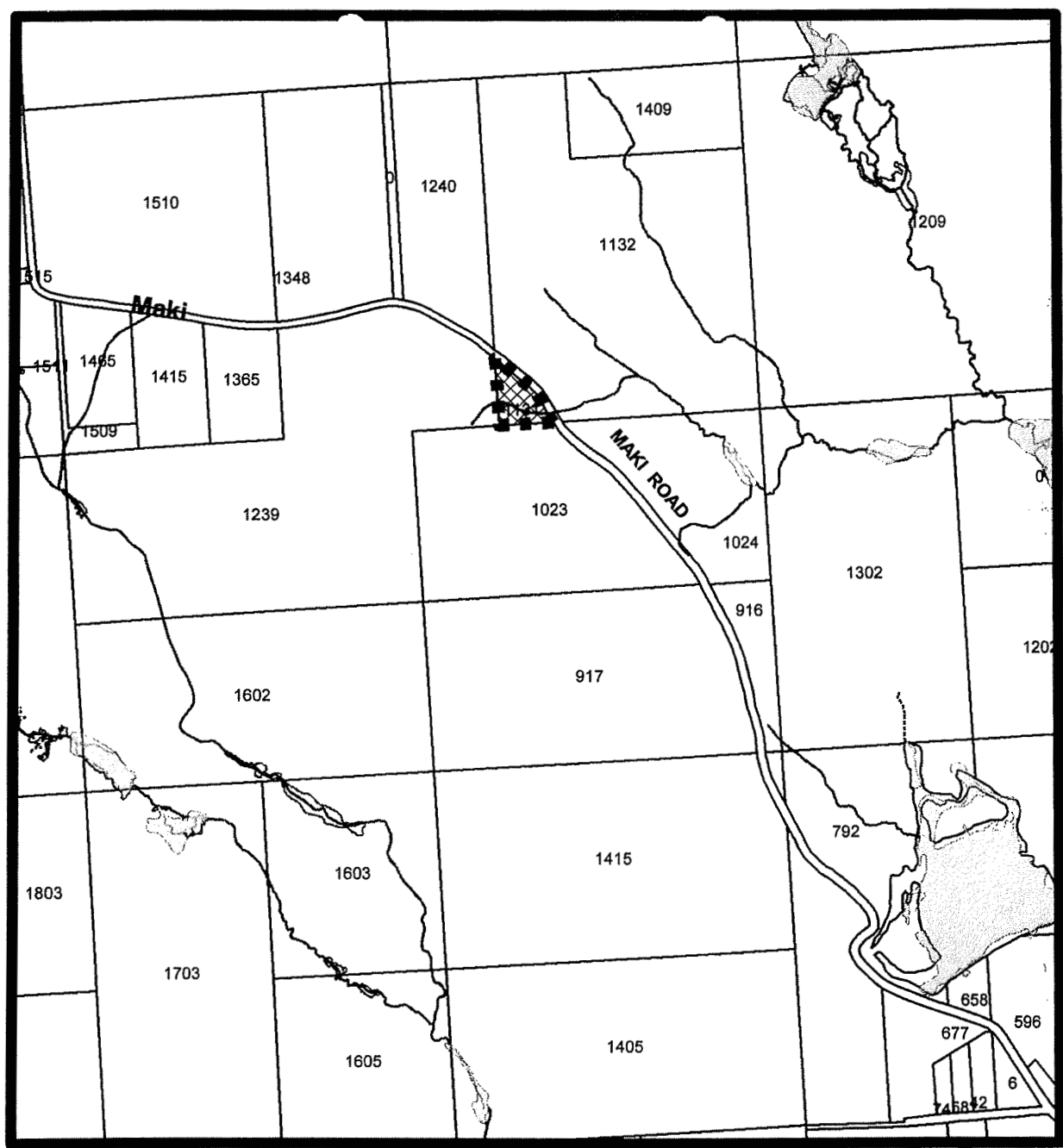
CITY SOLICITOR

\_\_\_\_\_  
MAYOR – JOHN ROWSWELL

\_\_\_\_\_  
CITY CLERK – DONNA P. IRVING

10(j)

SCHEDULE "A" TO BY-LAW 2008-155 AND SCHEDULE 271 TO BY-LAW 2005-151 OF THE CORPORATION OF THE CITY OF SAULT STE. MARIE, BE READ THREE TIMES AND PASSED IN OPEN COUNCIL THIS 18<sup>TH</sup> DAY OF AUGUST, 2008.



**SUBJECT PROPERTY MAP**  
**APPLICATION A-20-08-Z-OP**  
**1131 MAKI ROAD**



METRIC SCALE  
1 : 12000



Subject Property - 1131 Maki Road

MAPS  
501 & 2-56