

AGENDA
REGULAR MEETING OF CITY COUNCIL

2010 09 13

4:30 P.M.

COUNCIL CHAMBERS

1. ADOPTION OF MINUTES

Mover: Councillor P. Mick
Seconder: Councillor L. Turco

Resolved that the Minutes of the Regular Council Meeting of 2010 08 23 be approved.

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

3. APPROVE AGENDA AS PRESENTED

Mover: Councillor P. Mick
Seconder: Councillor S. Butland

Resolved that the Agenda for the 2010 09 13 City Council Meeting as presented be approved.

4. DELEGATIONS/PROCLAMATIONS

- a) Don Mitchell will be in attendance on behalf of the Rowswell family.
- b) Lou St. Jules, Elks Public Relations Co-ordinator will be in attendance concerning Proclamation – “Elks & Royal Purple Oncology Van Program Week, 12th Anniversary”.
- c) Lise Joyal, President, Francophone Centre and Jean-Marc Pelletier, Councillor will be in attendance concerning Proclamation – “Francophone Day”.
- d) Joe Krmpotich, 2010 Campaign Chair, United Way will be in attendance concerning Proclamation – “2010 United Way Campaign”.
- e) Terri-Lynn Chiarello, Publicity Director, 2010 Terry Fox Run, will be in attendance concerning Proclamation – “30th Annual Terry Fox Community Run.”

- f) A representative of the Zonta Club will be in attendance concerning an upcoming event.
- g) Paul Milosevich, Assistant Fire Chief, Fire Prevention and Public Education, will be in attendance concerning Best Practices – Smoke Alarm Program.
- h) Florence Lake, Manager, Community Child Care Services, will be in attendance concerning Best Practices – Online Application Site for Child Care.
- i) Cathy Ferguson, Manager, Municipal Day Nurseries, will be in attendance concerning Best Practices – Day Care.
- j) Frank Sarlo will be in attendance concerning agenda item 6(6)(a).
- k) Brian DeLorenzi and Rob Spina will be in attendance concerning agenda item 6(5)(b).
- l) Bruce Strapp, CEO and Greg Punch, President, Sault Ste. Marie Economic Development Corporation, will be in attendance concerning agenda item 6(8)(a).
- m) Bruce Strapp, CEO Sault Ste. Marie Economic Development Corporation, Tom Vair, Executive Director, Sault Ste. Marie Innovation Centre, and Paul Sullivan, Division Manager, Sea Lamprey Control Centre will be in attendance concerning the community's Natural Sciences sector.

PART ONE – CONSENT AGENDA

5. COMMUNICATIONS AND ROUTINE REPORTS OF CITY DEPARTS; BOARDS AND COMMITTEES

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

Resolved that all the items listed under date 2010 09 13 – 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 Minister of Canadian Heritage and Official Languages is attached for the information of Council.

- c) "Go North" – an overview of an international media visit to Sault Ste. Marie's green sector alternative energy project is attached for the information of Council.
- d) Correspondence requesting permission for a temporary street closing is attached for the consideration of Council:

From 95 Fields Square to 107 Fields Square and 23 Meadow Lane to 24 Meadow Lane on the 18th of September from 1 p.m. to 10 p.m.

The relevant By-law 2010-155 is listed under Item 10 of the Agenda and will be read with all other By-laws listed under that item.

- e) Correspondence concerning requests for permission to hold special occasion permit events at outdoor municipal facilities is attached for the consideration of Council.

Mover: Councillor B. Hayes
Seconder: Councillor S. Butland

Resolved that the following requests to hold Special Occasion Permit events at municipal facilities on the stated dates and time be endorsed by City Council:

Roberta Bondar Pavilion
Sault Area Hospital Foundation – RBC Royal Bank Chilifest
September 26, 2010 from 12 noon to 4p.m.

North Street Baseball Field
Sault Ste. Marie Boxing Club – Slopitch Tournament
September 17th, 2010 from 6 p.m. to 11p.m.
September 18th, 2010 from 11a.m. to 11p.m.

f) **Council Travel**

Mover: Councillor P. Mick
Seconder: Councillor L. Turco

Resolved that Councillor Ozzie Grandinetti be authorized to travel to the Northern Ontario Business Awards being held in Thunder Bay (2 days in October) at an estimated cost to the City of \$1,100.

g) **Staff Travel**

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

Mover: Councillor B. Hayes
Seconder: Councillor S. Butland

Resolved that the Staff Travel Requests contained in the report of the Chief Administrative Officer dated 2010 09 13 be approved as requested.

h) New Financial Assistance Policy for Miscellaneous National/International Competitions

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

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

Resolved that the report of the Manager, Recreation and Culture dated 2010 09 13 concerning the New Financial Assistance Policy for Miscellaneous National/International Competitions be accepted and that the recommendations to approve the policy and fund it from the existing budget for sport/cultural assistance grants be endorsed.

i) Tenders for Equipment – Public Works & Transportation Department

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

Mover: Councillor P. Mick
Seconder: Councillor S. Butland

Resolved that the Report of the Manager of Purchasing dated 2010 09 13 be endorsed and that the tenders for the supply and delivery of various pieces of equipment required by the Public Works and Transportation Department be awarded as recommended.

j) McNabb South Market Extension Project

A report of the Director of Engineering Services is attached for the consideration of Council.

Mover: Councillor B. Hayes
Seconder: Councillor S. Butland

Resolved that the report of the Director of Engineering Services dated 2010 09 13 concerning McNabb South Market Extension Project be accepted as information.

k) Essar Centre – 2009 Annual Report

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

Mover: Councillor P. Mick
Seconder: Councillor L. Turco

Resolved that the Essar Centre 2009 Annual Report be accepted as information.

I) Rehabilitation of Municipal Bridge No. 1 – Hwy 17/Great Northern Road, 0.4km North of Fourth Line

A report of the Director of Engineering Services is attached for the consideration of Council.

Mover: Councillor B. Hayes
Seconder: Councillor S. Butland

Resolved that the report of the Director of Engineering Services dated 2010 09 13 concerning Contract 2010-9E, Rehabilitation of Municipal Bridge No. 1 – Hwy 17/Great Northern Road, 0.4km North of Fourth Line be accepted and the recommendation that Contract 2010-9E not be awarded but that it be retendered in 2011 together with the rehabilitation of the second Root River bridge be approved.

m) Lorraine Avenue – Streetlights

A report of the Director of Engineering Services is attached for the consideration of Council. This report is in response to an outstanding resolution dated 2008 12 01, wherein Council requested a report on the feasibility of installing streetlights on Lorraine Avenue and better lighting on the path between Lewis Road and Meadow Park Crescent.

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

Resolved that the report of the Director of Engineering Services dated 2010 09 13 concerning Lorraine Avenue – Streetlights be received as information.

n) Council Resolution of June 28 Regarding Advertising Signs on Utility Poles

A report of the City Solicitor is attached for the consideration of Council. This report is in response to an outstanding resolution dated 2010 06 28.

Mover: Councillor B. Hayes
Seconder: Councillor S. Butland

Resolved that the report of the City Solicitor dated 2010 09 13 be accepted and the recommendation that the City regulate advertising signs as outlined in the Sign by-law be approved.

o) Evaluation of request to Install Speed Humps on Queensgate Boulevard

A report of the Commissioner Public Works and Transportation is attached for the consideration of Council. This report is in response to an outstanding resolution dated 2010 08 23.

Mover: Councillor P. Mick
Seconder: Councillor S. Butland

Resolved that the report of the Commissioner Public Works and Transportation dated 2010 09 13 concerning speed humps on Queensgate Boulevard be accepted as information.

p) Immigration Portal Phase Three Contracts with Ministry of Citizenship and Immigration

A report of the Manager, Information Technology Division is attached for the consideration of Council.

The relevant By-Law No. 2010-153 is listed under Item 10 of the Agenda and will be read with all by-laws under that item.

PART TWO – REGULAR AGENDA

6. REPORTS OF CITY DEPARTMENTS; BOARDS AND COMMITTEES

6.(5) LEGAL

a) 874 Queen Street East (former Eastgate Hotel)

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

Mover: Councillor S. Myers
Seconder: Councillor P. Mick

Whereas offers to purchase have been received by city Council for 874 Queen Street East (former Eastgate Hotel) and

Whereas this property is a hazard of health and safety presenting a daily risk to the surrounding residents and all passersby and there is an urgent need to address the status of this building as soon as possible, And whereas it is unknown to City Council as to the capability of any purchaser as to their ability to perform restoration or renovation to the satisfaction of City Council,

Therefore be it resolved that the following conditions be attached to acceptance of any offer which would see the building rehabilitated:

- 1) A performance bond of \$75,000 be held by the City and failure to perform renovations that would pass Ontario Building Code inspection by a specified date would result in 100% forfeit of the bond and return of the property to the City.
- 2) All renovations must be completed and meet Ontario Building Code including final inspection and approval by the Chief Building Inspector not later than August 31, 2011.
be accepted by Council.

Mover: Councillor S. Myers
Seconder: Councillor S. Butland

Whereas at the August 23, 2010 Council meeting, a resolution was passed concerning 874 Queen Street East (former Eastgate Hotel) which had the effect of having Council only consider offers for this property which had been submitted by August 23, 2010;
Therefore be it resolved that Council now reconsider this decision and accept offers submitted after August 23, 2010.

Mover: Councillor B. Hayes
Seconder: Councillor S. Butland

Resolved that the offer of 1022254 Ontario Inc. (Algoma Insurance) to purchase the property known as 874 Queen Street East (Eastgate Hotel) on the condition that the Company demolish the building and subject to the Company making an arrangement (subject to Council approval) with respect to tipping fees prior to October 15, 2010 be accepted.

b) **Third Reading of By-Law 2010-61 Being a By-law to Close Up a Lane in the Laird Subdivision**

A report of the City Solicitor is attached for the consideration of Council.
The relevant By-Law No. 2010-61 is listed under Item 10 of the Agenda and will be read with all by-laws under that item.

6.(6) PLANNING

a) **Proposed St. Mary's Grotto in Bellevue Park**

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

Mover: Councillor P. Mick
Seconder: Councillor L. Turco

Resolved that the report of the Planning Director dated 2010 09 13 concerning the proposed St. Mary's Grotto in Bellevue Park be accepted and the Planning Director's recommendation that City Council approve the development of a historic religious grotto dedicated to St. Mary on Prince

Island in Bellevue Park for residents and tourists at no cost to the City, subject to an appropriate use and maintenance agreement, be endorsed.

b) **Application No. A-11-10-Z – David Stapleford – Located 135 Glasgow – Requesting Rezoning from “I” (Institutional) to “R.3” (Low Density Residential)**

A report of the Planning Director dated 2010 09 13 is attached for the consideration of Council.

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

Resolved that the report of the Planning Division dated 2010 09 13 concerning Application No. A-11-10-Z – filed by David Stapleton – 135 Glasgow Avenue be accepted and the Planning Director's recommendation that City Council approve the application and rezone the subject property from "I" (Institutional) zone to "R3" (Low Density Residential) zone, and that the Site Plan control designation be removed from the subject property, be endorsed.

c) **Application No. A-12-10-Z – City of Sault Ste. Marie – Located Rear 556 Goulais Avenue – Requesting Rezoning from “R.2” (Single Detached Residential) to “PR” (Parks and Recreational)**

A report of the Planning Director dated 2010 09 13 is attached for the consideration of Council.

Mover: Councillor B. Hayes
Seconder: Councillor S. Butland

Resolved that the report of the Planning Division dated 2010 09 13 concerning Application No. A-12-10-Z – filed by the City of Sault Ste. Marie – 556 Rear Goulais Avenue be accepted and the Planning Director's recommendation that City Council approve the request to rezone the subject property from "R2" (Single Detached Residential) zone to "PR" (Parks and Recreation) zone, be endorsed.

d) **Application No. A-13-10-T – Premiere Landscaping & Garden Centre Inc. – Located 1151 Second Line West – Requesting to Utilize the Subject Property for a Topsoil Stripping Operation**

Two reports of the Planning Director dated 2010 09 13 are attached for the consideration of Council.

Mover: Councillor S. Butland
Seconder: Councillor B. Hayes

Resolved that agenda item 6(6)(d) be deferred to a future meeting of Council.

Mover: Councillor P. Mick
Seconder: Councillor S. Butland

Resolved that the report of the Planning Division dated 2010 09 13 concerning Application No. A-13-10-T – filed by Premiere Landscaping & Garden Centre Inc. – 1151 Second Line West be accepted and the Planning Director's recommendation that City Council approve the request to permit a topsoil tripping operation on the subject property for a period not to exceed three years subject to no development within 30m of the adjacent residences, and further;
That City Council authorize an agreement as per Section 142 of the Municipal Act with Premiere Landscaping and Garden Centre Inc. for topsoil removal subject to the conditions contained in this report, be endorsed.

e) **Application No. A-14-10-Z.OP – Tina Colizza – Located 163 Old Garden River Road – Requesting Rezone from Residential “R.2” (Single Detached Residential) to “C.4” (General Commercial)**

Two reports of the Planning Director dated 2010 09 13 are attached for the consideration of Council.

Mover Councillor B. Hayes
Seconder Councillor S. Butland

Resolved that agenda item 6.(6)(e) be deferred to a future meeting of Council.

Mover Councillor P. Mick
Seconder Councillor L. Turco

Resolved that the report of the Planning Division dated 2010 09 13 concerning Application No. A-14-10-Z.OP – filed by Tina Colizza – 163 Old Garden River Road be accepted and the Planning Director's recommendation that City Council approve Official Plan Amendment No. 174, re-designating the subject property Commercial on Official Plan Land Use Schedule “C”, and that City Council approve rezoning the subject property from “R2”, (Single Detached Residential) zone to “C4”, (General Commercial) zone, with the following Special Exceptions:

1. That no loading facilities be located in a yard adjacent to the northerly residentially zoned properties;
2. That the subject property be designated as an area of Site Plan Control;

3. That along Second Line East, a 5 metre road widening, if not already conveyed, must be conveyed to the City, be endorsed.
- f) **Application No. A-15-10-Z.OP – 225927 Ontario Inc. – Located 50 Linda Road – Requesting Rezone from Residential to Commercial and to Rezone Blocks 'A' and 'B' from "R.2" (Single Detached Residential) Zone to "C.4" (General Commercial) Zone with a Special Exception**

A report of the Planning Director dated 2010 09 13 is attached for the consideration of Council.

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

Resolved that the report of the Planning Division dated 2010 09 13 concerning Application No A-15-10-Z.OP – filed by 225927 Ontario Inc. – 50 Linda Road be accepted and the Planning Director's recommendation that City Council approve, subject to the applicant finalizing an agreement for the conveyance or easement of Block 'A', Official Plan Amendment No. 175, re-designating Blocks 'A', 'B' and 'C' to Commercial on Official Plan Land Use Schedule "C", and that City Council approve rezoning Blocks 'A' and 'B' from "R2", (Single Detached Residential) zone to "C4", (General Commercial) zone, subject to the six conditions contained in the report, be endorsed.

6.(8) **BOARDS AND COMMITTEES**

- a) **Sault Ste. Marie Economic Development Corporation 2009 Annual Report**

The 2009 Sault Ste. Marie Economic Development Corporation Annual Report is provided under separate cover.

Mover: Councillor P. Mick
Seconder: Councillor S. Butland

Resolved that the Sault Ste. Marie Economic Development Corporation 2009 Annual Report be received as information.

- b) **Canadian Bushplane Heritage Centre (CBHC) Economic Development Fund Application (\$75,000) SSMEDEC Board Recommendation to Support Contribution**

A report of the CEO, Sault Ste. Marie Economic Development Corporation is attached for the consideration of Council.

Mover: B. Hayes
Seconder: L. Turco

Resolved that the report of the CEO, Sault Ste. Marie Economic Development Corporation (SSMEDC) dated 2010 09 07 concerning Economic Development Fund application of the Canadian Bushplane Heritage Centre (CBHC) be accepted as information and that the application for Economic Development Funding of \$75,000 be approved subject to the following:

- 1) That the SSMEDC continue to support the Canadian Bushplane Heritage Centre in its tourism and marketing efforts;
 - 2) That Tourism Sault Ste. Marie work with the CBHC to develop a tourism and marketing strategy and report back to Council in this regard prior to the summer of 2011;
 - 3) That the SSMEDC work in collaboration with City Council, David Orazietti, M.P.P., and Tony Martin, M.P., to seek a long term solution for financial assistance to support the operations of the Canadian Bushplane Heritage Centre.
- c) **Business Sault Ste. Marie, a Division of SSMEDC Economic Development Fund Application – \$6,000 Feasibility Study Entrepreneurship Incubator**

A report of the CEO, Sault Ste. Marie Economic Development Corporation is attached for the consideration of Council.

Mover: S. Butland
Seconder: P. Mick

Resolved that the report of the CEO, Sault Ste. Marie Economic Development Corporation (SSMEDC) dated 2010 09 07 concerning Economic Development Fund application for a Feasibility Study – Entrepreneurship Incubator be accepted as information and that the application of Business Sault Ste. Marie for Economic Development Funding of \$6,000 be approved subject to the following:

- 1) That the funding of \$6,000 is conditional upon the Community Development Corporation's support of \$4,000;
- 2) That the SSMEDC will work in partnership with community stakeholders to complete the study and report back to City Council.

- d) **Economic Development Fund Application – City's Conference and Special Events Budget Enhancement**

A report of the CEO, Sault Ste. Marie Economic Development Corporation is attached for the consideration of Council.

Mover: L. Turco
Seconder: B. Hayes

Resolved that the report of the CEO, Sault Ste. Marie Economic Development Corporation (SSMEDC) dated 2010 09 07 concerning Economic Development Fund application for enhancement of the City's Conference and Special Events budget be accepted as information and that the application for \$80,000 as one-time funding be approved.

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

- a) Mover: Councillor D. Celetti
Seconder: Councillor O. Grandinetti

Whereas trucks and transports leaving Essar Steel at the Patrick Street gate are turning left onto Lyons Avenue and going to Korah Road to Second Line; and

Whereas the residences on Korah Road are requesting that Korah Road go from a Class "A" Truck Route to Class "B" Truck Route due to noise, speed, street conditions and vibration from these trucks causing damage to homes and property;

Therefore be it resolved that City staff be requested to review and report on the feasibility of installing proper signage directing trucks and transports eastward at Patrick Street down to the underpass to Carmen's Way then east or west as needed.

- b) Mover: Councillor T. Sheehan
Seconder: Councillor

Whereas there are many Saultites who have made significant impacts in their areas of excellence such as Sports, Culture, Education, Politics, Military, Public Safety, Business, Humanities, Science, Social Development, Public Service, etc.; and

Whereas a number of new subdivisions are in the process of being planned, developed and built in Sault Ste. Marie.

Now therefore be it resolved that Engineering and Planning be requested to report back to Council as to how the City could work with developers in Sault Ste. Marie in order to give them the choice of naming city streets after great Saultites and also to report as to how entire subdivisions could be themed around a certain group of people from one of the areas of excellence.

- c) Mover: Councillor T. Sheehan
Seconder: Councillor S. Myers

Whereas the City of Sault Ste. Marie has forged great ties with the country of Portugal and has developed Sister City relationships; and

Whereas there have been a number of exploratory inbound and outbound trade missions with the country of Portugal; and
Whereas Sault Ste. Marie has declared itself the Alternative Energy Capital of North America; and
Whereas nearly 45 percent of the electricity in Portugal's grid will come from renewable sources this year, up from 17 percent just five years ago.
Therefore be it resolved that City Council request that the Economic Development Corporation and Green Committee examine business opportunities between Portugal and Sault Ste. Marie which can create more jobs in the areas of green and alternative energy.

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.

AGREEMENTS

- a) 2010-153 – A by-law to authorize the Agreement between the Corporation of the City of Sault Ste. Marie and her Majesty the Queen in Right of Ontario as represented by the Minister of Citizenship and Immigration.

A report from the Manager of Information Technology is on the agenda.

ZONING

- b) 2010-152 – A by-law to amend Sault Ste. Marie Zoning by-law 2005-150 concerning lands located at 556 Goulais Avenue (City)
- c) 2010-154 – A by-law to amend Sault Ste. Marie Zoning by-law 2005-150 concerning lands located at 135 Glasgow Avenue (David Stapleford)

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

LANE CLOSINGS

- d) 2010-161 – A by-law to stop up, close and authorize the conveyance of a lane in the Laird Subdivision.

A report from the City Solicitor is on the agenda.

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

12. ADDENDUM TO THE AGENDA

13. ADJOURNMENT

Mover Councillor B. Hayes
Seconder Councillor L. Turco

Resolved that this Council shall now adjourn.

ACTING MAYOR

CLERK

MINUTES
REGULAR MEETING OF CITY COUNCIL
2010 08 23
4:30 P.M.
CITY COUNCIL AGENDA

Present: Acting Mayor F. Fata, J. Caicco, B. Hayes, D. Celetti, O. Grandinetti, S. Myers, L. Tridico, T. Sheehan, S. Butland, F. Manzo, P. Mick

Absent: Mayor John Rowswell (illness), L. Turco (vacation)

Officials: J. Fratesi, M. White, L. Bottos, J. Elliott, J. Dolcetti, N. Apostle, D. Maki

1. ADOPTION OF MINUTES

Moved by: Councillor T. Sheehan

Seconded by: Councillor D. Celetti

Resolved that the Minutes of the Regular Council Meeting of 2010 07 19 be approved. CARRIED

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

3. APPROVE AGENDA AS PRESENTED

Moved by: Councillor S. Myers

Seconded by: Councillor D. Celetti

Resolved that the Agenda for the 2010 08 23 City Council Meeting as presented be approved.

Recorded Vote:

For: J. Caicco, B. Hayes, D. Celetti, O. Grandinetti, S. Myers, L. Tridico, S. Butland, F. Manzo

Against: Acting Mayor F. Fata, T. Sheehan, P. Mick

Absent: Mayor J. Rowswell, L. Turco

4. DELEGATIONS/PROCLAMATIONS

- a) Katie Yakasovich, Algoma University Student Union Vice President – External was in attendance for the Proclamation of “Shine Day”
- b) Dominic Parrella, Vice President Operations and Engineering, PUC Inc., was in attendance to address Council regarding agenda item 6(8)(b) and (c).
- c) Lisa Vezeau-Allen, Executive Director, Sault Youth Association was in attendance to provide Council with an update of 2010 accomplishments.

- d) Anna Boyonoski and Grace Tridico were in attendance concerning agenda item 5(bb).
- e) Judy McGonigal and Kathy Yukich were in attendance concerning agenda item 6(8)(a).

PART I – CONSENT AGENDA

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

Moved by: Councillor T. Sheehan

Seconded by: Councillor L. Tridico

Resolved that all the items listed under date 2010 08 23 - Part One - Consent Agenda and Addendum #1 be approved as recommended, save and except 5(bb) and 5(ee).

- a) Correspondence from AMO and OGRA was received by Council.
- b) Correspondence from the Corporation of the Town of New Tecumseth concerning ramifications of Workplace Safety Insurance Act as it pertains to presumptive legislation for fire fighters, and opposing the HST were received by Council.
- c) Correspondence from the Ontario Lottery and Gaming Corporation advising that the quarterly payment of the 5% - 2% allocation from April 1 to June 30, 2010 is \$373,970.00 was received by Council.
- d) Correspondence from the Corporation of the Municipality of Wawa regarding the upcoming 50th Anniversary of the opening of the Lake Superior Section of the Trans-Canada Highway was received by Council.
- e) Correspondence from Diane Morrell, Chair, Accessibility Advisory Committee concerning further options for the Downtown Development Initiative was received by Council.
- f) Correspondence from the St. Mary's River Marine Heritage Centre was received by Council.
- g) Correspondence from the Honourable John Gerretsen, Minister of the Environment concerning Integration of Planning and Environmental Requirements for Infrastructure Projects was received by Council.
- h) Correspondence from G.A. (Bud) Campbell on behalf of OBO Queensgate Residents concerning a request for an evaluation to install speed humps on Queensgate Boulevard was accepted by Council.

Moved by: Councillor S. Butland

Seconded by: Councillor J. Caicco

Resolved that the request for an evaluation to install speed humps on Queensgate Boulevard be referred to Public Works for review and report back to Council. CARRIED

- i) Correspondence requesting permission for private property liquor license extension was accepted by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor D. Celetti

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

Royal Canadian Legion Branch 25

96 Great Northern Road

Ladies Auxiliary Convention – September 9 to 16, 2010. CARRIED

- j) Correspondence requesting permission for a liquor license extension to be held at a municipal facility was accepted by Council.

Moved by: Councillor T. Sheehan

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 time be endorsed by City Council:

Strathclair Park

Canadian Lounge

Banker's League Slow Pitch Tournament – August 28, 2010. CARRIED

- k) **Absence of Mayor**

Moved by: Councillor S. Myers

Seconded by: Councillor D. Celetti

Resolved that Council authorize the continued absence of Mayor Rowswell further to the provisions of Section 259(1)(c) of the Municipal Act. CARRIED

- l) **Council Travel**

Moved by: Councillor S. Myers

Seconded by: Councillor L. Tridico

Resolved that Councillor Lou Turco be authorized to travel to Wawa to the 50th Anniversary of the Opening of the Lake Superior Section of the Trans Canada Highway (3 days in September). CARRIED

m) **Staff Travel Requests**

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

Moved by: Councillor T. Sheehan

Seconded by: Councillor D. Celetti

Resolved that the Staff Travel Requests contained in the report of the Chief Administrative Officer dated 2010 08 23 be approved as requested. CARRIED

n) **Tenders for Equipment– Public Works & Transportation Department**

The two reports of the Manager of Purchasing were accepted by Council.

Moved by: Councillor T. Sheehan

Seconded by: Councillor D. Celetti

Resolved that two reports of the Manager of Purchasing dated 2010 08 23 be endorsed and that the tenders for the supply and delivery of various pieces of equipment required by the Public Works and Transportation Department be awarded as recommended. CARRIED

o) **Mayor and Council Travel Expenses, January 01 – June 30, 2010**

The report of the Commissioner of Finance and Treasurer was accepted by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor D. Celetti

Resolved that the report of the Commissioner of Finance and Treasurer dated 2010 08 23 concerning Mayor and Council travel expenses for the period January 1 to June 30, 2010 be received as information. CARRIED

p) **Property Tax Appeals**

The report of the City Tax Collector was accepted by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor L. Tridico

Resolved that pursuant to Section 357 of the Municipal Act 2001, adjustments to the tax accounts as outlined in the City Tax Collectors report of 2010 08 23 be approved and the tax rolls to be amended accordingly. CARRIED

q) **Ontario Regulation 284/09**

The report of the Manager of Finance and Audits was accepted by Council.

Moved by: Councillor D. Celetti

Seconded by: Councillor L. Tridico

Resolved that the report of the Manager of Finance and Audits dated 2010 08 23 concerning Ontario Regulation 284/09 be approved for the budget year 2010. CARRIED

- r) **Design Build Procurement**
The report of the Director of Engineering Services was accepted by Council.

Moved by: Councillor S. Myers
Seconded by: Councillor D. Celetti
Resolved that the report of the Director of Engineering Services dated 2010 08 23 concerning Design Build Procurement be received as information.
CARRIED
- s) **Pine Street Extension – Northern Avenue to Second Line – Agreement for Engineering Services**
The report of the Director of Engineering Services was attached for the consideration of Council.
The relevant by-law 2010-147 was listed under item 10 of the agenda and will be read with all other by-laws listed under that item.
- t) **John Street Reconstruction – Wellington Street to Connree Avenue – Agreement for Engineering Services**
The report of the Director of Engineering Services was accepted by Council.
The relevant by-law 2010-148 was listed under item 10 of the agenda and was read with all other by-laws listed under that item.
- u) **Pim Street Sewage Pumping Station Project Completion – Engineering Fees**
The report of the Land Development and Environmental Engineer was accepted by Council.

Moved by: Councillor T. Sheehan
Seconded by: Councillor D. Celetti
Resolved that the report of the Land Development and Environmental Engineer dated 2010 08 23 concerning Pim Street Sewage Pumping Station Project Completion – Engineering Fees be received as information and the recommendation that the upset limit in consulting fees be increased to \$631,500 be approved. CARRIED
- v) **Lighting Retrofit at the Public Works and Transportation Department, Sackville Road**
The report of the Environmental Initiatives Coordinator was accepted by Council.

Moved by: Councillor T. Sheehan
Seconded by: Councillor L. Tridico
Resolved that the report of the Environmental Initiatives Coordinator dated 2010 08 23 concerning lighting retrofit be accepted and that \$60,000 be allocated from the Green Committee reserve fund to be used to leverage additional money from external sources to complete the most comprehensive lighting retrofit possible at the Public Works and Transportation site. CARRIED

- w) **Follow up to TSSA Presentation Regarding Signs Distributing the Soil**
The report of the City Solicitor was accepted by Council.

Moved by: Councillor T. Sheehan
Seconded by: Councillor D. Celetti

Resolved that the report of the City Solicitor dated 2010 08 23 regarding Follow up to the Presentation to Council by Mr. Michael Goldberg of the Technical Standards and Safety Authority regarding signs disturbing the soil on municipal property, including, but not limited to, election signs be received as information.
CARRIED

- x) **Council Resolution of June 28 Regarding Abandoned Shopping Carts**
The report of the City Solicitor was accepted by Council.

Moved by: Councillor S. Myers
Seconded by: Councillor D. Celetti

Resolved that the report of the City Solicitor dated 2010 08 23 concerning Abandoned Shopping Carts be received as information. CARRIED

- y) **Lane Closing Application – Wilding Park Subdivision**

The report of the City Solicitor was accepted by Council.
The relevant by-laws 2010-143 and 2010-144 were listed under Item 10 of the Agenda and were read with all other by-laws listed under that item.

- z) **Palmer Construction Group – A-5-10-Z – 2325 Great Northern Road – By-law 2010-57**

The report of the City Solicitor was accepted by Council.

Moved by: Councillor S. Myers
Seconded by: Councillor L. Tridico

Resolved that the report of the City Solicitor dated 2010 08 23 concerning Palmer Construction Group – A-5-10-Z appeal be received as information.
CARRIED

- aa) **Minimum Maintenance Standards and the Request from Ontario Good Roads Association**

The report of the City Solicitor was accepted by Council.

Moved by: Councillor T. Sheehan
Seconded by: Councillor L. Tridico

Resolved that the report of the City Solicitor dated 2010 08 23 regarding Minimum Maintenance Standards and the Request from Ontario Good Roads Association be received as information and that the City Sault Ste. Marie contribute \$1,000 toward the Minimum Maintenance Standards Litigation Fund.
CARRIED

bb) **Expanding the Downtown Association Business Improvement Area (BIA) to Include the City Centre BIA**

The report of the Assistant City Solicitor was accepted Council.

Moved by: Councillor T. Sheehan

Seconded by: Councillor D. Celetti

Resolved that the report provided of the Assistant City Solicitor dated 2010 08 23 concerning Expanding the Downtown Association Business Improvement Area be received as information. CARRIED

Councillor L. Tridico declared a pecuniary interest – operates a business in the proposed area.

Moved by: Councillor B. Hayes

Seconded by: Councillor P. Mick

Resolved that staff undertake the required process to expand the boundary of the Downtown Association Business Improvement Area to include the area from Dennis Street up to (but not including) Gore Street. CARRIED

Councillor L. Tridico declared a pecuniary interest – operates a business in the proposed area.

cc) **St. Mary's River Bridge Company – Request for Support for a Private Bill to Freeze Property Taxes at Present Day Levels**

The report of the Assistant City Solicitor was accepted by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor D. Celetti

Resolved that the report of the Assistant City Solicitor dated 2010 08 23 concerning the St. Mary's River Bridge Company be accepted and that the recommendation that Council support the application of the Company for enabling legislation which would have the effect of freezing property taxes at present day levels for a period of not more than 25 years for property owned by the Company be approved. CARRIED

Councillor L. Tridico declared a pecuniary interest – resides adjacent to St. Mary's Paper.

dd) **Cancellation of POA Courts and Appointment of Justice of the Peace**

The report of the Court Liaison Supervisor POA Division was accepted by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor D. Celetti

Resolved that the report of the Court Liaison Supervisor POA Division dated 2010 08 23 concerning cancellations of POA Courts and Appointments of Justices of the Peace received as information and that the Council of the City of Sault Ste. Marie call on the Attorney General to fill the two current positions, which have been vacant for more than two years, for Sault Ste. Marie and area Provincial Offences Courts be received as information. CARRIED

- ee) **Proposed Traffic Lights at the Second Line/Black Road Intersection**
The report from the Commissioner of Public Works and Transportation was accepted by Council.

Moved by: Councillor T. Sheehan
Seconder Councillor L. Tridico

Resolved that the report of the Commissioner of Public Works and Transportation dated 2010 08 23 concerning proposed traffic lights at the intersection of Second Line and Black Road be received as information and the recommendation that the intersection of Black Road and Second Line be reviewed in the Spring of 2011 to determine whether traffic warrants justify the installation of traffic signals and that funding to complete the traffic signal installations be considered in the 2011 Budget deliberations be approved.
CARRIED

PART TWO – REGULAR AGENDA

6. REPORTS OF CITY DEPARTMENTS; BOARDS AND COMMITTEES

- (5)(a) **Legal**

Eastgate Hotel – 874 Queen Street East

The reports of the City Solicitor were received by Council.

Moved By: Councillor F. Manzo

Seconded by: Councillor L. Tridico

Resolved that agenda item 6(5)(a) be deferred to the September 13th, 2010 Council meeting.

Recorded Vote

For: J. Caicco, B. Hayes, L. Tridico, F. Fata, T. Sheehan, S. Butland, F. Manzo

Against: D. Celetti, O. Grandinette, S. Myers

Absent: Mayor J. Rowswell, L. Turco

Moved by: Councillor S. Myers

Seconded by: Councillor P. Mick

Whereas offers to purchase have been received by City Council for 874 Queen Street East (former Eastgate Hotel) and

Whereas this property is a hazard of health and safety presenting a daily risk to the surrounding residents and all passersby and there is an urgent need to address the status of this building as soon as possible,

And whereas it is unknown to City Council as to the capability of any purchaser as to their ability to perform restoration or renovation to the satisfaction of City Council,

Therefore be it resolved that the following conditions be attached to acceptance of any offer:

1. A performance bond of \$75,000 be held by the City and failure to perform renovations that would pass Ontario Building Code inspection by a specified date would result in 100% forfeit of the bond and return of the property to the City.
2. All renovations must be completed and meet Ontario Building Code including final inspection and approval by the Chief Building Inspector not later than Aug.31, 2011.

Moved By: Councillor O. Grandinetti

Seconded by: Councillor S. Myers

Whereas we have received 3 offers on the Eastgate property;

Therefore be it resolved that we will not accept any offers after this day of 2010 08 23. CARRIED

(6)(a) **Planning**

Hub Trail Construction – Waterfront Walkway Extension – Bushplane Centre Option – City Contract 2010-6E

The report of the Planning Director was accepted by Council.

Moved by: Councillor L. Tridico

Seconded by: Councillor T. Sheehan

Resolved that the report of the Planning Director dated 2010 08 23 concerning Hub Trail Construction – Waterfront Walkway Extension – Bushplane Centre Option be accepted as information. CARRIED

(8) **Boards and Commissions, etc**

(8)(a) **Historic Sites Board – Heritage Discovery Centre Project Update**

The report of the Chair, Historic Sites Board was accepted by Council. Correspondence from Mayor Rowswell to the Honourable James Moore, Minister of Canadian Heritage and Official Languages was also accepted by Council.

Moved by: Councillor T. Sheehan

Seconder Councillor L. Tridico

Resolved that the report of the Chair, Historic Sites Board dated 2010 08 23 concerning Heritage Discovery Centre Project Update be received as information. CARRIED

(8)(b) **PUC Inc. – East End Water Taste Concerns**

The report of the Vice President Operations and Engineering of the PUC Inc. was accepted Council.

Moved by: Councillor T. Sheehan

Seconded by: Councillor L. Tridico
Resolved that the report of the Vice President Operations and Engineering, PUC Inc. dated 2010 08 16 concerning East End Water Taste Concerns be accepted as information. CARRIED

(8)(c) **PUC Inc. – 2010 Second Quarter Shareholder Report**

The report of the President and CEO, PUC Inc. was accepted by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor D. Celetti

Resolved that the Second Quarter Shareholder Report for PUC Inc. be accepted as information. CARRIED

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

- a) Moved by: Councillor D. Celetti
Seconded by: Councillor S. Myers
Whereas a significant section of Second Line is a five lane road with residential houses with very small front yards; and
Whereas the speed limit on Second Line is 60 km/hr; and
Whereas many motorists travel Second Line at speeds of 70 km/hour or more; and
Whereas there are safety concerns for young families with children, school buses, people using sidewalks extremely close to curbs, etc.
Now therefore be it resolved that appropriate staff review this situation with a view to reducing speeds on Second Line and report back to council within two months;
Further that Sault Ste. Marie Police Services be asked to strictly enforce the 60 km/hr speed limit on Second Line. CARRIED
- b) Moved by: Councillor P. Mick
Seconded by: Councillor B. Hayes
Whereas the feeding of raccoons has resulted in a health hazard and nightly disturbances in a Ward 3 neighbourhood, and
Whereas residents have paid over \$500. to hire a trapper to relocate over 21 raccoons
Be it resolved that Council requests staff to report back on the establishment of a by-law prohibiting the feeding of raccoons in residential neighbourhoods. CARRIED
- c) Moved by: Councillor B. Hayes
Seconded by: Councillor J. Caicco
Whereas currently the MP, MPP, and Mayor/Council do not meet on a regular basis if at all;
Whereas each level of government has unique responsibilities and challenges yet ultimately exist to collectively provide appropriate and efficient levels of service for their constituents;
Whereas it will be beneficial to the community as a whole should these

individuals meet on a regular basis to share information, ideas, concerns and perhaps resources in a joint effort to continue to move the community forward;

Whereas meetings of this nature will also service to keep the community informed providing they are documented and public;

Now therefore be it resolved that the Mayor and two Councillors establish an initial meeting with the MP and MPP to determine the makeup of the Committee, frequency and dates of meetings as well as an initial agenda; And furthermore be it resolved that representation from Council should include the Mayor at all times as well as two rotating members of Council.

CARRIED

- d) Moved by: Councillor L. Tridico
Seconded by: Councillor T. Sheehan
Whereas there is an issue with traffic on Rossmore Road and Farwell Terrace; and
Whereas residents of this area are asking City Council to help them find a solution; and
Whereas a petition to have a three-way stop sign placed at the corner of Rossmore Road and Farwell Terrace has been signed by a significant number of residents in this area;
BE IT RESOLVED THAT appropriate City staff investigate and report back to Council as to the feasibility of placing a three-way stop sign at the Rossmore Road and Farwell Terrace intersection. CARRIED

- e) Moved by: Councillor T. Sheehan
Seconded by: Councillor P. Mick
Whereas the Sault Youth Association has taken the lead and been successful on a great deal of projects and initiatives; and
Whereas Local Government Week is a school-focused campaign to celebrate the important role municipal governments play in shaping our communities. Local Government Week is a program of the Association of Municipal Managers, Clerks and Treasurers of Ontario, and is supported by the Ministry of Municipal Affairs and Housing, and the Association of Municipalities of Ontario; and
Whereas this year, Student Vote is partnering with the Local Government Week Team to co-ordinate its first ever parallel municipal election program in Ontario. During September and October 2010, students can learn about municipal government and investigate local candidates and issues.
Between October 17 and 23, students across the province will cast ballots for their local mayor, councillor and school trustee. The results will be shared with media for broadcast and publication after the official polls close.
Now therefore be it resolved that City Council requests that the Sault Youth Association play a part in helping launch the first ever parallel municipal election program in Sault Ste. Marie www.studentvote.ca CARRIED

- f) Moved by: Councillor S. Myers

Seconded by: Councillor L. Tridico
Whereas the Heritage Discovery Centre project has been postponed due to a variety of uncontrollable factors and
Whereas this project remains a very high priority for the City and Historic Sites Board and
Whereas the provincial government remains committed to \$1 million in funding and
Whereas there are a number of other funding programs both private and public that will be pursued to proceed with this project,
And whereas the City's financial participation is critical,
Therefore be it resolved that all city funds presently identified for the Heritage Discovery Centre project be held in reserve until such time as an alternative funding plan is developed and approved by City Council.
CARRIED

- g) Moved by: Councillor F. Manzo
Seconded by: Councillor P. Mick
Whereas City Council is charged with the responsibility of ensuring the general health and safety of this community; and
Whereas two resolutions brought forward at that meeting regarding changes to the current sign by-law 2005-15 were defeated and only dealt with City rights of way or public property;
Therefore be it resolved that the appropriate City department contact Ontario One Call, PUC Inc. and Shaw requesting locates on all property within the jurisdiction of the City of Sault Ste. Marie and have those locates renewed as dictated under the law to ensure the safety of the citizens of this City;
Further that the appropriate City department contact PUC Inc., Union Gas, Bell, Shaw and any other utility that might have buried cable or lines to request that they ensure that all lines or cables are properly buried at a safe distance below ground so that residents will not accidentally rupture such lines or cables by piercing the ground on their property above the accepted ground frost level. **DEFEATED**

- h) Moved by: Councillor P. Mick
Seconded by: Councillor Bryan Hayes
Whereas the contractor who built some of the homes on Peach Street has developed a paved walking path alongside 51 Peach Street to city property which lies between Peach Street and Ben R. McMullin property; and
Whereas there are several small children who will be attending Ben R. McMullin;
Therefore be it resolved that Council requests staff to make city property accessible for these children to walk to school safely instead of going through the ditch. **CARRIED**

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

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

Moved by: Councillor T. Sheehan

Seconded by: Councillor D. Celetti

Resolved that all the bylaws under Item 10 of the Agenda under date 2010 08 23 be approved save and except 2010-151. CARRIED

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

AGREEMENTS:

a) **2010-147**

Moved by: Councillor S. Myers

Seconded by: Councillor D. Celetti

Resolved that By-law 2010-147 being a by-law to authorize the execution of an agreement between the City and Kresin Engineering for the construction of the Pine Street extension from Northern Avenue to Second Line be PASSED in Council this 23rd day of August, 2010. CARRIED.

Councillor B. Hayes declared a pecuniary Interest – resides on Pine Street.

A report from the Director of Engineering Services was on the agenda.

b) **2010-148**

Moved by: Councillor S. Myers

Seconded by: Councillor D. Celetti

Resolved that by-law 2010-148 being a by-law to authorize the execution of an agreement between the City and Genivar Consultants for the reconstruction of John Street between Wellington Street and Conmee Avenue. Be PASSED in open Council this 23rd day of August, 2010.

CARRIED

A report from the Director of Engineering Services is on the agenda.

c) **2010-151**

Moved by: Councillor S. Myers

Seconded by: Councillor D. Celetti

A by-law to authorize a contract between the City and R. M. Belanger Limited for the rehabilitation of Municipal Bridge No. 1 Highway 17/Great Northern Road. TABLED

The report from the Design and Construction Engineer was on the agenda.

COMMUNITY SERVICES DEPARTMENT

d) **2010-149**

Moved by: Councillor S. Myers

Seconded by: Councillor D. Celetti

Resolved that by-law 2010-149 being a by-law to authorize the issuance of

\$5.1 million of long term debt to finance the construction of a West End Community Centre be PASSED in open council this 23rd day of August, 2010. CARRIED

Approved by Council resolution February 22, 2010.

LANE ASSUMPTIONS

e) **2010-143**

Moved by: Councillor S. Myers
Seconded by: Councillor D. Celetti

Resolved that by-law 2010-143 being a by-law to assume for public use and establish as a public lane, a lane in the Wilding Park Subdivision, Plan 6541 be PASSED in open Council this 23rd day of August, 2010. CARRIED

The report from the City Solicitor was on the agenda.

PARKING

(f) **2010-145**

Moved by: Councillor S. Myers
Seconded by: Councillor D. Celetti

Resolved that by-law 2010-145 being a by-law to appoint Municipal Law Enforcement Officers to enforce the by-laws on various private properties and to amend Schedule "A" to by-law 90-305 be PASSED in open Council this 23rd of August, 2010. CARRIED

REGULATIONS

(g) **2010-146**

Moved by: Councillor S. Myers
Seconded by: Councillor D. Celetti

Resolved that by-law 2010-146 being a by-law to amend sections of by-law 2005-166 (being a by-law to regulate signs within the City of Sault Ste. Marie) be PASSED in Open Council this 23rd day of August, 2010. CARRIED

Approved by Council resolution July 19, 2010.

STREET ASSUMPTIONS

(h) **2010-150**

Moved by: Councillor s. Myers
Seconded by: Councillor D. Celetti

Resolved that by-law 2010-150 being a by-law to assume for public use and establish as public streets various parcels of land conveyed to the City be PASSED in open Council this 23rd day of August, 2010. CARRIED

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

LANE CLOSINGS

- (i) **2010-144**
Moved by: Councillor S. Myers
Seconded by: Councillor D. Celetti
Resolved that by-law 2010-144 being a by-law to stop up, close and authorize the conveyance of a lane in the Wilding Park Subdivision, Plan 6541 be read a FIRST and SECOND time this 23rd day of August, 2010.
CARRIED
By-laws before Council for **THIRD** reading which do not require more than a simple majority

- (j) **LANE CLOSINGS**
2010-139
Moved by: Councillor S. Myers
Seconded by: Councillor D. Celetti
Resolved that by-law 2010-139 being a by-law to stop up, close and authorize the conveyance of a lane in the Hime-Chitty Subdivision, Plan 18954 be read a THIRD time and passed in OPEN COUNCIL this 23rd day of August 2010. **CARRIED**

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

- Moved by: Councillor S. Myers
Seconded by: Councillor L. Tridico
Resolved that this Council shall now go into Caucus to:
1. Discuss one matter concerning potential litigation
2. Discuss one matter concerning identifiable individuals
Further be it resolved that should the said Caucus meeting be adjourned, Council may reconvene in Caucus to discuss the same matters without the need for a further authorizing resolution. **CARRIED**

12 **ADDENDUM TO THE AGENDA**

13 **ADJOURNMENT**

- Moved by: Councillor S. Myers
Seconded by: Councillor D. Celetti
Resolved that this Council shall now adjourn. **CARRIED**

ACTING MAYOR

CITY CLERK



AMO Policy Update – September 9, 2010

MPAC

New municipal representatives appointed to MPAC's Board

Earlier this month, the Honourable Dwight Duncan, Minister of Finance, appointed three new municipal representatives to the Board of Directors of the Municipal Property Assessment Corporation (MPAC). Chosen from among a list of 22 names provided by AMO, the three new individuals joining the Board are:

- Jim McDonell, Mayor, South Glengarry Township
- Dan Mathieson, Mayor, City of Stratford
- Jim Wilson, Chief Administrative Officer, County of Haliburton

Thanks go to the three outgoing municipal representatives whose terms of office expired this year:

- Margaret Black, Mayor, Township of King
- Debbie Zimmerman, Councillor, Region of Niagara (past MPAC Board Chair)
- Lloyd Russell, Commissioner of Finance and Treasurer, York Region

MPAC's Board is now composed of:

Municipal Representatives

- Al Edmondson, Mayor, Municipality of Middlesex Centre
- Mike Wood, Councillor, City of Dryden
- Jim McDonell, Mayor, South Glengarry Township
- Dan Mathieson, Mayor, City of Stratford
- Jim Wilson, Chief Administrative Officer, County of Haliburton
- Cliff Jenkins, Councillor, City of Toronto
- Doug Nadorozny, Chief Administrative Officer, City of Greater Sudbury
- Steve Zorbas, Treasurer, City of Burlington

Taxpayer Representatives

- Victor Fiume
- Douglas Jure
- Laura Leyser
- Debra Marshall
- Lorraine (Lori) J. Shalhoub

Provincial Representatives

- Steven Delaney
(1 vacancy)



AMO Policy Update – September 9, 2010

Parliamentary Assistants

Parliamentary Assistants With New Portfolios

Several Ontario parliamentary assistants are getting new portfolios. The Premier made the following changes on September 2, 2010:

- Wayne Arthurs becomes Parliamentary Assistant to the Minister of Intergovernmental Affairs
- Bas Balkissoon becomes Parliamentary Assistant to the Minister of Community and Social Services
- Rick Johnson becomes Parliamentary Assistant to the Minister of Infrastructure
- Dr. Kuldip Singh Kular becomes Parliamentary Assistant to the Minister of Health and Long-Term Care
- Jean-Marc Lalonde becomes Parliamentary Assistant to the Minister of Health Promotion and Sport
- Dave Levac becomes Parliamentary Assistant to the Minister of Energy
- Amrit Mangat becomes Parliamentary Assistant to the Minister of Transportation
- Phil McNeely becomes Parliamentary Assistant to the Minister of Health and Long-Term Care
- Yasir Naqvi becomes Parliamentary Assistant to the Minister of Education
- Leeanna Pendergast becomes Parliamentary Assistant to the Minister of Finance
- Maria C.J. Van Bommel becomes Parliamentary Assistant to the Minister of Agriculture, Food and Rural Affairs

The two PAs for Ministry of Municipal Affairs & Housing remain the same.

For a complete list of Parliamentary Assistants, please [click here](#)

5(a)



AMO Policy Update – September 9, 2010

Executive Appointments**Executive Appointments**

Recent executive appointments notable for municipal governments include:

Carol Layton becomes the Deputy Minister of Transportation. Carol was the Deputy Minister of Revenue and has also held deputy minister positions in the former ministries of Public Infrastructure Renewal and Citizenship, deputy minister responsibilities for Seniors, Women's Issues and Results Delivery. (effective September 4, 2010)

John Burke becomes the Deputy Minister of Agriculture, Food and Rural Affairs. He was the Deputy Minister of Community Safety in the Ministry of Community Safety and Correctional Services and previously the Deputy Minister of Municipal Affairs and Housing, the Deputy Minister of Natural Resources. (effective September 7, 2010)

Ian Davidson becomes the Deputy Minister of Community Safety in the Ministry of Community Safety and Correctional Services. He was the Commissioner of Community Safety and the Commissioner of Emergency Management in the Ministry of Community Safety and Correctional Services. He was also formerly the President of the Ontario Association of Chiefs of Police and Sudbury's Police Chief. (effective September 7, 2010)

David Lindsay becomes the Deputy Minister of the new Ministry of Energy. Formerly the Deputy Minister of Energy and Infrastructure and was previously the Deputy Minister of Northern Development, Mines and Forestry, Natural Resources, Tourism and the acting Deputy Minister of Culture. (effective September 7, 2010)

Drew Fagan becomes the Deputy Minister of the new Ministry of Infrastructure and retains his current responsibility for Seniors. He was the Deputy Minister of Tourism and Culture and Deputy Minister Responsible for Seniors. He was formerly the Assistant Deputy Minister of Strategic Policy and Planning and the Department of Foreign Affairs and International Trade Canada. (effective September 7, 2010)

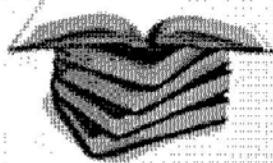
September 09, 2010

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Events**> Elected Official Trainings and Workshops**

AMO is proud to present a number of upcoming trainings and workshops for Municipal Elected Officials for 2010 - 2011.

The workshops and sessions in this guide are open to all municipal elected officials and staff. AMO is also able to provide any of the workshops listed as in-house sessions developed and personalized for your municipality, and can be opened up to include Council Members, Municipal Staff, Committees, Boards and Chairs.

For more information on the sessions please use the navigation links to the left or click on the session of interest in the calendar below. Please note the Effective Municipal Councillor Training 2011-Getting Started and The Meetings Series have been scheduled back to back in each location to allow for the best use of your time and start for your new term!

All sessions are full day sessions (8:30 am to 4:30 pm) with lunch included.

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Location	Heads of Council 2010	Effective Municipal Councillor Training 2011: Getting Started	Meetings Series 2011
Cornwall: Best Western Parkway		Jan 4	Jan 5
Kingston: Radisson	Nov 19	Jan 7	Jan 8
Timmins: Days Inn		Jan 12	Jan 13
North Bay: Best Western North Bay	Dec 3	Jan 14	Jan 15
Dryden: Best Western Dryden		Jan 19	Jan 20
Thunder Bay: Travelodge Airlane	Nov 25		
Thunder Bay: Valhalla Inn		Jan 21	Jan 22
Renfrew: Best Western Renfrew		Jan 26	Jan 27
Peterborough: Best Western Otonabee	Nov 20	Jan 28	Jan 29
Huntsville: TBD		Feb 2	Feb 3
Orillia: Best Western Mariposa	Dec 4	Feb 4	Feb 5
Sault Ste. Marie: TBD		Feb 8	Feb 9
GTA: AMO Offices		Feb 11	Feb 12
Owen Sound: Best Western Inn on the Bay		Feb 15	Feb 16
London: Four Points Sheraton	Nov 27	Feb 17	Feb 18

Contact Special Events at events@amo.on.ca or at (416) 971-9856 ext. 330

- > Register online: [Click here.](#)
- > Download registration form: [Click here.](#)

5(b)

Minister of Canadian Heritage
and Official Languages



Ministre du Patrimoine canadien
et des Langues officielles

Ottawa, Canada K1A 0M5

His Worship John Rowswell
Mayor of the Corporation of the City of Sault Ste. Marie
Civic Centre
Post Office Box 580
Sault Ste. Marie, Ontario
P6A 5N1

AUG 26 2010

Dear Mr. Mayor:

Thank you for your letter of July 22, 2010, regarding funding provided to the City of Sault Ste. Marie by the Department of Canadian Heritage's Canada Cultural Spaces Fund for the Heritage Discovery Centre Project. I appreciate you taking the time to update me on the status of this project. Our Government is proud to be a major funding partner in this initiative—the only Northern Ontario legacy project for the commemoration of the Bicentennial of the War of 1812.

I understand that a meeting was held on August 5, 2010, between City staff and senior departmental officials, as well as municipal Historic Sites Board members, to review the status of the construction project. Please be assured that we are aware of the construction delays and are making every effort to ensure that the maximum contribution possible is allocated for this project, while respecting program funding policies and guidelines.

I encourage City staff to continue providing project updates directly to Mr. Todd Scarfone, Senior Program Officer, Ontario Regional Office, Department of Canadian Heritage, by telephone at 416-952-0845 or via electronic mail at todd.scarfone@pch.gc.ca.

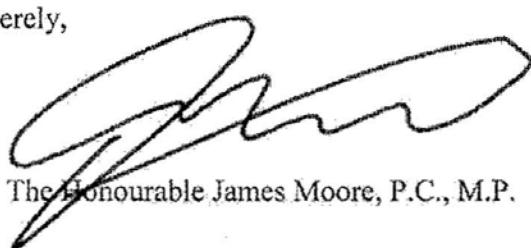
Please accept my best wishes.

Sincerely,

RECEIVED

AUG 31 2010

MAYOR'S OFFICE


The Honourable James Moore, P.C., M.P.

c.c.: The Honourable Chuck Strahl, P.C., M.P.
Mr. Tony Martin, M.P.

Canada

5(b)



JOHN ROWSWELL, M.Eng., P.Eng., P.E.
MAYOR

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

2010 07 22

Canadian Heritage
15 Eddy Street
Gatineau, QC K1A 0M5

Attention: Honourable James Moore, Minister of Canadian Heritage and Official Languages

Dear Minister Moore:

Subject: Heritage Discovery Centre Project -- Sault Ste. Marie, Ontario

With the Infrastructure Stimulus Fund announcements in early 2009, the City of Sault Ste. Marie applied for funding and continued to work through the spring and summer of 2009 to get this project shovel ready. In October 2009, through your office, the City of Sault Ste. Marie was notified that they would be receiving a contribution of up to \$1.8 million from the Federal Government's Canada Cultural Spaces Fund for this very exciting project. The City immediately ramped up the project to meet the aggressive date of March 31, 2011.

In addition to the Federal Government's generous contribution of \$1.8 million, the Provincial Government is contributing \$1 million through NOHFC for this project, which is estimated to cost \$4 million.

This project enjoys the prestigious status of being designated as the only Northern Ontario legacy project for the War of 1812 Bicentennial commemoration. This is a fundamental reason for the funding being approved for this project.

The City of Sault Ste. Marie considers itself extremely fortunate as it is very seldom that cultural projects receive such a high level of contribution from the senior levels of government; however the March 31, 2011 deadline for completion of the project has put the entire project in jeopardy. Through the recent tendering of the project the contractor advised us that they are unable to complete the project by the deadline. One of the main factors attributed to this is Northern Ontario's construction season being much shorter compared to our counterparts in southern Ontario. It does not seem fair that we should be penalized for this.

. . . 2.

*naturally
gifted*

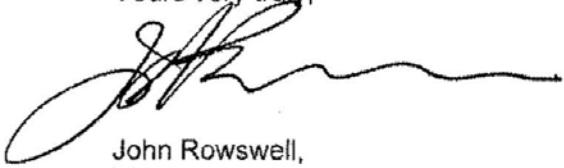
Attention: Honourable James Moore, Minister of Canadian Heritage and Official Languages
Subject: Heritage Discovery Centre Project – Sault Ste. Marie, Ontario (2010 07 22) Page 2.

In conversation with Canada Cultural Spaces staff in regard to their regular funding program, we were encouraged that the Infrastructure Stimulus Fund through Canada Cultural Spaces might look favourably upon our application for funding. Now, perhaps, Canada Cultural Spaces would consider funding a portion of this project from their regular program, which would allow for funding beyond March 31, 2011.

This project, like many projects, faces a few hurdles in order for it to move forward; however, at this time the deadline of March 31, 2011 imposed by the Canada Cultural Spaces program is the most substantial hurdle. Without an extension to the deadline, the other hurdles will not be able to be addressed. It is important to note that the NOHFC contribution does not have a March 31, 2011 deadline.

It is respectfully being requested that the deadline of March 31, 2011 be relaxed for this project so that it can continue in a reasonable time frame. It is anticipated to be totally completed by the fall of 2011.

Yours very truly,



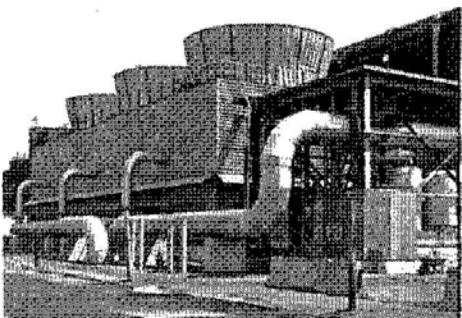
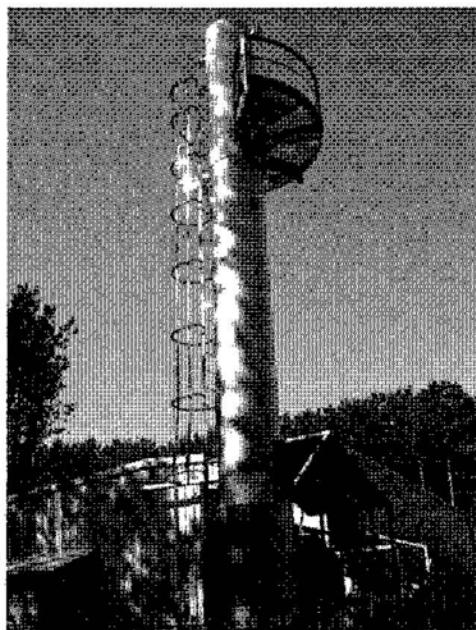
John Rowswell,
Mayor

cc: Honourable Tony Clement, Minister of Infrastructure
Tony Martin, MP
David Orazietti, MPP
T. Scarfone, Cultural Spaces Canada Program
Members of City Council
Sault Ste. Marie Historic Sites Board

GO NORTH

Sault Ste. Marie, Ontario

An overview of the international media visit to
Sault Ste. Marie's green sector alternative energy projects



Sault Ste. Marie
ECONOMIC
DEVELOPMENT
CORPORATION



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Overview: Go-North Media Tour in Sault Ste. Marie

Background

In March 2010, a group of 11 journalists from across Europe visited Sault Ste. Marie to learn – and write – about the exciting developments in the local green sector. The delegation represented a variety of publications in several countries, including Germany, the United Kingdom and France. The reporters heard presentation and took site tours from various green companies and projects, such as:

- Elementa Group (waste-to-energy)
- Ellsin Environmental (tire recycling)
- Pod Generating Group (solar farm)
- Essar Steel's cogeneration project
- Heliene Canada (solar panel manufacturer)
- SITTM Technologies (biodiesel production)

The journalists also heard from City Councillors, City staff, and representatives from the Sault Ste. Marie Economic Development Corporation and Innovation Centre. The local presenters made the argument – a rather successful one – that the community deserves the title of Alternative Energy Capital of North America.

The Go-North Media Tour was organized by the Ontario Ministry of Economic Development and Trade, in partnership with the Sault Ste. Marie Economic Development Corporation. The strong support of City Council and staff was also instrumental in the three-day event.

Results

The familiarization tour led to a number of published stories in news outlets across Europe. Not only do these articles shine a bright spotlight on the Sault's growing green sector, it also gave global publicity to the community itself, something that may lead to tourism and business-partnership benefits as well.

NOTE: Despite being based in a particular country, many of the publications listed below are classified as "international," as both their audience and story topics are essentially spread worldwide.

<u>Germany</u>	- Sun & Wind Energy - Umweltmagazin - Maschinenmarkt - Energiespektrum
<u>United Kingdom</u>	- ReNews; Real Power; Cleantech Investor - Energy Engineering Magazine - Environment Industry Magazine
<u>France</u>	- Commerce International - Enerpresse Magazine and Enerpresse Online - Energie Plus - CleanTechRepublic.com - Energy et Développement Durable

In total, the publicity generated by the Go-North Media Tour is promoting Sault Ste. Marie, and the green projects within, around the world. While it's difficult to describe specific, tangible benefits, the outcome – in terms of putting the community on the map – will almost certainly have a long-lasting positive image on the city.

The following articles are some of the English-language stories generated by the familiarization tour:

SUN & WIND ENERGY

5/2010

WIND ENERGY

**Market overview:
large turbines**

SOLAR THERMAL

**RES directive:
visions for the future**

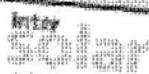
CSP

**Desertec: a new
strategy is needed**

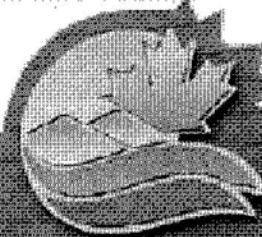
**Module production:
PHOTOVOLTAICS
new concepts
for the market**

Intersolar preview:

Pages news
and products



Solar



Welcome to

Bienvenue

SAULT STE. MARIE

Ontario • Canada

*naturally
gifted*

Ste. Marie has the courage to dream

The way out of the crisis: It's always possible to protect the environment. A relatively small town in Ontario, Canada attracts attention with its consistent establishment of environmental technology.

Sault Ste. Marie is a medium-sized Ontarian town with a big aim: to become the alternative energy capital of North America.

Photo: SSM Economic Development Corporation

Most people outside Canada have probably never heard of Sault Ste. Marie. This is not surprising considering that the medium-sized town in the south of the Canadian province of Ontario has few attractions to offer. One would not suspect that the town is home to a population of 75,000. A large area is covered with detached houses, which are grouped around an, at times, bleak high street. Similar to many North American towns, there is no actual town centre. Given its unostentatious appearance, it is easy to forget that SSM, as the locals call it, is one of the oldest towns on the continent. The first settlement on the current municipal area was founded by the French in the 17th century.

Situated at St. Mary's River which connects Lake Huron with Lake Superior, for two centuries SSM benefited from growing trade in the border area be-

tween Canada and the USA. The town was known for its steel production. However, the boom is long over. The population is declining, ships have become a rarity. Sault Ste. Marie is facing structural changes similar to those experienced by the old industrial centres in Europe.

Two sectors pointed the way out of the prostrate economy: services and new technologies. Aside from the remaining steel mill, Sault Ste. Marie's inhabitants are now working in call centres. And increasingly, they are also finding employment in energy-related future technologies. The aim proclaimed by the town council with the support of entrepreneurs, the business development institutions and the provincial government attests to a healthy level of self-confidence. Without any trace of modesty, Tom Valr of the SSM Innovation Centre declares: "We are turning our town into the alternative energy capital of North America." And as everybody knows, that includes the USA. Apparently, there is no fear of failure in SSM. All those involved are going ahead full steam, affirms Randy Tallon, International Relations Director at the Economic Development Corporation: "We in the north are the most aggressive."

First Nations are involved

To date, the town's technology campaign has brought 200 new jobs to town. That's not much, but numerous companies are at just starting out, either building their first production facilities or increasing production after the pilot phase. According to the town council, the population's almost uniform acceptance of alternative energy has been a major factor contributing to the success of the initiative. "Nobody's demonstrating against this development", says Robert Maier, an entrepreneur. "On the contrary, everybody's carrying a sign asking 'Can I help?'

However, background talks have revealed that, in the case of wind energy at least, this is not entirely true. When GE commissioned the largest wind farm in Canada with 126 wind turbines in 2006, there was criticism lamenting the "disfigurement of the landscape". However, the resistance was "hardly notable" says Bruce Strapp, head of the local economic development institution.

This assessment is supported by the fact that the local native Americans, the First Nations, are endorsing the ambitious plans. The approx. 3,000 native Americans, whose living conditions are less desolate in Canada than in the USA, have sold portions of their substantial land holdings to alternative energy companies. According to Strapp, a dialogue is going on: "It is crucial to involve the First Nations."

Core activity is waste-to-energy

In SSM, those involved pointedly talk about "alternative energy" which is not the same as renewable energy. One of the flagship projects is the Essar Algoma steel mill, which has been producing steel south of SSM for 109 years and has been one of the largest employers in the region since then. The company, which is part of the Indian Essar Group, produces heavy plates for wind turbine towers in close cooperation with the German SIAG Schaeffler Industrie AG, one of the leading suppliers in the wind industry.

The steel mill covers half of its energy requirement of 135 MW from its own sources. Classic steel production generates usable gas not only in one but in two places: in the coking plant and in the blast furnace. Aside from iron and scrap metal, coke, which results from the gasification of coal, is one of the main components in steel production. The resulting coking gas found widespread use as city gas even in private households until the 60's. The second source is the blast furnace, where blast furnace gas results from the reaction of coke with oxygen and water.

This is not the only project that cannot truly claim to use renewable energy sources. Nevertheless, these projects can make a major contribution towards energy efficiency and the prevention of CO₂. Robert Maier, for example, has founded the company Ellsin Environment Ltd. "We unbake the cake", is how he describes his business concept. To be more specific, Maier breaks down discarded

car tyres into their basic components of steel, oil and carbon. He insists on pointing out: "We do not shred or burn the tyres. Instead, we reverse the principle of polymerisation."

The core piece of his plant consists of a colossal microwave that breaks down tyres in a vacuum. Hence, the process is similar to gasification, as carried out in coking plants or in the gasification of wood. Maier subsequently condenses the gas components, which were set free by the breakdown, into oil which in turn can be converted into electricity. As a last step, Maier separates the steel reinforcements from the pure carbon. Both materials are in great demand and Maier has no problem selling them. He is now constructing a pilot plant for his globally patented facilities that contains two production lines, each breaking down 900 tyres a day. This plant alone produces 300 t of steel, 1,000 t of carbon and 600 m³ of oil per year which can be converted into 400 MWh of electricity.

And there is no need to worry about lack of fresh supplies. Globally, approximately 1,000 million tyres are discarded every year. Maier's target is 20 % of this supply. To reach this aim, he would have to build close to 100 plants all over the world.

Why has Maier decided to locate his RP technology in Sault Ste. Marie? "The town has a broad scientific basis and well-trained staff", he says. "And low taxes."

These factors should also benefit the two resident bio-energy projects: SITTM Technologies Inc. produces bio diesel from waste catering oils and fats as well as from plant and forestry waste. The chief attraction is the fact that the refinery SITTM has built is hardly bigger than two containers. The profitable micro refinery is an interesting proposition for local authorities. Elements Group Inc., which produces usable gas from household waste employing a gasification process, also focuses on local authorities as customers (see page 262).

With a population of over 12 million, Ontario is the most populous province in Canada. Last year, the parliament passed the Green Energy Act, the most extensive environmental technology support programme in North America.



ELLSIN
environmental Ltd.

ENVIRONMENTAL
WIRTSCHAFTS INTERNATIONALE



Robert Maier at the ground-breaking ceremony for the factory building of Elsin Environment Ltd.: "What we do is unbaking the cake."

Photo: Elsin



Trailblazer in the wind and solar energy sector

Naturally, alternative energy production also includes renewable energy. The above-mentioned 126 GE turbines supply as much as double the amount of electricity needed by the town. Even solar energy is feasible in SSM's pronounced continental climate although the town is not located in Canada's sunbelt. Apparently, that doesn't stop anybody from turning the big sun wheel: The Pod Generating Group has recently bought land on which it plans to build the biggest solar power plant in Canada, spread over six locations in town. The surfaces, which are covered with thin-film modules, will have a power output of 60 MW.

"The Germans were impressed with the project", says Pod's Vice President Robert Reid in describing the inaugural visit of the Q-Cells delegation at SSM. They were particularly impressed by the support provided by the local authorities. The German solar cell manufacturer has expanded its project business over the last two years. In SSM, the company is also active as an EPC contractor (EPC = engineering, procurement and construction). However, domestic content requirements must be complied with: In Ontario, the figure is currently 50 %, from next year onwards it will be 60 %.

The only module manufacturer in Ontario will also move to Ste. Marie in the near future: Heliene Inc. is establishing a fully automated module production site in the town. The company's parent is Helios Energy Europe Srl in Barcelona, Spain, which, in turn, is a Gamesa subsidiary that has joined forces with several Canadian investors to found Heliene. In August 2010, module production is to go on line. The planned product is remarka-

ble: Following a start-up phase involving 60- or 72-cell modules and an annual production of 30 MW, the company plans to change over to 96 cells per module. This module will produce 400 W, raising annual production to 80 MW in this phase.

Photo: Elements

ble: Following a start-up phase involving 60- or 72-cell modules and an annual production of 30 MW, the company plans to change over to 96 cells per module. This module will produce 400 W, raising annual production to 80 MW in this phase.

Politics are giving a strong push

This development in the region would not be possible without the driving force of the Green Energy Act (GEA) passed by the provincial government of Ontario in 2009. Its core element is a feed-in tariff which guarantees prices for electricity generated from renewable energy. In some areas, the GEA is exceedingly generous. PV systems below 10 kW of rated power, for example, receive 60 Canadian dollar cents (45 €-cts) per kilowatt hour fed into the grid. Remuneration for onshore wind power is as high as 9.9 CAD-cts/kWh (7.4 €-cts). The Act also requires the establishment of a smart grid and the development of storage technologies.

Notwithstanding the importance of the GEA, a number of support measures at the provincial and federal level have been introduced that provide for the specific promotion of environmental technologies. "Green Auto", for example, combines financial and regulatory measures promoting the market launch of electric cars. The Ontario government aims to achieve a ratio of 5 % of hybrid or electric cars within the next ten years. A further example: in 2009, the government introduced the CO₂ emission trade.

However, perhaps the most crucial measure is one that would trigger intensive discussions in Europe due to its regulatory rigour: A law has been passed that requires all coal-fired power stations in Ontario to be switched off from 2014 onwards. This consistent approach provides at least as much momentum to the development of alternative and renewable energy as the current feed-in tariffs. SSM is proof of the efficiency of this policy.

Jörg Klocke



New concepts in the spotlight

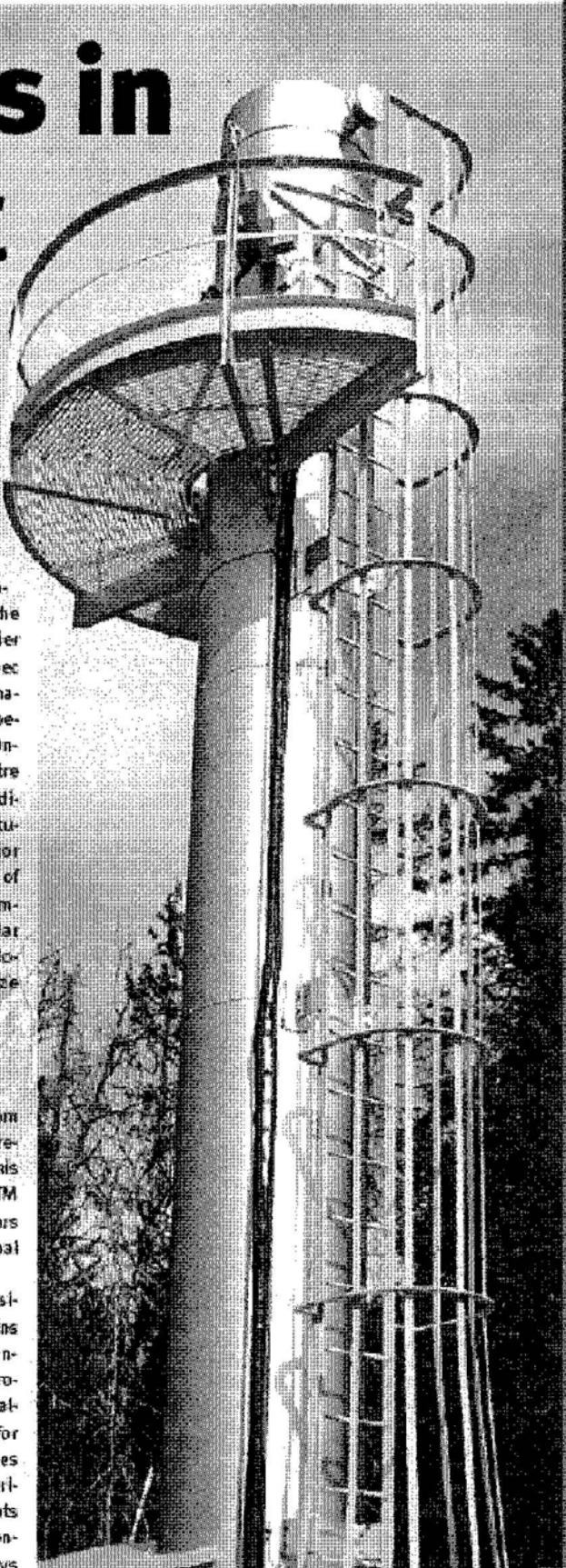
Small and technically sophisticated biodiesel or biogas plants for use in municipalities are sought after as two examples from Ontario, Canada show.

Canada is home to 400 million hectares of forest and ranks third in the world behind Brazil and Russia. This fact would make Canada an ideal candidate to assume a leading role in the world's bioenergy branch. But the unsustainable forestry industry, the largest supplier for wood chips, is ailing. In the provinces of Quebec and Ontario, 80% of the virgin forests are said to have already been destroyed or replaced by single species trees. Perhaps, it is no coincidence then that Ontario is turning to new forms of bioenergy. A centre for a waste-to-energy concept is located in the medium-sized city of Sault Ste. Marie (see page 40), situated on the St. Mary River between Lake Superior and Lake Huron. Ontario also promotes the use of biomass, biogas and trash gas with a feed-in compensation ranging between 10.4 Canadian dollar cents to CAD ct 19.5 (€-ct 7.6 to €-ct 14.2) per kilowatt hour, depending on the technology and the size of the plant.

Local biodiesel on a small scale

"The low energy density of biomass prohibits it from being transported over long stretches. It is and remains a local resource", as Luc Duchesne states his position. He is the founder and president of SITM Technologies Inc., which has been working for years on the development of a mini refinery for municipal demands.

His line of thought is just as simple as it is plausible. Manufacturing biodiesel in large refineries means considerable transportation at the expense of the energy balance. "As the capacities of the biodiesel production rose," he explains, "so did the effort and also the prices for supplying the raw material and for processing and distributing biodiesel." He believes biodiesel should be produced where the raw material originates, in this case vegetable and animal fats from farming, or, for example, from the local gastronomy. "Our focus is clearly at the local level", says Duchesne. He is concerned with the local added value. He calculates that for every petrodollar from the classic oil industry only 25 cents remain in the lo-



At Elementa, syngas is still burned, as the chimney reveals beside the pilot plant. There are plans to convert the gas to electricity.

Photos (3): Jim Kerr

cal economy but with the mini refinery more or less everything remains local.

The goal of the development work is to create a biodiesel refinery, which takes up less space than four large sea containers. Now with the seventh prototype of his plant, Duchesne is very close to his goal. His vest pocket refinery can produce 1,000 litres of biodiesel in three and a half hours. Not only is the size of the refinery remarkable. "We also aim to process inferior raw materials to a high quality biodiesel", he states. The refinery should work safely and, above all, be easy to use and service. "Local groups should be able to take control of their own energy supply using our biodiesel refinery. People interested in the system include municipalities that have all kinds of fat which can originate from new production or waste."

Duchesne also voices a "radical political concern", which becomes apparent in every discussion with him. "We have to democratise energy supply. We thought about the big picture for far too long. SITTM, on the other hand, feels committed to sustainable local production."

It is not imperative to share this view in order to acknowledge the benefits of his technology, particularly for small municipalities. Biodiesel as an admixture to fuel the local bus fleet is sought after. Sault Ste. Marie already runs buses with SITTM biodiesel.

Syngas from garbage

Elementa is another company that has sparked interest, even from abroad. Since 2007, the pilot plant has been running in Sault Ste. Marie, which has been met with "an incredible international interest", says Michael Wozny. Together with Leonard Schwierske, he founded the company. The business idea sounds simple: "We make energy from municipal trash." But behind the scenes is a complex plant that required a long development time. The central process features the so-called steam reforming which is a familiar procedure in ore production and entails producing syngas from carbonaceous energy sources, in this case household trash, by excluding oxygen and using steam.

The reactor is made of a large cylinder with a heating pipe running down the middle. After magnets remove the metal parts, the shredded trash meets with an inert gas in the reactor. Steam enters at an operation temperature of 950 °C; around 25 % of the required humidity comes from the trash itself. In this environment, the trash is reduced to syngas that contains a high amount of hydrogen, carbon monoxide and methane and small residual parts. In addition to the gas, a powder-like mixture of waste material results that only takes up 2 % of the former trash volume. This mixture can be processed into building materials. At the moment, the trash for the plant is delivered as required for the preserial operation. Once the new plant is in full operation, it should handle 35,000 tons of trash per year from the whole municipality of Sault Ste. Marie.



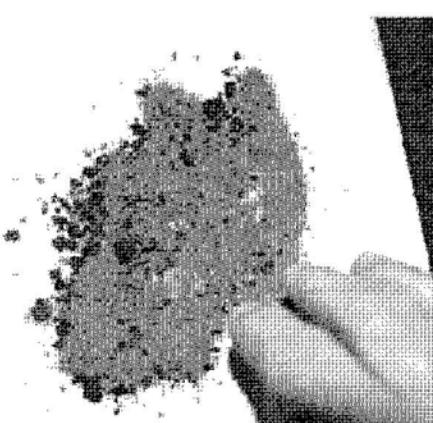
At the pilot plant, the resulting gas is still burned. In the commercial plant, which is scheduled to go into operation in 2011, this gas will be turned into electrical energy. "We reckon with an electrical output of 6 MW, which we can feed into the public network", says Wozny. The conversion to electricity does not necessarily have to be in gas or steam turbines. According to Wozny's information, the composition of the gases allows several applications. The further processing to ethanol is just as much a possibility as using the hydrogen in fuel cells. From his perspective, Wozny can name three advantages of his plant. "We significantly reduce the amount of space required for the dump, we produce environmentally friendly electricity and reduce the emissions of greenhouse gases."

Wozny does not accept the objections that the residual material could be contaminated with heavy metals. "We investigated that", he explains. "The amounts of lead, cadmium and mercury are way below Ontario's valid limit, and also way below that in the EU and in California. The same applies for chlorine compounds and nitrogen oxides."

Wozny and Schwierske have quite obviously hit the mark with their idea; municipal politicians come and go at Elementa. Sault Ste. Marie's mayor, John Rowswell, is pleased. "Last year we hosted delegations from twelve countries, who came to view the plant."

Luc Duchesne is not a believer in mammoth factories and pursues a municipal approach with his mini refinery.

Janetian



In the Elementa reformer, trash becomes syngas and what remains is a powder for the cement industry. The trash is reduced to 2 % of its original volume.

5(c)

Environment Industry Magazine

Facing the future

APRIL/MAY 2010



CRC
ALL-ENERGY 2010
GREEN ROOFS
INSULATION
FEED IN TARIFF
CODE FOR SUSTAINABLE HOMES

THE COMMUNITY INFORMATION UTILITY – A NEW MODEL FOR GROWTH

By Tom Vair, Executive Director and Mei Ling, Communications Manager, Sault Ste. Marie Innovation Centre

THE SAULT STE. MARIE INNOVATION CENTRE

When PDD Generating Group set out to look for potential sites for a major solar farm facility, they turned to local agencies in each community of interest to help identify sites that matched their unique criteria. The Sault Ste. Marie Innovation Centre (SSMIC), based out of Sault Ste. Marie, Ontario, Canada, quickly impressed PDD Generating Group by generating maps and information at a faster rate with more comprehensive information than any other organisation. Within hours, SSMIC accomplished what many larger communities were not able to do; they provided detailed maps that identified suitable locations complete with electrical grid information that enabled PDD to move forward on their solar farm project.

How did a not-for-profit organisation in a city of 75,000 accomplish what many metropolitan communities could not?

THE SAULT STE. MARIE COMMUNITY INFORMATION UTILITY

The Sault Ste. Marie Innovation Centre (SSMIC) is a non-profit organisation with a mandate to grow the science and technology sectors in its region. It has received international recognition for creating an innovative model to leverage the benefits of shared information. In 2000, SSMIC undertook a project with the city of Sault Ste. Marie and Sault Ste. Marie Public Utilities Commission (PUC) to implement an Integrated Community Geomatics System (ICGS) platform. SSMIC hired local staff to form a Geographic Information Systems (GIS) department and staff worked alongside external GIS consultants to implement the solution. In the process, they received training and expertise which enabled them to operate the GIS solution moving forward. Since then, the resulting GIS implementation has developed into one of the most comprehensive and complex community based municipal GIS systems, with over 60 community partners and hundreds of layers of data from a variety of sectors.

The core data platform for the municipal GIS solution includes models with detailed information including Administrative Limits; Buildings; Electricity Distribution; Landbase; Transportation; Water Distribution; and Waste



Water Collection. These models are highly complex with thousands of rules and intelligence built into the system. The electrical system is the most sophisticated and it enables users to conduct scenarios to determine addresses that will be affected if there is a damaged line or transformer. In addition, all the information related to the electrical grid, including equipment manuals, photographs of utility poles etc., is captured and maintained in the system.

This ICGS model provides tangible benefits for the city of Sault Ste. Marie and PUC by improving municipal operations, streamlining processes and maintaining up-to-date information repositories. The initial municipal system has won numerous awards and been featured in many international publications. Had the story stopped there the project would still be a success story and a model for municipal GIS implementations. What is most interesting and noteworthy, however, is what happened next.

The SSMIC GIS department used the powerful municipal GIS platform to engage other community and regional organisations. These organisations were able to better understand their data through the inherent benefits of GIS visualisation which has resulted in more targeted and efficient use of resources and improved service delivery. Perhaps more importantly, the GIS platform enabled organisations that struggled to collaborate previously to share appropriate data to break down silos and improve service delivery and gain efficiencies at a system-wide level.

What began as a community-based municipal solution with two clients has evolved into a regional solution that is serving over sixty organisations located across Ontario. The SSMIC GIS department has evolved to become the **Community Geomatics Centre (CGC)** and currently boasts a staff of twenty professionals. The CGC works to promote and establish the partnerships and technological means to efficiently share geospatial data, tools and knowledge amongst community organisations to create safer, healthier and more prosperous communities. Momentum continues to build and the solution has been recognised as a true community information utility (CIU) that serves partners in the health, social services, economic development, education and non-profit sectors among others.

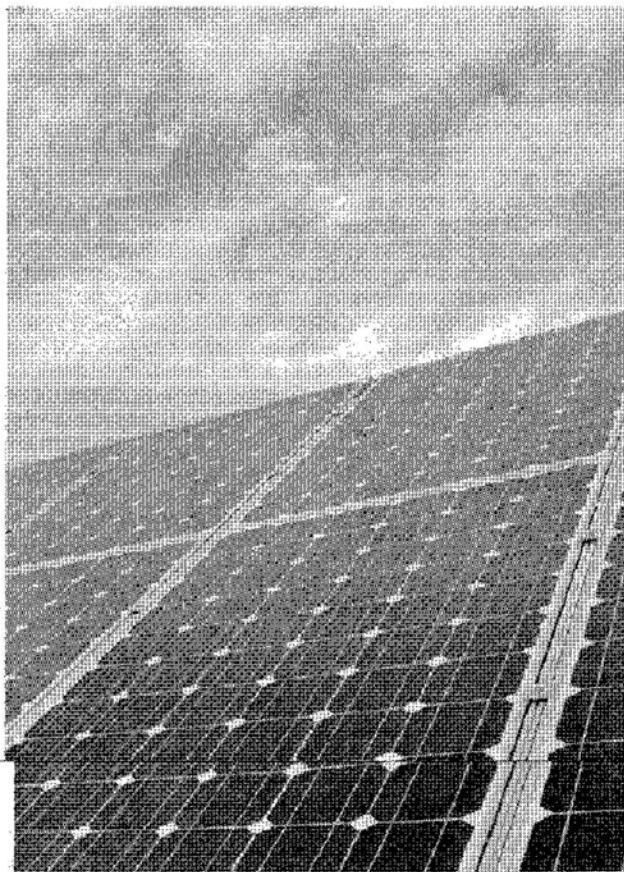
Like a water utility or electric utility, an information utility ►

provides informatics services including data hosting and data analysis within a community. This new model has resulted in the co-operative, efficient and cost-effective sharing of information amongst community organisations and partners. With the emergence of the Sault Ste. Marie CIU, the analysis of shared information has led to significant improvements in the overall health, public safety and operational efficiency of the community.

SSMIC provides services to all levels of Government within Canada, with a focus on municipalities, utilities, and healthcare providers. The SSMIC model has won numerous awards and has been featured in many international publications:

Awards

- URISA 2009 Best Public Sector GIS in Ontario
- 2008 International ESRI Health GIS Communication Award
- ESRI 2007 Special Achievement in GIS Award [Health and Human Services]
- ESRI Canada 2006 Award of Excellence
- URISA 2006 Best Municipal GIS Award
- URISA 2006 Leadership in the Field of GIS
- URISA 2005 – Silver Award – GIS Leadership in Ontario
- 2005 Award for Commitment to the Community – SSM Police
- ESRI Canada 2002 Business Partner Award
- URISA 2003 Best Municipal GIS Award

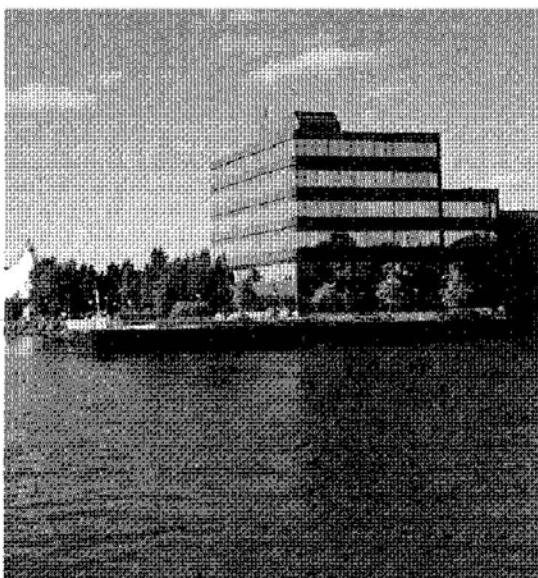


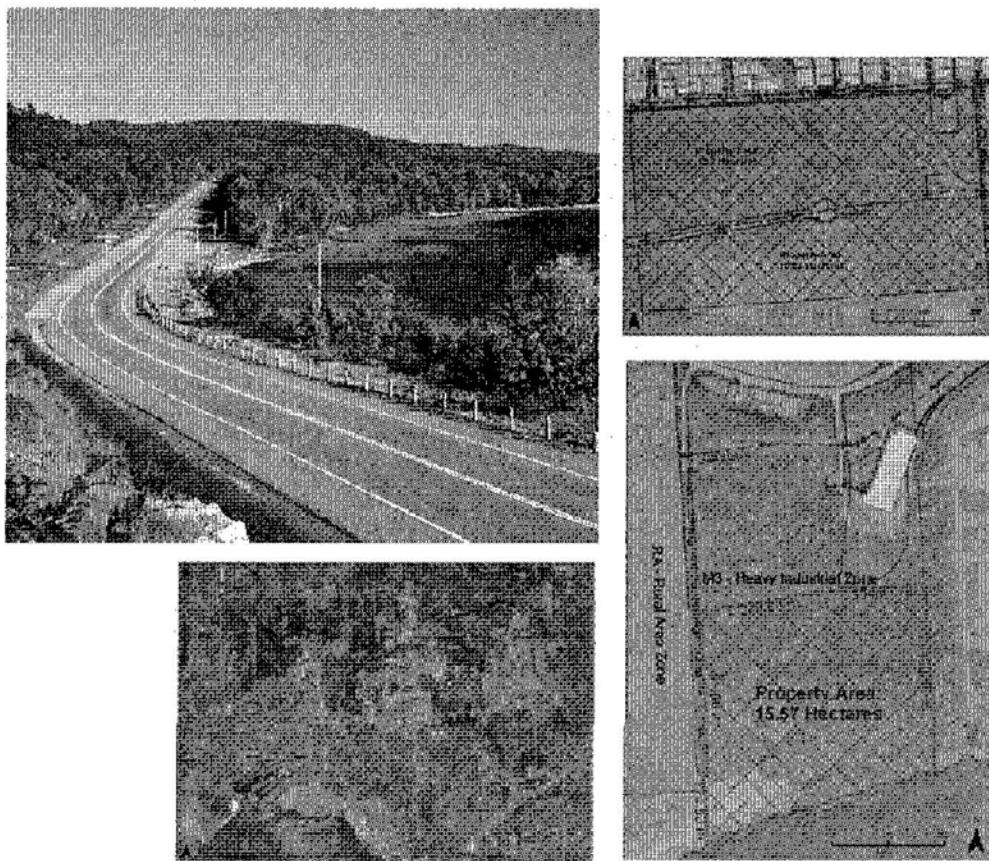
CIU IN ACTION

If, as the expression goes, "a picture is worth a thousand words", then a GIS map is worth a thousand pictures. Utilising GIS technology to capture and communicate complex amounts of data is a strength that SSMIC has developed. There are hundreds of maps that could be shown to demonstrate the breadth and scope of how GIS technology and the community information utility model have benefited Sault Ste. Marie and the Algoma region.

ALTERNATIVE ENERGY

A powerful use of the GIS platform is identifying economic development opportunities and serving the information requirements of businesses looking to locate potential operations in a community. The level of detail provided through the CIU has enabled SSMIC and the Sault Ste. Marie Economic Development Corporation staff to attract significant new business opportunities within the region. The key to this success has been faster ►





response times to proponent queries and an increased level of detail and accuracy in dealing with site selection specifications.

The example cited earlier with POD Generating, Group helped to land a 20MW, \$100M solar generating facility in the community. Utilising criteria supplied by POD Generating such as proximity to municipal grid infrastructure, specific types of electrical lines, proximity to sub-stations, slope of land, appropriate zoning, etc., SSMIC was able to quickly identify options for the company to assist in their decision making process. POD Generating now has approval to proceed with an additional 40MW of solar power in Sault Ste. Marie so the project is expected to grow to be over \$400M.

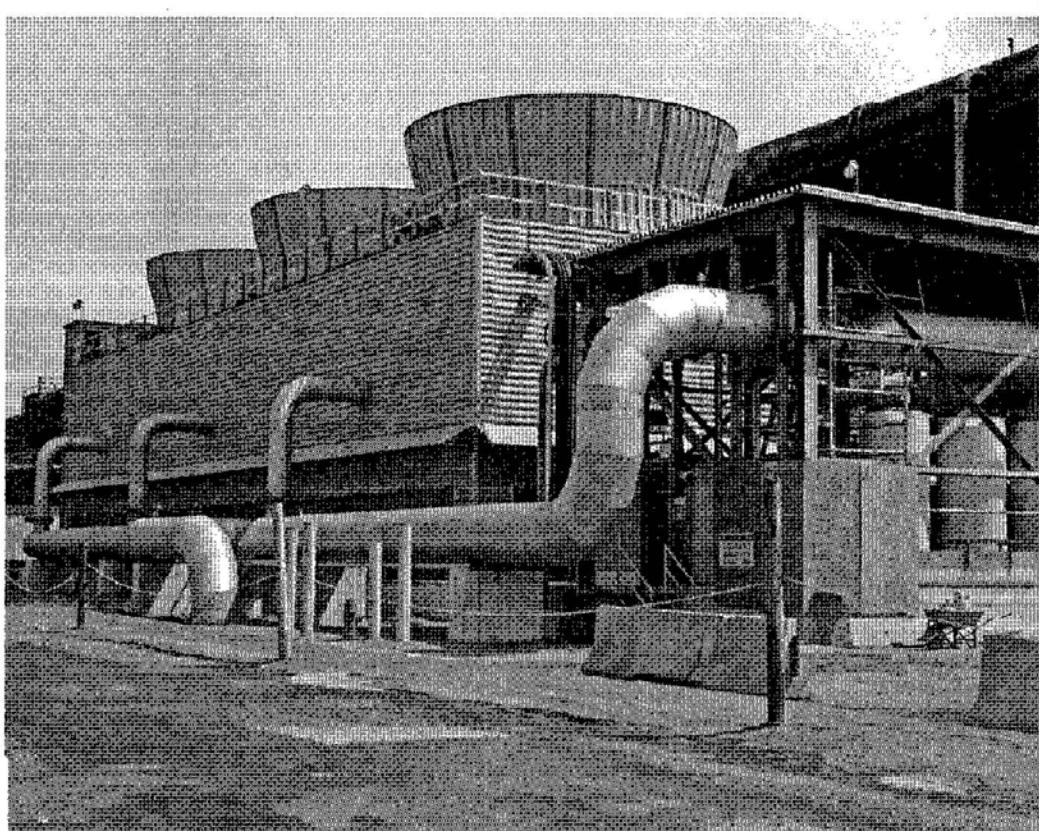
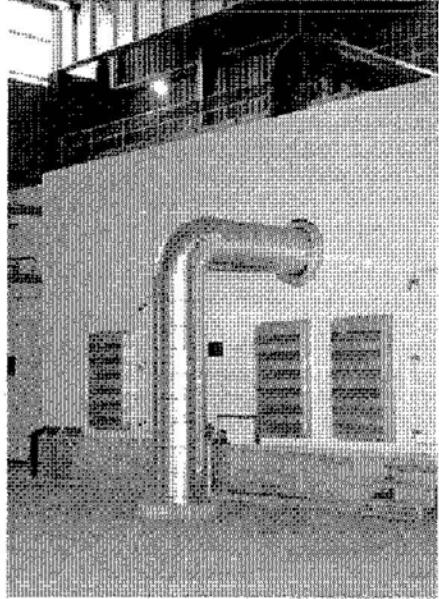
Following their success with POD, SSMIC continues to work with other alternative energy organisations interested in developing projects in Sault Ste. Marie. SSMIC's work with GIS has also expanded outside of the Algoma District and they have also consulted with other municipalities outside of Canada.

Sault Ste. Marie has become recognised as a leader in North America in alternative energy projects, and has been commended by alternative energy companies and investors for having positive support from community

leaders and support groups. Certainly, the CGC has been an important component in helping move forward these developments which include:

- Elementa Group – a municipal solid waste to energy company
- Eulsin Environmental Ltd. – a tire recovery pilot project with a patented system to break down scrap tires into carbon black, oil, gas and steel by-products
- Brookfield Renewable Power - 189MW Prince Wind Farm, currently the third largest wind farm in Canada
- Superior Energy Solutions – rooftop solar projects are being undertaken across the community

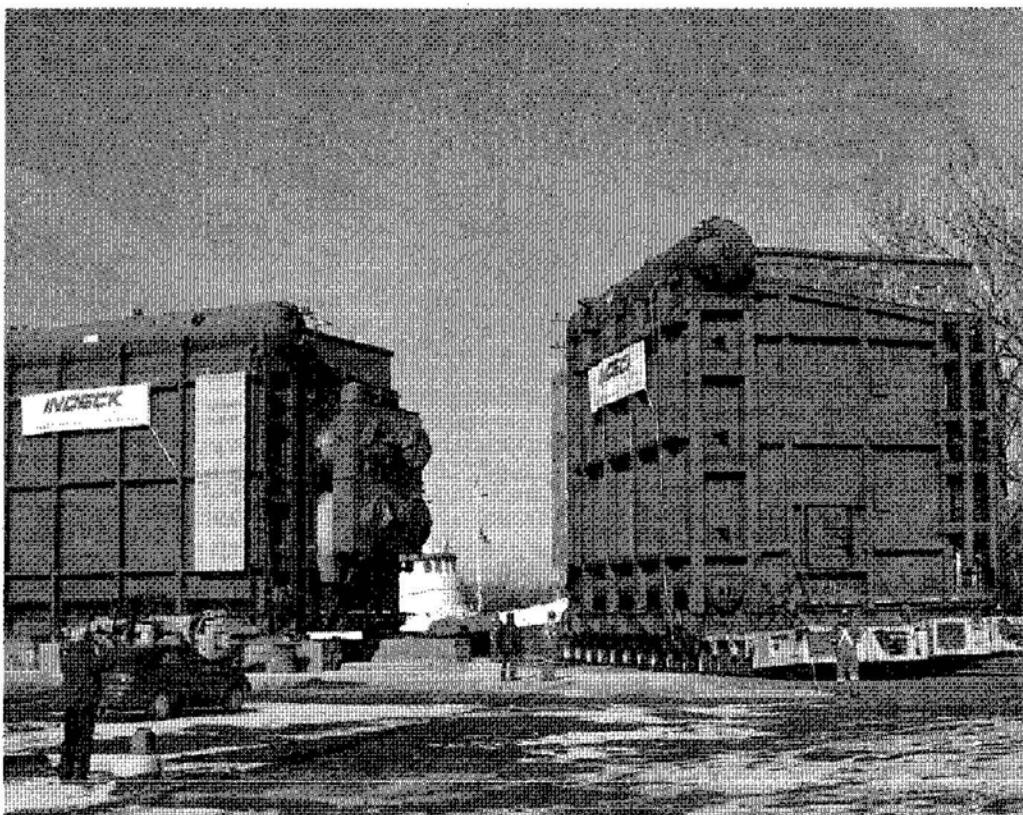
Tremendous potential exists for other communities to utilise GIS solutions to aid in the effective capture, sharing and communication of data. The example of the Sault Ste. Marie Innovation Centre provides direct evidence of the advantages of such a system and its abilities to assist municipalities and private sector organisations. The direct application to alternative energy projects presents a unique opportunity to gather data in a way that will help companies and planners to identify and move forward new projects in a much more effective way. ■



Canadian Steelmaker Powered by Clean Energy

The leadership team at Canadian steelmaker Essar Steel Algoma had a vision. They knew that one day they would find a way to consume all of their surplus by-product gas and put an end to the perpetual flares that lit the sky in Sault Ste. Marie, Ontario. That day finally came in the spring of 2009 when they commissioned a 70MW cogeneration facility, making them the first integrated steel manufacturer in Canada to construct a cogeneration facility fueled with by-product gas.

Steelmaking is an energy intensive process and despite significant gains in their energy intensity - 14% from 2000 to 2006, Essar Steel Algoma was aggressively pursuing alternatives for conservation and cost savings. The opportunity presented itself in the fall of 2006 when the Ontario Power Authority put out a request for quotation for combined heat and power projects. Essar responded and was successful in securing a twenty-year power purchase agreement with the province which made the \$135 million CDN investment economically viable. The facility would supply process steam to the steelworks via turbine extraction and it would satisfy, on average, 50% of Essar Steel Algoma's power requirements, freeing up the equivalent capacity on the provincial power grid.



Case Study 6

The real gains came on the environmental side. Previously, by-product gas from Essar's cokemaking and ironmaking operations had to be flared due to the operation's limited ability to convert the waste gas to consumable fuel. Related emissions were a concern and one they were able to address by diverting the flared gas as the sole source of fuel for the cogeneration facility, and by employing low-NO_x burner technology. The conversion of by-product fuel into steam and electricity resulted in a 15% reduction in nitrogen oxide emissions (approximately 400 metric tonnes per year), not to mention the related gains at the provincial level. To generate the equivalent power from a coal-fired plant would produce 500,000 metric tonnes of greenhouse gases per year.

Construction began on the facility in December 2006 and Essar Steel Algoma served as the general contractor. The operation features two 375,000 lb/hr boilers and a 105MW turbine combined with other related components, including a generator, a blast furnace gas holder, condensate and feed-water systems, a water treatment plant, a cooling tower, a transformer, and a distributed control system. The project was truly international in nature with various

components sourced from across the globe. Mitsubishi Japan supplied the 105MW turbine, Brush of England delivered the generator, and the boilers were designed by Indack of Erie, Pennsylvania, and fabricated in St. Catharines, Ontario. Other elements came from Mexico, Brazil, China, France, and of course, Canada.

On June 15th 2009, Essar Steel Algoma's cogeneration facility officially joined the Province of Ontario's power grid with a supply of 70MW of clean energy. The Honourable Dalton McGuinty, Premier of Ontario participated in the ceremonial flipping of the switch alongside Essar Steel Algoma Chief Executive Officer Armando Piazzino.

Today, the facility is integrated with Essar's steelworks and is operated by Essar utilities personnel. It is touted as one of the Province's environmental success stories and a model solution in the nation's ongoing search for sustainable, clean energy sources. ■■■

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Environment Industry Magazine

facing the future

JUNE/JULY 2010



FLOODING
WATER WARS
COMPOSTING
PLASTICS RECYCLING
FUTURE SOURCE
BRITISH MAMMALS



What's in a name?

Canadian city lives up to its title of "Alternative Energy Capital of North America"

By Marc Cipriani and John Febbraro

In itself, a title like this means little. But in Sault Ste. Marie, Canada, it means a lot.

Simply put, it's substantiated. And every day, the community lives up to the moniker.

From windmills and cogeneration projects, to hydroelectric stations and a waste-to-energy venture, the Ontario city is the epitome of renewable and alternative energy sources. Grouped together, these initiatives make it the "Alternative Energy Capital of North America."

Not convinced? Try these on for size:

Wind and Hydro

The community is home to the Prince Wind Farm, one of the largest wind energy farms on the continent. The site's 126 turbines can produce 189 megawatts of renewable energy, enough to power two centres the size of Sault Ste. Marie, a city with a population of more than 75,000.

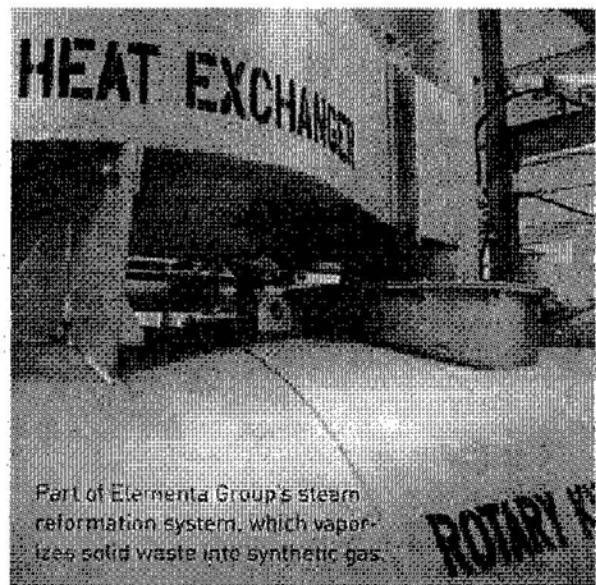
As well, there are five hydroelectric stations in the Sault Ste. Marie area. Together, they produce 203 megawatts of renewable energy. The wind farm and hydro dams are operated by Brookfield Renewable Power Inc.

Waste-to-Energy

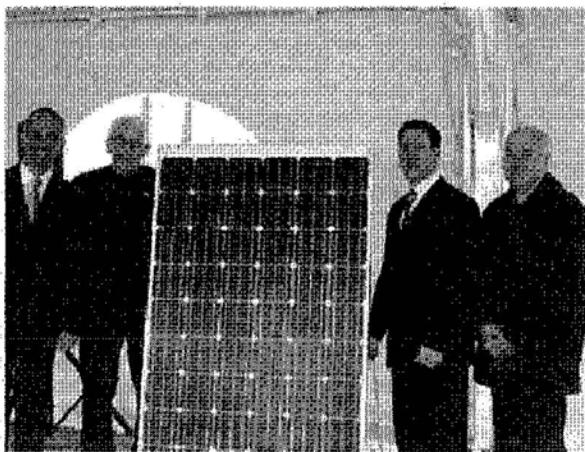
Meanwhile, Elementa Group is working on a demonstration plant to convert all of Sault Ste. Marie's curbside garbage into clean energy. The company uses a steam-reformation

process that vaporizes solid waste into a synthetic gas – similar to natural gas – which will then be used to generate more than five megawatts of electricity.

As it's a non-incineration process in an oxygen-free environment, there are minimal toxic emissions. Simply put, Elementa creates clean energy without the bad greenhouse gas. As such, the company's cutting-edge technology continues to draw attention from investors around the world. ▶



Part of Elementa Group's steam reformation system, which vaporizes solid waste into synthetic gas.



In front of a photovoltaic solar panel are (L to R): Martin Pochtaruk, President of Heliene Canada; Councillor Steve Butland, Co-Chair of the city's Green Committee; David Orazietti, member of Provincial Parliament for Sault Ste. Marie; and Denis Turcotte, an investor in Heliene Canada.

Solar

On the solar energy front, Sault Ste. Marie is also an active player. The first 20 megawatts of Pod Generating Group's solar farm is scheduled to be in operation by the end of summer. The construction of an additional 40 megawatts will start in the next few months and is expected to be in operation at year's end. With a 60 megawatt capacity, this project will power 21,000 homes and be one of the largest solar energy farms in North America.

The community recently entered the solar panel manufacturing game as well. With the help of a \$2.5-million investment from the Province of Ontario, Heliene Canada is establishing a facility that will assemble enough high-efficiency photovoltaic panels to generate 20 megawatts of renewable power each year.

Tyre Recycling

Sault Ste. Marie will also be the home of a cutting-edge tyre recycling facility. Ellsin Environmental will use reverse polymerization, a cutting-edge process that breaks down tyres into their original elements: steel, carbon black and oil. Separated, each component is valuable and can be reused for a variety of purposes, including power generation.

Ellsin's project is made possible thanks to the 'Used Tire Program' from the provincial government's Waste Diversion Ontario. The initiative aims to divert and clean up existing stockpiles of scrap tyres. Incentives are in place, and Ellsin will be utilising them in its Sault Ste. Marie tyre recycling operation.



Ontario Premier Dalton McGuinty announces his government's support of a tyre recycling project from Ellsin Environmental.

Cogeneration

On top of all these Green Initiatives, Essar Steel Algoma, the largest employer in Sault Ste. Marie, recently established a cogeneration power project that utilises excess gas from the steelmaking process. The \$135-million project reduces the company's reliance on the power grid by an average of 50%. It also reduces Essar's nitrous oxide emissions by 15%.

Another cogeneration project in Sault Ste. Marie, operated by Brookfield Renewable Power, consists of two 40 megawatt natural gas turbines and one 30 megawatt steam turbine.

Municipal Projects

Meantime, the municipal government will collect gas from its landfill site by December 2010. The local Public Utilities Commission proposes to then use the gas to generate electricity. This adds to the municipal Green initiatives already in place, including the utilisation of biodiesel buses and heavy equipment, and incorporating hybrid vehicles into its fleet.



At the groundbreaking ceremony for Helene Canada's solar panel manufacturing facility are (L to R): John Febraro from the Sault Ste. Marie Economic Development Corp., Helene Investor Denis Turcotte, member of Provincial Parliament David Orzietti, Helene President Martin Pochteruk, and City Councillor Steve Buttland.

What's on tap for the next Green initiative in Sault Ste. Marie?

Oilseed and Fibre Crop

With enough farmland and a suitable climate, the area is a prime location for this industry. And with proper leadership and investment, Sault Ste. Marie can be a leading centre of oilseed and fibre crop production. The alternative energy technology involves harvesting crops and extracting substances from them to generate power. A local firm, SITTM Technologies, is currently working with other organisations to grow this sector in the city and region.

Working Together

To have such a wide-range of projects at the table, a team is needed. Along with various private-sector proponents, city council and staff, the Sault Ste. Marie Economic Development Corp., Sault Ste. Marie Innovation Centre and other organisations have been at the forefront of many of these Green initiatives for a number of years.

It takes a group effort – involving the public, private and non-profit sectors – to be successful in such a progressive area. The community's progress in recent years is a testament to this.

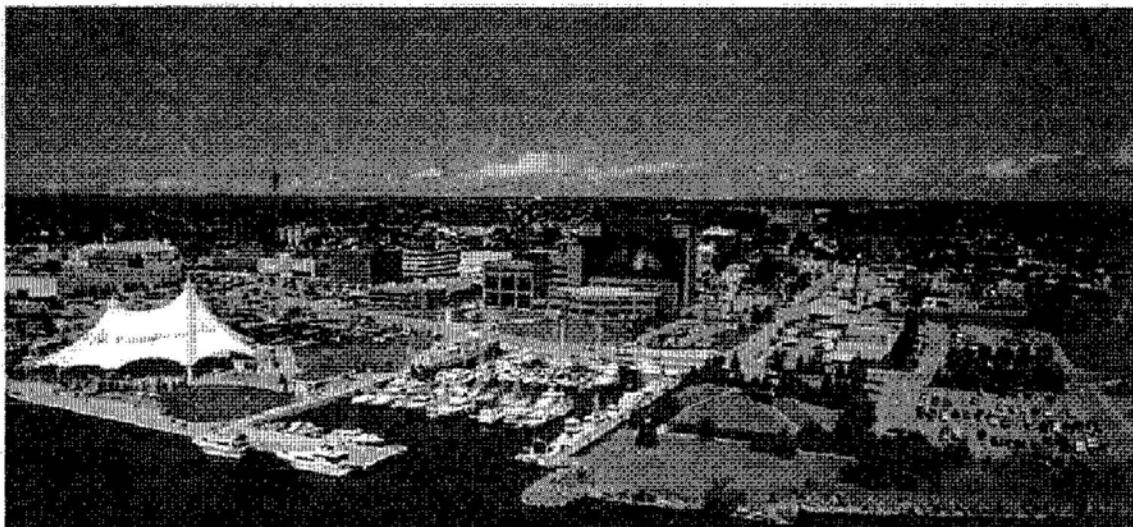
When you group these projects together, you get the "Alternative Energy Capital of North America". But in Sault Ste. Marie, it's not just a name. Rather, it's a consensus for building a sustainable planet for future generations to enjoy.

And along the way, Green jobs will be created, which will help position the community for long-term growth and prosperity.

For more information, visit www.sault-canada.com.

Marc Capancioni is Communications Co-ordinator for the Sault Ste. Marie Economic Development Corp. He holds a master's degree in journalism from the University of Western Ontario. You can reach him at m.capancioni@ssmedc.ca.

John Febraro is Acting Executive Director of Development Sault Ste. Marie, a division of the Sault Ste. Marie Economic Development Corp. He has more than 20 year's experience in industrial marketing and business consulting. You can reach him at j.febraro@ssmedc.ca.



Canadian Company Leading The World With Patented Non-Incineration EFW Process

A Canadian company is leading the way for the world with its patented Elementa Process®. Over \$6 million has been invested over the past eight years in the development and optimization of the innovative non-incineration energy-from-waste conversion technology and proprietary processes. There is no other complete system like it in the world and recently, delegations from over ten countries have been flocking to the pilot plant in Sault Ste. Marie, Ontario, Canada to view the unique Elementa Process and place orders.

The Elementa Process solves landfill problems, creates clean renewable base-load distributed energy and significantly reduces green house gases.

Since 2007, Elementa Group Inc. has operated a 1,000 tonne pilot plant in Sault Ste. Marie, Ontario, Canada which served to put the technology together, as well as to develop and optimize the intellectual property and processes. The Elementa Process has received independent third party verification by SNC-Lavalin, one of the largest project and engineering firms in the world.

The Elementa Process uses municipal solid waste (MSW) as the feedstock and through steam reformation, the chemical breakdown of materials under high temperatures in a oxygen deprived combustion-free environment, clean renewable energy is produced. The MSW volume is reduced by 98% with a 2% inert residual (to be used as an aggregate in cement). The reformation process converts organic (carbonaceous) materials into a synthesis gas that is fed into a turbine/engine to generate electrical power or can be used as a bio-fuel. Elementa's commercially viable, single continuous process of core conversion technology is based on the chemistry of steam reforming augmented by the company's patents, licenses and intellectual property. The process significantly outperforms emission guidelines,

including some of the toughest in the world of the European Union, California and Ontario, Canada.

The City of Sault Ste. Marie, Ontario, Canada in a landmark first of its kind in Canada 20-year agreement effective in 2011, has committed to supply and divert all of its curbside municipal solid waste to Elementa's new full-scale plant. This will be a seamless transition as municipal trucks will continue to collect refuse as usual, but instead of dumping the contents at the landfill, they will deliver the contents to Elementa's \$33.6 million facility and pay Elementa a \$60/tonne tipping fee. Elementa will utilize its patented clean energy non-incineration conversion technology and proprietary processes to reform 35,000 tonnes annually of MSW into clean renewable energy. This facility will generate an estimated six megawatts of electrical power for the grid, enough electricity to power approximately 6,000 homes. It will also contribute to cleaner air by reducing green house gases by over 24,000 tonnes annually, which is the equivalent to taking 4,800 cars off the road. Eliminating landfill activities also contributes to cleaner land and water by eliminating leaching and related problems.

The landfill site in Sault Ste. Marie, Ontario, Canada has an estimated 8-10 years left at which estimates indicate the costs to replace the landfill at well over \$100 million. The Elementa solution will eliminate the need for a new landfill site. Furthermore, it offers the ultimate opportunity, to mine garbage, which would actually reduce and eliminate waste at existing landfill sites.

The Elementa solution is timely as societies around the world have three pressing needs - the need for an environmentally friendly alternative to land fill sites, the need for base-load distributed sources of clean renewable energy and the need to reduce greenhouse gases.

Elementa Group Inc. company founder, President and CEO Jayson Zwierschke stated, "We are excited to be able to commercialize the Elementa Process. We have PhD's, scientists and engineers from Hong Kong, Japan, Russia and France including expertise from the University of Toronto and the University of Waterloo collaborating on an ongoing basis. My team and I have been working on this project for many years and it's the right product, at the right time for the right reasons. Elementa is excited to be able to affect positive change on the world."

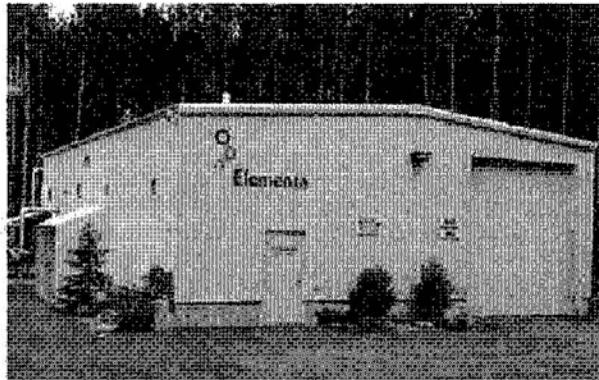
Kevin Johnson, Consul General, United States Consulate, recently visited Elementa's pilot plant in Sault Ste. Marie. Michael Wozny, Vice President, Business Development for Elementa Group Inc., said, "The Consul General was very interested in the Elementa Process. He was extremely impressed and rather surprised that this unique world class technology and process was developed and optimized in a small Canadian city. The fact is, given the right circumstances, technology and intellectual property can be developed anywhere. After his tour, the Consul General commented that colleagues in Washington need to be aware of the Elementa Process."

There is tremendous growing global interest in the Elementa Process. The Sault Ste. Marie Economic Development Corporation and Elementa Group Inc. has hosted delegations from over ten countries in the past 18 months. This includes St. Lucia, United States including New York and Chicago, Czechoslovakia, Spain, Brazil, Mexico, Slovakia, Dubai, Panama, Australia, private sector companies, senior government and elected officials.

After signing the first of its kind in Canada EFW agreement with Elementa, Sault Ste. Marie, Ontario, Canada Mayor John Rowsell stated, "Elementa has taken a responsible approach in verifying the technology and putting together a business model that is cost effective and results oriented. The city has been a great supporter all the way through the development process and this agreement is a demonstration of our continued commitment. We have hosted delegations from over 10 countries who are interested in the Elementa process. This is clearly another example of why Sault Ste. Marie is the Alternative Energy Capital of North America."

David Orazietti, Member of Provincial Parliament for Sault Ste. Marie, Ontario, Canada added, "Our government continues to support the cutting-edge work performed by Elementa because we recognize the need to find innovative solutions to deal with our garbage while increasing energy supply and spurring economic growth. This initiative will further Sault Ste. Marie's reputation as a national green energy leader by bringing the community closer to becoming the first jurisdiction in Canada to have all of its curbside waste diverted from the municipal landfill."

The customer business model for Elementa Group Inc. includes sales and arrangements that will include municipalities and jurisdictions around the world that operate landfills, private sector industries and manufacturers, as



well as utilities & power generators.

"Elementa is willing to engage in a variety of commercialization schemes in any country which would include any variation of the Design Build Operate model, joint ventures, technology sales, franchises and other viable business arrangement that makes sense," said Wozny.

After successful establishment of the full-sized plant, Elementa Group Inc. further plans to establish manufacturing facilities of proprietary plant equipment in Sault Ste. Marie, Ontario, Canada. Elementa Group Inc. has had negotiations with major international manufacturers who are interested in joint ventures to subsequently set up manufacturing facilities for key capital components of the Elementa system such as kilns, scrubbers, shredders, gas cleaning equipment, fabrication and manufacturing of proprietary equipment. Sault Ste. Marie, Ontario, Canada is at the heart of the Great Lakes and has a deep water port. Scalable plant equipment would be packaged and exported via the St. Lawrence Seaway, and other modes, to countries throughout the world. This would be worth billions of dollars of exports for Canada.

Elementa Group Inc. continues to be repeatedly featured in prominent international media. The world is anxiously awaiting the proliferation of this innovative Canadian technology and process to address key global problems associated with landfills and greenhouse gases while producing clean renewable base-load energy. #



Ellsin Environmental Ltd.

Ellsin Environmental Ltd. Inc. (Ellsin), a privately owned Canadian Corporation, is in the business of converting waste tyres into reusable raw materials in an environmentally "clean" manner. Ellsin holds the exclusive US and Canadian rights to utilize the patented Reverse Polymerization™ process developed by Environmental Waste International (EWS), a public company located in Ajax, Ontario that owns 37.5% of Ellsin. Ellsin is currently constructing a proof of concept pilot plant designed by EWS that will process up to 900 scrap tyres per day, the TR900.

Scrap tyres have been a practical and environmental problem for decades. In North America, 330 million scrap passenger tyres are produced annually. Since they are not biodegradable 40% of these tyres are usually discarded in landfills or other non-regulated areas, which threaten the environment with water pollution and other health risks. Some local governments in the US and Canada have gone so far as to ban the disposal of tyres. Payments to processors to take the scrap tyres ("tipping fees") are common. Approximately 50% of scrap tyres are burned as fuel in cement kilns and paper mills, which creates other hazardous air pollution issues. The remaining tyres are mechanically processed in shredding operations to manufacture non-essential items. There is no true recycling system available for tyres.

Ellsin's goal is to establish itself as the North American leader in the recycling and conversion of scrap tyres into reusable raw materials in an environmentally safe process. The company does not believe this is being done anywhere in the world today.

The patented EWS technology uses high efficiency microwaves in a low temperature nitrogen environment to prevent combustion. A short video of the EWS technology can be seen on their web site www.ellsin.com. Eliminating combustion in the molecular restructuring process does not result in any noxious oxides, dioxins or other green house gases being produced. Saleable raw material

products produced from the facility include carbon black, tyre oil, tyre gas and steel. The system will generate its own electrical power thru the use of high-efficient, clean bio-gas engines, which in larger units, will produce excess electrical energy that could be sold to the local power grid.

Ellsin's pilot plant will be located in Sault Ste Marie, Ontario, which has been called the Alternative Energy Capital of North America. The site is near the harbour and will allow for expansion by acquisition of adjacent land. The City is at the apex of the Great Lakes, permitting barge delivery of tyres from the entry region and access to shipping of the end products produced.

Ellsin has obtained all Ontario Ministry of the Environment and City permits to operate the TR900 plant and has begun construction of the 10,000 square foot building that will house the equipment. The building is fully financed and will be owned by Ellsin.

The TR900 will serve as a proof-of-concept pilot plant system. It will showcase the efficiency and revenue generating capability of this advanced technology for the next stage of investment required. The process will provide a sustainable environmental solution that not only contributes to the reduction of greenhouse gas (GHG) emissions but is a green solution to the environmental problem of tyre disposal. This project also plays a role in the reduction of our dependence on depleting oil reserves by generating clean energy.

Ellsin will sell facilities across the US and Canada that utilises the licensed patented process to convert scrap tyres into usable by-products. The 20-year project plan includes the construction of up to 40 TR6000 facilities and the potential establishment of several carbon black re-processing facilities and tyre oil refining centers. Ellsin will initially build tyre facilities for third parties, although it may ultimately operate some for its own account. ■

Photos



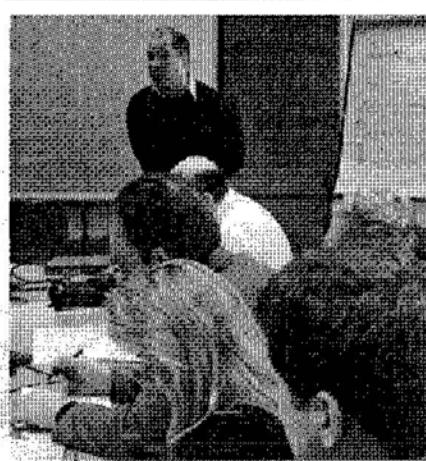
LEFT: Dr. Luc Duchesne (left), President and CEO of Forest Bioproducts Inc., explains his company's green philosophy to the European reporters.



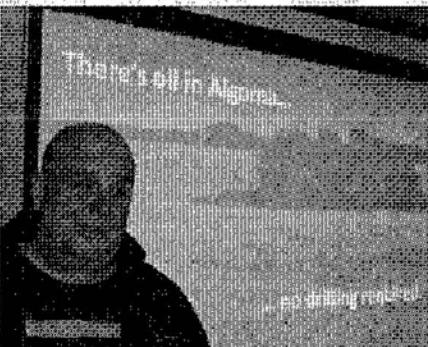
RIGHT: A member of the visiting delegation watches a presentation on Ontario's microFIT program.



LEFT: Kristopher Stevens, Executive Director of the Ontario Sustainable Energy Association, talks about the province's Green Energy Act.



RIGHT: Mark Nogalo (standing), Vice-President of Operations for Essar Steel Algoma, explains Essar's cogeneration power project, which utilizes excess gas from the steelmaking process.



LEFT: Randy Tallon, Director of International Relations and Global Logistics for Business SSM, a division of the Economic Development Corporation, addresses the delegation while at the office of SITTM Technologies.



RIGHT: The journalists tour Essar's cogeneration facility, which generates 70 megawatts of electricity.



LEFT: Councillor Steve Butland, Co-Chair of the City's Green Committee, speaks to the visiting journalists.



RIGHT: A member of the visiting delegation watches a presentation from Pod Generating Group.



LEFT: Mike Wozny, Elementa's Vice-President of Business Development, explains the firm's revolutionary waste-to-energy technology to the delegation.



RIGHT: Len Zwierschke, Vice-President of Elementa, bids farewell as the visiting journalists board a bus at the landfill site after touring Elementa's pilot facility.

THINK GREEN

Sault Ste. Marie, Ontario, Canada

The Alternative Energy Capital of North America

Wind Energy

Sault Ste. Marie is home to the Prince Wind Farm, one of the largest wind energy farms in Canada. The site's 126 turbines can produce 189 megawatts of renewable energy, enough to power about 60,000 homes or two cities the size of Sault Ste. Marie.



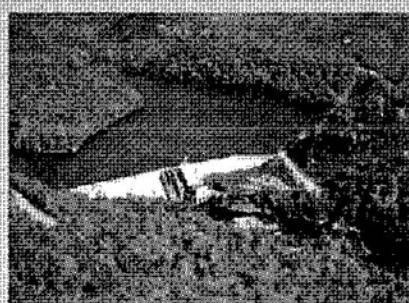
The Prince Wind Farm

Hydroelectric

There are five hydroelectric stations in the Sault Ste. Marie area that generate a total of 203 megawatts of renewable energy.

Waste-to-Energy

Elementa Group plans to convert Sault Ste. Marie's municipal garbage into clean energy using a patented "Steam Reformation" process. The technology vaporizes solid waste into a synthetic gas – similar to natural gas – which will be used to generate more than five megawatts of electricity.



Montreal River Hydroelectric Station

Cogeneration

Essar Steel Algoma, one of the Sault's largest employers, began a cogeneration power project that utilizes excess gas from the steelmaking process. The \$13.5-million initiative produces 70 megawatts of electricity and reduces the firm's reliance on the power grid by an average of 50 per cent.



Elementa's Waste-to-Energy System

Solar Energy

Sault Ste. Marie is home to Pod Generating Group, which is building Canada's largest solar energy farm. The first 20 megawatts are expected to be in operation in 2010. When complete, the \$300-million project will generate 60 megawatts of electricity. The city is also home to Heliene Canada, which is establishing a solar panel manufacturing facility that's scheduled to be complete in 2010.

Reverse Polymerization

Ellis Environmental contracted Enviro International's "Reverse Polymerization" technology, a process that breaks down old tires into their original elements: steel, oil and carbon black. Separated, each component is valuable and can be reused for a variety of purposes, including power generation. Set to be complete in 2010, the facility will initially process 900 tires per day.

Natural Gas

Brookfield Power operates a 110-megawatt cogeneration plant in Sault Ste. Marie. The facility consists of two 40-megawatt natural gas turbines and one 30-megawatt steam turbine.

Biomass

St. Marys Paper, another major employer in Sault Ste. Marie, is working on a 35-megawatt cogeneration power project that will use biomass as feedstock to generate electricity.

Biodiesel and Fibre Crop

Sault Ste. Marie-based SITTM Technologies is working to produce biodiesel from various feedstock, such as used vegetable oil. Other players, including the City, are looking to develop a fibre crop industry by growing sunflowers and other plants to extract oil and generate electricity.

Methane Collection

The City of Sault Ste. Marie will actively collect methane gas from its landfill site by December 2010. The local PUC proposes to then use the gas to generate about 1.6 megawatts of electricity.

For more information on Sault Ste. Marie's alternative energy projects, please contact:

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Sault Ste. Marie Economic Development Corporation
1-705-759-5432 Toll Free 1-866-558-5144
www.sault-canada.com

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TEMPORARY STREET CLOSURE - APPLICATION FORM

CONTACT NAME: Alana Brassard Tricia Killoran → 253-0424
Patricia Killoran TELEPHONE: 942-2128
 ADDRESS: 99 Fields Square 24 Meadow Lane POSTAL CODE: F0B 6H2
 (aiana)

The above person hereby makes application for the closing of

Fields Square

(Name of street to be closed)

from 95 Fields Square to 107 Fields Square
24 Meadow Lane 23 Meadow Lane

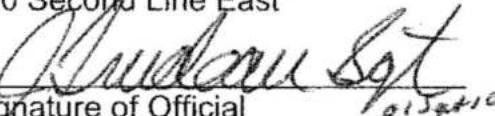
(reference points - street numbers, cross streets, etc.)

on the 18th day of September, 2010 from 1 am/pm to 10 am/pm

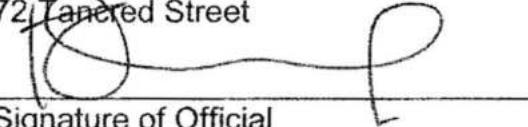
for the purpose of Neighbourhood get together.

APPROVALS SECTION: Rain date: 25th day of September 2010 from 1pm-10pm

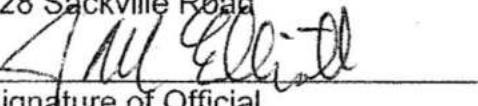
1. Police Services, Traffic Dept.
 Telephone 949-6300 ext 348
 Fax 759-7820
 580 Second Line East


 Signature of Official

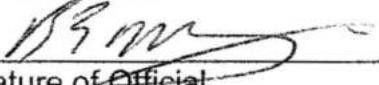
2. Fire Services/Emergency Medical Services (EMS)
 Telephone 949-3335/949-3387
 Fax 949-2341
 72 Tancred Street


 Signature of Official

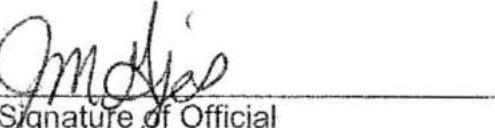
3. Public Works & Transportation Dept.
 Telephone 541-7000
 Fax 541-7010
 128 Sackville Road


 Signature of Official

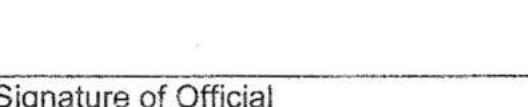
4. Transit/Parking
 Telephone 759-5320
 Fax 759-5834
 111 Huron Street


 Signature of Official

5. Central Ambulance Communication Centre (C.A.C.C.)
 Telephone 946-1227
 Fax 945-6883
 65 Old Garden River Road


 Signature of Official

6. Downtown Association
 Telephone 942-2919
 Fax 942-6368
 496 Queen Street East
(QUEEN STREET CLOSINGS ONLY)


 Signature of Official

CITY CLERK SECTION:

City Council approval was received on _____, _____
 (date) (By-law No.)



**CITY OF SAULT SITE. MARIE
INFORMATION SECTION FOR PERMITS WHERE ALCOHOL WILL BE SERVED**

APPROVALS

NOTE: All signatures of approval must be provided on one original form.

Name of Group/Organization: SAULT AREA HOSPITAL FOUNDATION

Contact Person: DAVID SHIER Telephone No. 759-3816

Name of Event: RBC ROYAL BANK CHILI FEST

Date(s) of Event: SEPT. 26, 2010 Site: ROBERTA BONDSAR Pavilion

Times of Event: 12:00 Noon - 4:00 PM Location: FOSTER DRIVE

Times of Beer Garden: 12:00 (Noon) To 4:00 pm

DAVID SHIER

CHERYL PARSONS

Name of Permit/Licence Holder

Name of Identified Designate

Shier

C. Parsons

Signature of Permit/Licence Holder

Signature of Identified Designate

41 GRAVELLE ST.

48 APPALOOSA AVE.

Address of Permit/Licence Holder

Address of Identified Designate/Telephone

759-3816 shierd@soh.on.ca. 759-3832 parsonc@soh.on.ca.

Telephone/E-Mail

1. Sault Ste. Marie Police Service

2. Sault Ste. Marie Fire Services
Fire Prevention Office

J. M. Shier

P

Signature of Official 31 AUG 110

Signature of Official

3. Algoma Public Health
Environmental Health

4. Community Services Department
Recreation and Culture Division or
Community Centres

W Ferguson - Moreau

W. Ferguson

Signature of Official

Signature of Official

TO BE POSTED AT EVENT.

FOR OFFICE USE ONLY

City Council Approval Received on _____ Date _____

C.S.D. Staff Representative _____ Signature _____

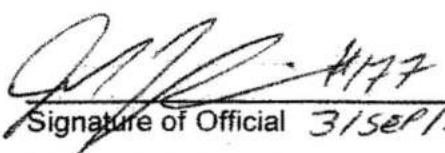


PAGE 1 OF 2

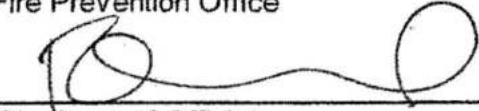
APPENDIX B-2A

**CITY OF SAULT SITE. MARIE
INFORMATION SECTION FOR PERMITS WHERE ALCOHOL WILL BE SERVED**
APPROVALS**NOTE: All signatures of approval must be provided on one original form.**Name of Group/Organization: Sault Ste. Marie Boxing ClubContact Person: Steve McEwen Telephone No. 542-0181Name of Event: Slopitch Tournament (Softball)Date(s) of Event: Sept. 17, 18, 2010 Site: North St. FieldTimes of Event: 6pm-11pm Sept 17 Location: North St. FieldTimes of Beer Garden: 9am-11pm Sept 18Name of Permit/Licence Holder: Steve McEwen Name of Identified Designate: Brian CandidoSignature of Permit/Licence Holder: Steve McEwen Signature of Identified Designate: Brian CandidoAddress of Permit/Licence Holder: 49 Plaintree Dr., Sault Ste. Marie, Ont., P6B 5G9 Address of Identified Designate/Telephone: 36 Campbell, Sault Ste. Marie, Ont., P6B 3B2Telephone/E-Mail: 542-0181 smcewen19@hotmail.com Telephone/E-Mail: 989-6713 briandido@yahoo.ca

1. Sault Ste. Marie Police Service


Signature of Official 3/sep/10

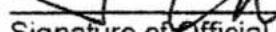
2. Sault Ste. Marie Fire Services
-
- Fire Prevention Office



Signature of Official

3. Algoma Public Health
-
- Environmental Health

4. Community Services Department
-
- Recreation and Culture Division or
-
- Community Centres



Signature of Official

TO BE POSTED AT EVENT.**FOR OFFICE USE ONLY**

City Council Approval Received on _____ Date _____ COMMUNITY SERVICES DEPT.

C.S.D. Staff Representative _____ Signature _____

SEP 07 2010

RECEIVED

5(g)

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



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

2010 09 13

Acting Mayor Lorena Tridico 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. **Francois Couture – Engineering & Planning – Building Division**
Plumbing – All Buildings
October, 2010
Etobicoke/Travelodge, Ontario
Estimated total cost to the City - \$ 2,218.01
Estimated net cost to the City - \$ 1,709.51

2. **Stephen Turco – Engineering & Planning – Planning Division**
Taking Action on the Built Environment
September, 2010
Toronto, Ontario
Estimated total cost to the City - \$ 1,028.34
Estimated net cost to the City - \$ 0.00

3. **John Luszka – Human Resources**
OMHRA – Fall Conference
September, 2010
Collingwood, Ontario
Estimated total cost to the City - \$ 1,277.64
Estimated net cost to the City - \$ 1,277.64

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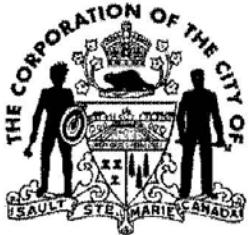
4. **Peter Tonazzo – Engineering & Planning – Planning Division**
Provincial Policy Statement Review Workshop
September, 2010
Sudbury, Ontario
Estimated total cost to the City - \$ 929.00
Estimated net cost to the City - \$ 929.00
5. **Penny Hodgins – Social Services – Ontario Works Division**
Divorcemate Training/FSW Meeting
September, 2010
Sudbury, Ontario
Estimated total cost to the City - \$ 368.00
Estimated net cost to the City - \$ 0.00
6. **Peggy Jo Gregorini – Social Services – Ontario Works Division**
Divorcemate Training/FSW Meeting
September, 2010
Sudbury, Ontario
Estimated total cost to the City - \$ 643.00
Estimated net cost to the City - \$ 0.00
7. **Virginia McLeod & Rick Borean – Community Services Department**
2010 NERA Educational Forum & Tradeshow
September, 2010
Elliot Lake, Ontario
Estimated total cost to the City - \$ 502.22
Estimated net cost to the City - \$ 502.22
8. **Don Scott, Brad Miller & Bob Camirand – P.W.T. – Transit Division**
Northern Ontario Transit Meeting
October, 2010
Sudbury, Ontario
Estimated total cost to the City - \$ 987.62
Estimated net cost to the City - \$ 987.62

Yours truly,



Joseph M. Fratesi
Chief Administrative Officer

JMF: bb



5(h)

2010 09 13

Acting Mayor Tridico
and Members of City Council

New Financial Assistance Policy For Miscellaneous National/International Competitions

Background

City Council passed the following resolution at their April 6, 2009 meeting:

Moved by: Councillor Grandinetti
Seconded by: Councillor Manzo

"Resolved that the report of the Commissioner of Community Services dated 2009 04 06 concerning Request for Financial Assistance – Algoma District School Board Robotics Team Competing in World Robotics Championship in Atlanta, Georgia be accepted and the recommendation that City Council approve \$1,000.00 in financial assistance to the Knights of Alloy to attend the World Robotics Championship in Atlanta, Georgia, with the funds coming from the same account used for Sports Competitions; and further that City Council refer this matter to the appropriate staff, the Parks and Recreation Advisory Committee and the Cultural Advisory Board to review this matter and provide comments on options for City Council's consideration on ways to develop a new policy or amend an existing policy."

The matter was presented to both the Parks and Recreation Advisory Committee (P.R.A.C.) and the Cultural Advisory Board (C.A.B.) for their consideration and comment. A report (attached) was presented to City Council at their October 26, 2009 meeting summarizing the comments from the P.R.A.C. and C.A.B. The following resolution was passed by City Council:

Moved by: Councillor Tridico
Seconded by: Councillor Hayes

"Resolved that the report of the Manager of Recreation and Culture dated 2009 10 26 concerning Financial Assistance Requests be accepted and the recommendation that appropriate staff develop a new policy for financial assistance requests for competitions that fall outside the existing policies for sport and cultural competitions be approved."

New Policy for Financial Assistance Requests For Miscellaneous National/International Competitions

A new policy has been developed (attached) for competitions that fall outside of the existing policies for sport and cultural competitions. Based on the recommendations of the P.R.A.C. and C.A.B., the existing policies were used as a basis for the new policy.

5(h)

The new policy includes an exception for sport and cultural competitions since they are covered under the existing policies administered by P.R. A.C. and the C.A.B.

The new policy does include attendance at Boards of Education and Post Secondary Institution competitions which are excluded in the sport and cultural competition policies. The reason for this is that recent applications for funding from City Council for non sport or cultural competitions have been from educational institutions.

The funding levels recommended in this new policy are the same as the funding levels in the Financial Assistance Policy for National/International Sport competitions. P.R.A.C. reviews funding levels on an ongoing basis and it is recommended that any changes to the funding for sports competitions be automatically reflected in this new policy.

Members of P.R.A.C. and C.A.B. expressed concern regarding funding levels and whether an additional policy could be accommodated within the existing budget for. It was confirmed with the Finance Department that the account used for sport and cultural financial assistance has room to accommodate the occasional grant for the new financial assistance policy.

Recommendation

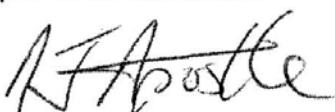
City Council is requested to approve the new Financial Assistance Policy for Miscellaneous National/International competitions. It is further recommended that the funds for the new policy come from the current budget for sport/cultural assistance grants; that funding levels remain consistent with those of sporting competitions and that the new policy be administered by staff of the Community Services Department.

Respectfully submitted for City Council approval,



Joseph J. Cain
Manager Recreation & Culture

Approval for submission

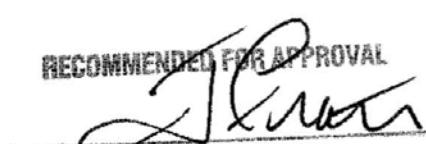


Nicholas J. Apostle
Commissioner Community Services

li/rec&cult/general/2010/council report financial assistance general

attachments

RECOMMENDED FOR APPROVAL


Joseph M. Fratesi
Chief Administrative Officer



2009 10 26

5(h)

Mayor John Rowswell
and Members of City Council

FINANCIAL ASSISTANCE REQUESTS

At the April 6, 2009 meeting, City Council passed the following resolution:

Moved by: O. Grandinetti
Seconded by: F. Manzo

"Resolved that the report of the Commissioner of Community Services dated 2009 04 06 concerning Request for Financial Assistance – Algoma District School Board Robotics Team Competing in World Robotics Championship in Atlanta George be accepted and the recommendation that City Council approve \$1,000.00 in financial assistance to the Knights of alloy to attend the World Robotics Championship in Atlanta, George, with the funds coming from the same account used for Sports Competitions; and further that City Council refer this matter to the appropriate staff, the Parks and Recreation Advisory Committee and the Cultural Advisory Board to review this matter and provide comments on options for Council's consideration on ways to develop a new policy or amend an existing policy."

Background Information

The Parks and Recreation Advisory Committee (PRAC) has a Financial Assistance Policy for grants to attend National/International Sports Competitions (attached). The Cultural Advisory Board (CAB) has a Financial Assistance Policy for grants to attend Provincial/National/International Cultural Competitions (attached). The terms "sport" and "culture" are defined within their respective policies. Both policies specifically exclude requests for attendance at Boards of Education or Post Secondary Education competitions.

Both policies are structured similarly in terms of the policy requirements and information including a detailed application form. Where they differ is in the level of funding. The Cultural Competition Financial Assistance Policy sets a maximum limit of \$200. per application, whether it is for an individual or a group. The Sports Competition Financial Assistance Policy has a limit of \$200. per individual; however there are increasing levels of support for teams of varying numbers of participants up to a maximum of \$1,000. In the case of cultural competitions, there is a provision for special requests for increased funding pending availability of funds. In the past, special requests have been approved by City Council up to \$1,000. for a group attending a cultural competition.

Comments by PRAC & CAB

The Parks and Recreation Advisory Committee and the Cultural Advisory Board were asked to provide comment to City Council on the issue of financial assistance for requests that fall outside of cultural or sport competitions.

The Parks and Recreation Advisory Committee made the following comments:

- The current policy used by PRAC for the Financial Assistance for National/International Sports Competitions can be used as a basis to develop a new policy for competitions which fall outside of current policies.
- PRAC recommends that Council establish a separate budget for requests that fall outside of sport or cultural competitions or increase the budget to compensate for additional requests.

The Cultural Advisory Board made the following suggestions:

- Financial assistance grants should be restricted to individuals or a team who represent the City at a competition of national or international significance and which is sanctioned by a governing organization.
- Any new policy for financial assistance to individuals and teams should be consistent with those in the Financial Assistance Policy for National/International Sports Competitions.

In reviewing this matter, the existing policy documents are sufficient to assist in the development of a new policy to administer requests for financial assistance to attend competitions which fall outside of those for cultural or sports competitions; however, as noted earlier, the current policies specifically exclude representatives of the Boards of Education and Post Secondary Education Institutions from applying.

Recommendation

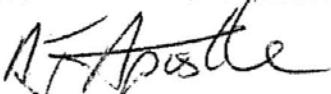
It is recommended that Council direct the appropriate staff to have a new policy developed to address requests such as the one received from the Algoma District School Board Robotics Team; and further that it be structured similarly to the PRAC & CAB financial assistance policies.

Respectfully submitted for Council's consideration,



Joseph J. Cain
Manager Recreation & Culture

Recommended for consideration,



Nicholas J. Apostle
Commissioner Community Services

5(h)



FINANCIAL ASSISTANCE POLICY FOR MISCELLANEOUS NATIONAL/INTERNATIONAL COMPETITIONS

1. ELIGIBILITY FOR FINANCIAL ASSISTANCE

Individuals or not-for-profit teams (see clause 5) who have qualified to represent Sault Ste. Marie, Northern Ontario, Ontario or Canada at a national or international competition are eligible to apply for funding to assist in the direct cost of attending the competition. Qualification must be through one or more previous local, regional, provincial or national competitions. Therefore invitational events do not qualify for funding.

2. REQUESTS FOR FINANCIAL ASSISTANCE

Individuals or not-for-profit teams attending a national or international competition may obtain a **Request For Financial Assistance For National/International Competitions Application Form** from the Community Services Department, Recreation and Culture Division, located at the Civic Centre, 99 Foster Drive.

The financial assistance policy and application form can also be accessed on the Corporation of the City of Sault Ste. Marie web site at www.cityssm.on.ca.

3. SUBMISSION DATE

Completed applications will be accepted year round. Team applications must be submitted by coaching staff or team management. **Applications must be submitted to the Community Services Department, Recreation and Culture Division, prior to the date of the national or international event.** The approval process may take up to six weeks after a request form is received. Applicants are reminded that submission of an application does not mean approval.

4. APPROVAL PROCESS

The Community Services Department, Recreation and Culture Division, will confirm the information on the application form and verify additional documents for eligibility.

Applicants who meet the eligibility criteria will be recommended to City Council for approval of financial assistance to attend a national or international competition.

Grants will be approved by City Council based on the following maximum limits per category:

Individual	\$200.00
2 to 6 Participants	\$400.00
7 to 15 Participants	\$750.00
16+ Participants	\$1,000.00

* The above amounts are applicable to an organization regardless whether the participants are competing individually or as a team. The funding levels are based on those in the Parks and Recreation Advisory Committee's policy for sporting competitions, and are reviewed annually.

5. CRITERIA FOR FINANCIAL ASSISTANCE

Requests for financial assistance shall be considered from individuals or not-for-profit teams who are residents of Sault Ste. Marie and/or who are representing Sault Ste. Marie at a National or International competition. Coaching and management staff will not be considered among the team complement.

6. DEFINITION OF FINANCIAL ASSISTANCE

Financial support will be provided to assist in the direct cost of attending national or international competitions. This includes registration fees, transportation, accommodation, and meal expenses. Applications will not be considered for assistance with the purchase of equipment or clothing.

7. EXCEPTIONS

Individuals or teams that qualify for funding under either the Financial Assistance Policies for National/International Sports Competitions or Provincial, National, International Cultural Competitions, will not be eligible for funding under this program.

8. GENERAL CONSIDERATIONS

- a. The applicant must demonstrate that they have researched other avenues of funding.
- b. Successful applicants are requested to acknowledge, in any media communications, local or otherwise, the support of the City of Sault Ste. Marie. Applicants may be asked to provide general feedback from the competition.
- c. Only one request per individual or team will be considered in a calendar year for each level of competition. Individual team member applications will not be accepted when a team has qualified to attend a competition.
- d. Requests for City pins, brochures, etc. are to be submitted to the Economic Development Corporation office located on Level 3 in the Civic Centre.

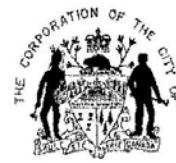
9. NOTIFICATION OF CITY COUNCIL'S DECISION

All applicants will be notified following City Council's decision. If an application is approved, a cheque will be forwarded by mail. Funds may be received at the Community Services Department office if prior arrangements have been made.

QUESTIONS AND COMMENTS CAN BE DIRECTED TO:

Community Services Department Recreation and Culture Division Civic Centre 99 Foster Drive Sault Ste. Marie, ON P6A 5X6	Phone: 759-5310 Fax: 759-6605 Office Hours: Monday to Friday 8:30 a.m. to 4:30 p. m.
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5(h)



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

PLEASE PRINT

Name and Address of Applicant:

Correspondence will be directed to this name and address.

Name: _____

Address: _____

Postal Code: _____

Phone: _____ (H) _____ (W) _____ Fax: _____

Email: _____

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

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

Name: _____

Address: _____

Postal Code: _____

Name of Team or Club (if applicable): _____

Name of National or International Competition:

Date(s) of Competition:

Location of Competition:

Name of Governing Body:

Please append correspondence (email or letter) that confirms individual or team qualification as a Sault Ste. Marie, Northern Ontario, Ontario or Canadian representative.

APPLICATIONS WILL NOT BE PROCESSED OR APPROVED WITHOUT PROOF OF QUALIFICATION.

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

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

Have you previously requested financial assistance from the City?

No _____ Yes _____ Amount \$_____

If yes, please indicate the year(s):

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

-
- For recipients under the age of 18, payment will generally be provided to a parent or guardian, as circumstances dictate.
 - Funding for teams will be payable to the coordinating group, 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 Competitions Application Form is accurate and complete and is endorsed by the organization I represent.

DATE: _____
Year Month Day

Name (Applicant)	Title (If applicable)	Signature	Phone Number
---------------------	--------------------------	-----------	--------------

Name (Club Official)	Title	Signature	Phone Number
-------------------------	-------	-----------	--------------

- *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.

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

5(i)

Ralph Robertson
Manager of Purchasing



Finance Department
Purchasing Division

2010 09 13

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

Re: Tenders for Equipment - Public Works & Transportation Department

Attached hereto for your information and consideration are the summaries of the tenders received for the supply and delivery of various pieces of equipment required by the Public Works and Transportation Department.

The tenders were publicly advertised and tender documents forwarded to all firms on our bidders list. A public opening of the tenders received was held August 11, 2010, with Councillor Ozzie Grandinetti representing City Council.

The tenders received have been thoroughly evaluated and reviewed with the Finance Department and with Mr. M. Blanchard, Manager - Equipment/Building Maintenance, and the low tendered prices, meeting specifications, have been identified on their respective summaries.

The budget allocation for this equipment, identified in the 2010 P.W. & T. Equipment Reserve is \$700,000.00 and the total purchase price amounts to \$620,009.95.

It is therefore my recommendation that the tenders for equipment be awarded as follows:

<u>Item</u>	<u>Supplier</u>	<u>Amount</u>
One (1) Articulating Wheel Loader	HD Equipment Sales & Service	\$194,022.13
One (1) 8000 GVW Van c/w Aerial Device Bucket	Rocwin Sales & Service	\$ 71,642.00
One (1) 64000 GVW Truck c/w Garbage Packer Body	Joe Johnson Equipment	\$285,629.39
One (1) Loader/Backhoe	HD Equipment Sales & Service.	\$ 68,716.43

RECOMMENDED FOR APPROVAL

This report is submitted for Council's approval.

Respectfully submitted,

Ralph Robertson
Manager of Purchasing

Recommended for approval,

Joseph M. Fratesi

Chief Administrative Officer

W. Freiburger
Commissioner of Finance & Treasurer

RR:nt
Attach.

FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: \$210,000.00

Received: August 11, 2010
File: 2010WA13

**SUMMARY OF TENDERS
ONE (1) ARTICULATING WHEEL LOADER**

<u>Firm</u>	<u>Opt.</u>	<u>Make & Model</u>	<u>Delivery</u>	<u>Warranty</u>	<u>Total Tendered Price (Including taxes)</u>	<u>Remarks</u>
Equipment Sales & Service Toronto, ON		2010 Komatsu WA380-6	90 w/days	1 year Unlimited Hours	\$242,950.00	Meets Specifications
HD Equipment Sales & Serv. Sault Ste. Marie, ON		2010 New Holland W190B	60 w/days	1 year 2000 Hours	\$194,022.13	Meets Specifications
Nortrax Canada Ltd. Lively, ON		2010 John Deere 644K	55 w/days	1 year Unlimited Hours	\$224,467.72	Meets Specifications
Strongco Equipment Mississauga, ON		2010 Volvo L110F	150 -180 w/days	1 year 1500 Hours	\$243,515.00	Meets Specifications
Toromont CAT Sault Ste. Marie, ON		2010 CAT 950H	45 w/days	1 year Unlimited Hours 3 year 5000 Hours Extended	\$231,270.32	Meets Specifications
Tracks & Wheels Sault Ste. Marie, ON	1	2010 Case 821E Zbar	90 w/days	1 year Unlimited Hours	\$202,594.31	Meets Specifications
	2	2009 Case 821E Zbar	10 w/days	Ending Apr. 15-11 - Engine	\$163,988.99	Does not meet Specifications Machine is used
Wajax Industries Lively, ON		2010 JCB 456ZX	5 w/days	2 year 2000 Hours	\$216,729.48	Meets Specifications

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

It is my recommendation that the tendered price which includes H.S.T. at 13%, submitted by HD Equipment Sales & Service be accepted.

Ralph Robertson
Manager of Purchasing

5(i)

**FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: \$90,000.00**

Received: August 11, 2010
File: 2010WA14

**SUMMARY OF TENDERS
ONE (1) 8,000 GVW VAN C/W AERIAL DEVICE BUCKET**

Firm	Make & Model	Delivery	Warranty	Total Tendered Price <u>(Including trade-in and taxes)</u>	Remarks
Allan Fyfe Equipment Concord, ON	2011 Ford E350 Van 2010 Versalift Cantel 29 IH Aerial Lift	100 - 120 w/days	3 year/60,000 km Bumper-to Bumper 1 year - Aerial	\$73,291.80	Meets specifications.
Altec Industries Ltd. Milton, ON	Ford E350 Van 2010 Altec AT200AV Aerial Lift	190 w/days	3 year/60,000 km Bumper-to Bumper 1 year - Aerial	\$59,237.99	Does not meet Specifications Bucket Not Insulated Towing Package not provided
Rocwin Sales & Service Mississauga, ON	2011 Ford E350 Van 2011 UTEM Skyvan UVI35B Aerial Lift	90 w/days	3 year/60,000 km Bumper-to Bumper 1 year - Aerial	\$71,642.00	Meets specifications.

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

It is my recommendation that the tendered price which includes the Trade-In Allowance and H.S.T. at 13%, submitted by Rocwin Sales & Service Ltd. be accepted.

Ralph Robertson
Manager of Purchasing

5(i)

**FINANCE DEPARTMENT
PURCHASING DIVISION**
Budget Amount: \$270,000.00

**Received: August 11, 2010
File: 2010WA15**

**SUMMARY OF TENDERS
ONE (1) 64,000 GVW TRUCK C/W GARBAGE PACKER BODY**

Firm	Opt.	Make & Model	Delivery	Warranty	Total Tendered Price <u>(including trade-in and taxes)</u>	Remarks
Joe Johnson Equip. Innifil, ON	A	2011 Freightliner M2 106V 2010 Labrie Expert 2000 T Equipment Pkg	180 - 240 w/days	2 year Unlimited Mileage - Truck & Engine 1 year - Equip. Pkg.	\$285,629.39	Meets specifications.
	B	2011 International 7400 SBA 6x4 2010 Labrie Expert 2000 T Equipment Pkg	180 - 240 w/days	1 year Unlimited Mileage - Truck 3 year/150,000 miles - Engine 1 year - Equip. Pkg.	\$286,003.00	Meets specifications.
TMS Truck Centre Sault Ste. Marie, ON		2011 Freightliner M2 106V 2010 Labrie Expert 2000 T Equipment Pkg	210 - 240 w/days	2 year Unlimited Mileage - Truck & Engine 1 year - Equip. Pkg.	\$285,855.38	Meets specifications.

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

It is my recommendation that the tendered price which includes the Trade-In Allowance and H.S.T. at 13%, submitted by Joe Johnson Equip., for Opt. A be accepted.

Ralph Robertson
Manager of Purchasing

5(i)

**FINANCE DEPARTMENT
PURCHASING DIVISION
Budget Amount: \$130,000.00**

**Received: August 11, 2010
File: 2010WA16**

**SUMMARY OF TENDERS
ONE (1) LOADER/BACHOE**

Firm	Make & Model	Delivery	Warranty	Total Tendered Price <u>(Including trade-in & taxes)</u>	Remarks
HD Equipment Sales & Serv. Sault Ste. Marie, ON	2010 New Holland B95B	60 - 90 w/days	1 year Unlimited Hours	\$68,716.43	Meets Specifications
Nortrax Canada Ltd. Lively, ON	2010 John Deere 310 SJ	55 w/days	1 year Unlimited Hours	\$79,608.50	Meets Specifications with minor variances
Strongco Equipment Mississauga, ON	2010 Volvo BL70	90 -120 w/days	1 year Unlimited Hours	\$100,005.00	Does not meet Specifications HP & Torque less than speced
Toromont CAT Sault Ste. Marie, ON	2010 CAT 420E	45 w/days	1 year Unlimited Hours 3 year 5000 Hours Extended	\$76,088.55	Meets Specifications
Tracks & Wheels Sault Ste. Marie, ON	2011 Case 580SM	90 w/days	1 year Unlimited Hours	\$105,746.53	Meets Specifications
Wajax Industries Lively, ON	2010 JCB 3CX-14	5 w/days	2 year 2000 Hours	\$90,597.75	Meets Specifications

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

It is my recommendation that the tendered price which includes trade-in allowance and H.S.T. at 13%, submitted by HD Equipment Sales & Service, be accepted.

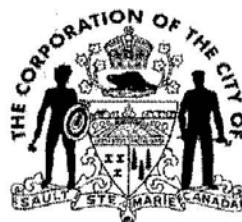
Ralph Robertson
Manager of Purchasing

5(i)

5(j)

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

2010 09 13

Our File: 2010-3E

Acting Mayor Lorena Tridico
Members of Council

Re: McNabb Southmarket Extension Project

The purpose of this report is to provide Council with an update on the progress of the construction of the McNabb Southmarket extension. Construction had progressed well and on schedule, however, there are two reasons why the road cannot be opened to traffic before winter.

The first issue is the acquisition of two parcels of property for the extension of the rail spur for the Shell tank farm. In order to mitigate negative effects on the operation of the tank farm, it was determined during the Environmental Assessment that the rail spur would be extended and made operational prior to the closing of the existing railway crossing on McNabb. The Legal Department has obtained the larger parcel; however, a small parcel remains to be acquired from a private owner. While the acquisition has taken much longer than anticipated, the Legal Department is confident that it will be acquired very soon.

The second issue is the ordering of materials and installation of the two new railway crossing signals. It is our understanding that the railway has not ordered any materials pending the securing of funds for continued operation of the rail line. We have reached the point where it is unlikely that there is sufficient time to provide operational signals prior to winter.

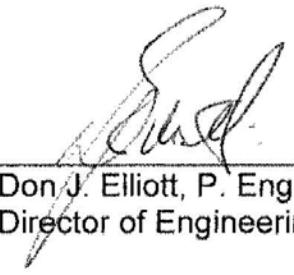
In the opinion of the Engineering Department, the deferral of the opening of the road to 2011 has no major consequences in the long run. In the short term, traffic congestion will persist at the Adeline/McNabb/Frontenac and Boundary/Trunk intersections. We will continue to operate the five to two lane transition on McNabb through the winter as was done last winter. Our COMRIF funding deadline is October 31st, 2010, but we will have maximized the grant by then. The general contractor may claim an extra for the carryover work to 2011; however, it should not be significant as the vast majority of the work under the contract is already complete. Although the traffic signals at the new intersection with Trunk Road will be installed, it is recommended that they be covered for the winter and the new portion of Southmarket south of Trunk remain closed.

If the property is acquired and the railway funding is secured, we anticipate that the road will be opened in the summer of 2011.

5(j)

This report is submitted for the information of Council.

Respectfully submitted,



Don J. Elliott, P. Eng.
Director of Engineering Services

Recommended for approval,

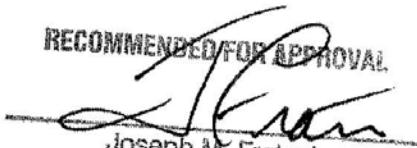


Jerry D. Dolcetti, RPP
Commissioner
Engineering & Planning

/bb

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RECOMMENDED FOR APPROVAL



Joseph M. Fratesi
Chief Administrative Officer

NICHOLAS J. APOSTLE
COMMISSIONER COMMUNITY SERVICES



COMMUNITY SERVICES DEPARTMENT

Community Centres Division
Municipal Day Nurseries Division
Recreation & Culture Division

5(K)

September 13, 2010

Acting Mayor Tridico
and Members of City Council

Essar Centre – 2009 Annual Report

Attached is the 2009 Annual Report on the Essar Centre.

The document incorporates changes in the reporting structure and the addition of information on certain items such as the Soo Greyhounds. These changes were suggested by Council after their review of the 2008 Annual Report.

This report is provided as information.

A handwritten signature in black ink that reads "Nicholas J. Apostle".

Nicholas J. Apostle
Commissioner Community Services

JBCouncil/2010/Essar centre annual report cover letter

attachment

RECOMMENDED FOR APPROVAL

A handwritten signature in black ink that reads "Joseph M. Fratesi".

Joseph M. Fratesi
Chief Administrative Officer

5(K)



2009 Annual Report

Table of Contents	Page
A. Descriptive Overview	3
B. Event Recap	6
C. Revenue/Expense Statement	7
D. Economic Benefits	9
E. Revenue/Expenses from Soo Greyhounds Games	10
F. 2008 / 2009 Operating Expense Recap	11

A. Descriptive Overview

1) Introduction

The Essar Centre is a state-of-the-art sports and entertainment centre with all of the amenities necessary to host a wide range of events including concerts, sporting events, conventions, and trade shows. As well, it is the venue for the Soo Greyhounds Hockey Club to operate out of.

In addition to serving as a sports and entertainment centre, the venue is also used as a community centre. Adult hockey, youth hockey, figure skating, and exercise walking are some of the other uses of the centre.

While it is important to keep the annual operating cost as low as possible, it is important to note that operating decisions take into account the broader economic impact events on the local economy. When events are held at the Essar Centre it is evident that additional retail, restaurant and lodging sales are generated in the community.

2) Economic/Social Benefits

While there has been, and will continue to be, an annual cost to operate the Essar Centre it is important to note the many social and economic benefits to the community.

According to Tourism Sault Ste. Marie's (TSSM) Economic Benefit formula, a visitor spends approximately \$150 per visitor per day (direct and indirect spending).

In 2009 it was estimated, our information shows, that the average ticketed event attracted approximately 255 visitors from outside of Sault Ste. Marie, generating an economic benefit of approximately \$353,500 (see item "D").

The Essar Centre is also the flagship facility for marketing sport tournaments in Sault Ste. Marie, combined with the John Rhodes Community Centre and other area arenas, multi-day sport tournaments are attracted to Sault Ste. Marie. It is estimated that a three-day tournament with 40 teams could generate up to \$360,000 in economic benefits to the community.

Conventions boost the area's economy as well. The Essar Centre is easily converted to convention mode. The economic benefit of a single three-day convention with 2500 out-of-town visitors is approximately \$1,125,000.

In addition to the economic benefits, the social benefits of the Essar Centre are far reaching. The sporting and entertainment spectator events staged at the facility, and the use of the facility as a community centre for sports and recreation, increase local quality of life and help attract new residents to the community.

3) 2009 Financial Review

Attached is the facility revenue and expense statement, an estimated revenue and expense statement from Soo Greyhounds game operations (city share), a detailed listing of 2009 events, and information regarding previous years' annual operating costs.

The incremental ticket sales revenue sharing arrangement with the Soo Greyhounds (10% - 50%) clearly helps to keep the team viable, but once the lower thresholds have been surpassed, the City realizes a significant financial benefit.

4) Marketing and Events

Activities in this area are focused on aspects such as: attracting a wide variety of events; making the necessary arrangements to plan, organize, and execute events; and to ensure a high degree of customer service to event planners, promoters and most importantly the end user.

Quality, well-attended events are key to driving the facility's revenue streams. Facility rental fees, box office fees, food and beverage sales, and the facility's share of merchandise sales are all driven by successful events.

The budget for marketing is used to directly attract events as well as to develop the brand of the facility. A well-marketed facility increases its value and potential for naming and pouring rights. A facility website (www.essarcentre.ca) is maintained to promote the facility world wide and to provide information to patrons.

5) Soo Greyhounds

According to the agreement with the Soo Greyhounds Hockey Club, the City is required to provide, at its cost, event staff at all Soo Greyhounds games. The event staff includes ushers, box office staff, facility attendants, food and beverage staff, and facility operators/maintenance staff. In addition, a supervisor is assigned to each game to oversee the event. Security services are contracted out to a private security firm and are also provided by the facility.

Facility revenue streams from Greyhounds game operations are governed by the contract revenue sharing schedule, which is part of the agreement with the club.

6) Food and Beverage Operations

The Food and Beverage operations are made up of five full-service concessions, a kitchen facility and several portable bars. Food service is also available upon request for smaller events in the Centre's fully-licensed meeting and break-out rooms. The financial goal of food service operations is to produce an "industry standard" operating profit to offset other facility operating costs.

7) Box Office Operations

The Essar Centre maintains a full-service box office and provides ticketing services to event promoters. The box office is also responsible for providing all of the Soo Greyhounds' season ticket and game day ticket sales.

Ticket sales fees offset some of the costs of this operation and some of the fees are allocated to a capital reserve account.

8) Suite Holder Services

There are 13 suites in the Essar Centre as well as a larger Corporate Suite. The Corporate Suite easily accommodates 40 individuals and is rented for special events and Soo Greyhound games. Revenue from this area is derived from lease fees, rental fees (Corporate Suite only), box office fees, ticket sales and food and beverage sales.

9) Facility Maintenance Operations

Maintenance operations include managing the state-of-the-art building control systems and the maintenance and repair of the following:

- Refrigeration (ice making) plant
- Ice surface
- Air conditioning plant
- Ice re-surfacer
- Boiler equipment
- Roof top HVAC units
- Sound system

Facility maintenance duties are performed on a daily basis by the Facility Operators and Rink Attendants.

Maintenance and energy costs are difficult to control due to external conditions, but efforts are made to keep them in check as much as possible.

B. Event Recap

2009 ESSAR CENTRE EVENT LISTING

EVENT	DATE	DAYS	TYPE
Steelcity Hockey Tournament	January 8-11, 2009	4	Tournament
Harlem Globetrotters	28-Jan-09	1	Sporting Event
Doc Walker Concert	07-Feb-09	1	Concert
The Rankin Family Concert	18-Feb-09	1	Concert
Home and Outdoor Show	March 5-8, 2009	4	Convention/Special Event
Bryan Adams	09-Mar-09	1	Concert
Bantam AAA Hockey Tournament	March 23-28, 2009	6	Tournament
Passport to Unity Event	04-Apr-09	1	Convention/Special Event
Neil Young Concert	17-Apr-09	1	Concert
Gordon Lightfoot Concert	18-Apr-09	1	Concert
Stars on Ice	27-Apr-09	1	Sporting Event
Gardner Brothers Circus	May 2-3, 2009	2	Family Show
Sault College Convocation	May 21-22, 2009	1	Convention/Special Event
T.O.P.S. Conference	June 4-7, 2009	4	Convention/Special Event
AMCTO Conference	June 14-15, 2009	2	Convention/Special Event
Stanley Cup w/ Tyler Kennedy	03-Jul-09	1	Convention/Special Event
Charley Pride Concert	07-Jul-09	1	Concert
Stompin' Tom Connors Concert	18-Aug-09	1	Concert
Great Big Sea Concert	25-Sep-09	1	Concert
Blue Man Group	18-Oct-09	1	Family Show
Steelcity Hockey Tournament	November 19-22, 2009	4	Tournament
Three Days Grace Concert	08-Dec-09	1	Concert
Greyhound Games	All Year	38	Sporting Event

Event Type	Total Days
Concert	9
Sporting Event	2
Greyhound Games	38
Family Show	3
Convention/Special Event	13
Tournament	14
	79

C. Revenue/Expense Statement



2009 Revenue/Expense Statement

Revenues	2009 Actual
Soo Greyhounds	\$ 99,426.78
Ice Rental	\$ 86,610.18
Naming Rights	\$ 141,621.92
Pouring Rights	\$ 29,333.00
Box Office Fees	\$ 59,279.57
Sundry Shows	\$ 30,913.24
Suite Rental	\$ 3,500.00
Room Rentals - Other	\$ 9,805.86
Suite Lease Fees	\$ 113,590.60
Sale of Merchandise	\$ 13,606.46
Advertising	\$ 59,729.43
Facility Rental	\$ 93,719.05
Credit Card Service Fee	\$ 45,778.79
Capital Improvement	\$ 30,051.21
Food Sales	\$ 461,755.22
Alcohol Sales	\$ 287,180.18
High School Hockey	\$ 10,188.21
Fees Other Hockey	\$ 283.50
Grants	\$ 2,170.00
Sub Total	\$ 1,577,976.20
Activity Expenses	
Casual Labour - Hounds/Sundry	\$ 162,600.69
Benefits	\$ 5,400.54
High School Hockey	\$ 3,283.06
Sundry Show Expenses	\$ 98,221.45
Miscellaneous Expenses	\$ 9,196.43
Naming Rights	\$ 17,680.20
Pouring Rights	\$ 1,285.00
Credit/Convenience Fees	\$ 1,276.56
Cash Short	\$ 1.89
Sub Total	\$ 298,945.82
Food and Beverage Expenses	
Casual Labour	\$ 202,381.01
Purchase for Resale - Food	\$ 217,974.20
Purchase for Resale - Alcohol	\$ 66,657.84
Laundry & Uniforms	\$ 2,800.71
Supplies	\$ 15,422.05
Misc	\$ 17,201.49
Equipment Maintenance	\$ 14,052.31
Soo Greyhounds Share	\$ 46,100.56
Cash Over	\$ 3,407.72
New Equipment	\$ 9,519.01
Benefits	\$ 11,812.35
Telephone	\$ 855.83
Sub Total	\$ 601,369.64
Operations Expense	
Casual Labour - Hounds/Misc	\$ 297,961.29
Benefits	\$ 67,188.41
Office Expense	\$ 1,475.18
Mileage	\$ 386.33

Revenue/Expense Statement cont'd.

Gasoline	\$ 2,424.76
Natural Gas	\$ 115,510.94
Water & Electrical	\$ 249,593.41
Miscellaneous	\$ 1,769.99
Uniforms	\$ 582.86
Operating Supplies	\$ 45.36
Maintenance & Alterations	\$ 229,825.79
Telephone	\$ 1,941.02
Internet	\$ 1,510.00
Advertising	\$ 3,500.00
Credit Debit Card Fees	\$ 8,585.80
Transfer to Reserve	\$ 30,051.21
Transfer to Capital	\$ 40,000.00
Office Equipment	\$ 1,700.96
Consultants	\$ 8,139.76
Sub Total	\$ 1,032,141.86
Box Office Expense	
Casual Labour	\$ 44,996.29
Benefits	\$ 3,051.35
Miscellaneous	\$ 96.65
Operating Supplies	\$ 1,276.98
Cash Short/Over	\$ 216.48
Office Equipment	\$ 2,044.87
Laundry & Uniforms	\$ 1,642.68
Sub Total	\$ 53,325.30
Marketing Expense	
Miscellaneous	\$ 36,150.91
Telephone	\$ 2,220.54
Advertising	\$ 3,019.27
Supplies	\$ 437.40
Sub Total	\$ 41,828.12
Total Revenue	\$ 1,577,976.20
Total Expenses	\$ 2,027,610.74
Operating Cost	\$ 449,634.54

2009 Annual Report

D. Economic Benefits

Sample Economic benefits from events held at the Essar Centre.

	#	Visitors/Event	\$ spent per day	# of Days	Economic Benefit
Special Events 2009	14	255	\$ 150.00	1	\$ 535,500.00
Sports Tourn*	1	800	\$ 150.00	3	\$ 360,000.00
Conventions**	1	2500	\$ 150.00	3	\$ 1,125,000.00
Greyhounds Games per season	1	400	\$ 150.00	1	\$ 60,000.00

*example economic benefit of 1 hockey tourn. with 40 out of town teams.

**Sample economic benefit one 3 day convention

E. Revenue/Expenses from Soo Greyhounds Games**2009 Soo Greyhound Estimated Income Statement****Revenues**

Ticket Splits	\$	99,426.78
Advertising	\$	21,765.90
VIP Room Rental	\$	5,000.00
Net Food and Beverage	\$	115,251.41
Sub Total	\$	241,444.09

Activity Expenses

Labour	\$	102,543.00
Contract Security	\$	24,111.00
General Expense	\$	6,080.00
Greyhound Food and Beverage Share	\$	46,100.56
Season Ticket Maintenance Fee	\$	10,000.00
Box Office Additional Labour	\$	7,740.00
Maintenance Labour	\$	5,600.00
Sub Total	\$	202,174.56

Total Profit/Loss	\$	39,269.53
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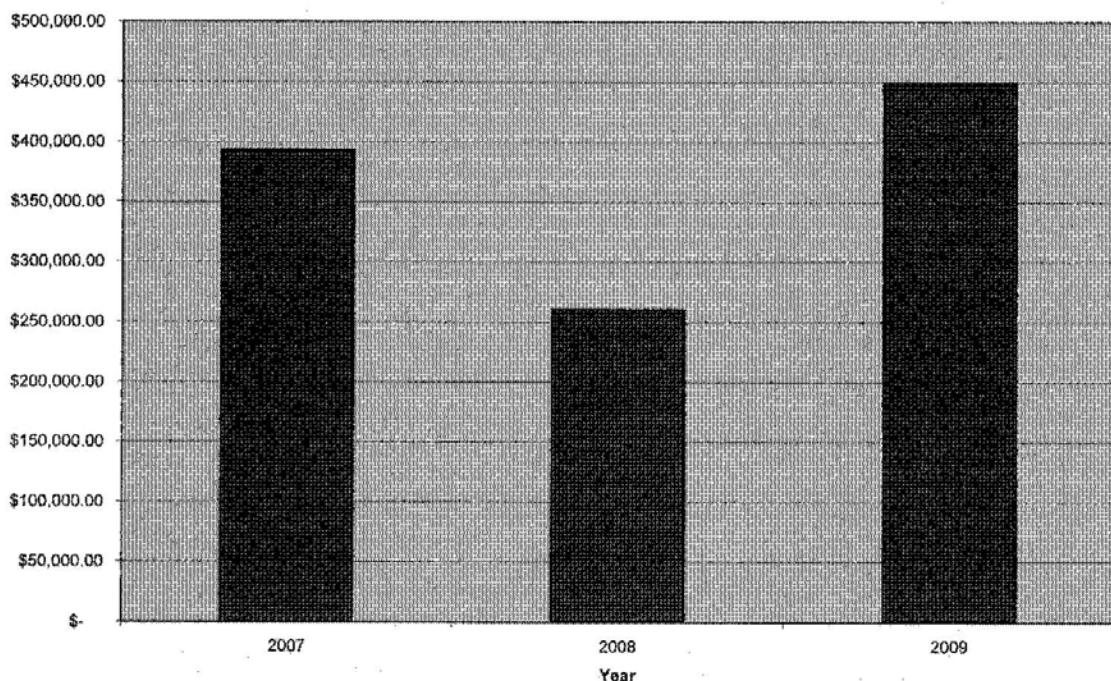
F. 2008/2009 Operating Expense Recap



	2008	2009
Revenue	\$ 1,903,739.13	\$ 1,577,976.20
Activiy Expense	\$ 346,806.20	\$ 298,945.82
Operation Expense	\$ 966,999.56	\$ 1,032,141.86
Food and Beverage Expense	\$ 748,434.81	\$ 601,369.64
Box Office Expense	\$ 62,168.53	\$ 53,325.30
Marketing Expense	\$ 39,947.06	\$ 41,828.12
Annual Operating Cost	\$ (260,617.03)	\$ (449,634.54)*

*2009 city share of Greyhound ticket revenue decreased by \$ 214,846 over 2008 due to fewer playoff games. If this decrease had not occurred the Annual operating cost in 2009 would have been \$234,788.

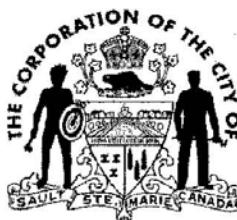
Operating Cost 3 Year Trend



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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

2010 09 13

Our File: Contract 2010-9E

Acting Mayor Lorena Tridico
Members of City Council
Civic Centre

**RE: CONTRACT 2010-9E
REHABILITATION OF MUNICIPAL BRIDGE NO. 1
HWY 17/GREAT NORTHERN ROAD, 0.4KM N OF FOURTH LINE**

Tenders received for Contract 2010-9E were opened at a public meeting Tuesday, August 17, 2010 in the Tarentorus Room of the Civic Centre. Present at the opening was Councilor Frank Fata as well as City staff and contractor representatives. The contract called for supplying all materials, labour and equipment necessary for the rehabilitation of one of the two bridges on Great Northern Road over the Root River.

Two (2) tenders were received. Both were reviewed and found to be complete by our consultant M. R. Wright & Associates Co. Ltd. The low tender of **\$1,151,042 (excluding HST)** was received from R. M. Belanger Limited. The City has received a grant from the MTO of **\$862,500** for this project. Further, the City has budgeted **\$702,000** for 2010 for the City's 25% share of connecting link projects (two bridges and resurfacing one block of Second Line). Only one bridge was approved by MTO for 2010. Total funds available are therefore **\$1,564,000**, and the project estimate including engineering is **\$1,300,000**. Staff have confirmed with the MTO that the grant is available until March 31, 2012.

The tender value of **\$1,151,042** is higher than the consultant's estimate of **\$831,600**. The consultant has had discussions with the contractor about ways to reduce the cost, however, there appears to be little opportunity to negotiate the price down without removing some key components. Part of the increase is due to the fact that the City originally proposed to tender both bridges together for the economy of scale. Another possible factor is that the tender is late in the season and there may be a premium based on the acceleration of the schedule to complete the project prior to winter.

Given the above discussion, the Engineering Department believes there is merit in deferring this work to 2011. We will be making application for 2011 connecting link funding for the second bridge and if approved, we will retender this bridge together with the second one.

Accordingly, it is recommended that Contract 2010-9E not be awarded and that it be retendered in 2011 together with the rehabilitation of the second Root River bridge.

Respectfully submitted,

Don Elliott, P. Eng.
Director of Engineering Services

DJE/al

Recommended for approval,

Jerry D. Dolcetti, RPP
Commissioner Engineering & Planning
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

September 13, 2010

File: B-00-01

Acting Mayor Lorena Tridico
Members of City Council

**Re: Outstanding Council Resolution
Lorraine Avenue – Streetlights**

At the December 1, 2008 meeting, Council passed a resolution requesting a report on the feasibility of installing streetlights on Lorraine Avenue and better lighting on the path between Lewis Road and Meadow Park Crescent.

The PUC has advised that streetlights on Lorraine Avenue can be installed under local improvement. The estimated cost for three streetlights and an underground cable system is \$22,005 or \$81.90 per meter of frontage assessed to each lot. In order for this work to proceed, a representative from the neighborhood must acquire a petition with sufficient signatures for the work to proceed. Petition forms are available in the Clerk's Department. Councilor Sheehan has been involved with this resolution, and he has agreed to contact the neighborhood representative with this information.

The second part of the resolution was a request for better lighting on the walkway between Lewis Road and Meadow Park Crescent. The PUC suggests switching the existing circular dusk-to-dawn fixture to a streetlight head for an improved lighting pattern. The Engineering Department has instructed PUC to proceed with this change.

This report is for Council's information.

Respectfully submitted,



Don J. Elliott, P. Eng.
Director of Engineering Services

C: Kevin Bell, P. Eng. PUC

Recommended for approval,



Jerry D. Dolcetti, RPP
Commissioner
Engineering & Planning



RECOMMENDED FOR APPROVAL
Joseph M. Fratesi

Chief Administrative Officer

LORIE BOTTO
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
SOLICITOR / PROSECUTOR



LEGAL
DEPARTMENT

FILE NO.: L.7.1.

REPORT TO: Acting Mayor Lorena Tridico
and Members of City Council

REPORT FROM: Lorie A. Bottos
City Solicitor

DATE: 2010 09 13

SUBJECT: COUNCIL RESOLUTION OF JUNE 28TH REGARDING
ADVERTISING SIGNS ON UTILITY POLES

PURPOSE

The purpose of this report is to respond to the following council resolution:

"Whereas people put advertising signs on utility poles and in the ground to promote garage sales and other events; and Whereas these signs are sometimes left there with no intention of removing them; and Whereas they are an eyesore to the residents that have to see them days and weeks after the event has expired; Therefore be it resolved that staff review this matter and report back to Council with alternatives to deal with this problem. "

COMMENT

Prior to this resolution I had discussions and exchanged emails with Larry Girardi, Deputy Commissioner of Public Works and Transportation, regarding the increasing number of advertising signs put on City and PUC utility poles. These signs range from a few signs advertising a local garage sale to many signs being put up to advertise upcoming commercial events. The number of such signs seems to be increasing.

What the Department of Public Works and Transportation will be doing is that when it has an employee who needs work place accommodation that employee will be assigned the duty of removing these signs from poles. A sign removal kit has been assembled and will be kept at Public Works. As employees need to be

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accommodated, they will be given the kit and target one area of the City at a time. I suspect the first area to be targeted would be the downtown area where there seem to be more of these signs placed on utility poles. Trying to track down who has put up the signs, except in specific situations such as signs advertising garage sales, could take up as much or more time than just removing the signs.

Placing of signs on utility poles can only be regulated by the municipality or a public utility. Signs cannot be prohibited. There is a case that went to the Supreme Court of Canada (Ramsden and the City of Peterborough) in 1993 that stands with a proposition that a complete prohibition of signs on utility poles and other public property violates the Charter of Rights and Freedoms. However if the municipality regulates as opposed to prohibiting this form of expression, then as long as the regulation is reasonable, that is not a violation of one's freedom of expression. The City Sign By-law has a mechanism in place for approval for signs on utility poles. Obviously almost all of the signs that are put on utility poles are done so without approval.

RECOMMENDATION

The recommendation from Larry Girardi and myself is that at least initially the City attempt to deal with the signs on utility poles as set out above. If that procedure is not effective we will report back to Council with further suggested measures.

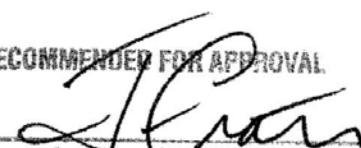
Respectfully Submitted,



Lorie A. Bottos
City Solicitor

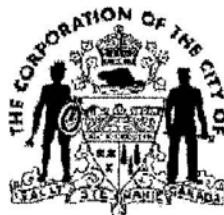
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RECOMMENDED FOR APPROVAL


Joseph M. Fratesi
Chief Administrative Officer

c.c. Larry Girardi, Deputy Commissioner of Public Works and Transportation
council reports/2010reports/SignsUtilityPoles sept13.10

J. M. Elliott P. Eng
Commissioner



Public Works &
Transportation department

September 13, 2010

Acting Mayor Tridico
And members of Council
Civic Centre

On August the 23rd 2010 Council passed the following resolution.

Resolved that the request for an evaluation to install speed humps on Queensgate Boulevard be referred to Public Works for review and report back to Council.

Background

On November 9th, 2009 Council approved a pilot project for the use of speed humps on MacGregor Avenue. The recommendations of the report were as follows:

- a pilot project be undertaken
- a study be carried out and a report presented to Council
- a supplementary request be included in the 2010 budget

Staff reported back to Council in May of this year advising Council that the pilot project had met the criteria for installing speed humps and that \$9,000 was needed to carryout the work. The project has now met all the requirements both petition and criteria and we are now prepared to install the speed pumps on MacGregor Avenue. It is expected that the speed humps will be installed towards the end of September of this year.

Discussion

Staff accepts the Queensgate Boulevard petitions requesting speed humps; however staff is only willing to take this as information at this time. The MacGregor Avenue speed hump pilot project was set up to determine whether this form of traffic calming would be suitable for the City of Sault Ste. Marie. Staff is concerned about winter operations and whether speed humps will compromise the safety of snow plow operators as well as the general public. It is staff's

opinion that we need to have these speed humps on MacGregor Avenue in place for at least a one winter cycle to determine whether they are suitable for the City of Sault Ste. Marie.

If the winters operations indicate that speed humps are suitable as a traffic calming measure, staff will review the Queensgate request. It should be understood that a successful petition does not mean that speed humps will be automatically be installed. In order to have street humps installed, the street must also meet traffic volume and speed criteria that were approved by Council in the MacGregor Avenue pilot project report of 2009. In addition to this, funds must be available for the work.

Recommendations

It is recommended that:

- The Queensgate petition be kept as information and
- Staff report back to Council in the spring of 2011 concerning the use of speed humps on other streets

Respectfully submitted



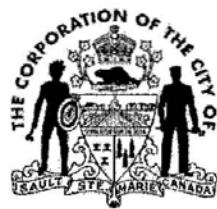
J. M. Elliott, P. Eng
Commissioner
Public Works and Transportation Department

RECOMMENDED FOR APPROVAL


Joseph M. Fratesi
Chief Administrative Officer

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Frank F. Coccimiglio
Manager, Information Technology
Division



FINANCE DEPARTMENT
Information Technology (IT)
Division

September 13th, 2010

TO: Acting Mayor and Members of City Council

RE: Immigration Portal, Phase Three Contracts with Ministry of Citizenship and Immigration.

Overview

March 12th 2007, Council gave its approval for the City to proceed with the Ministry of Citizenship and Immigration on the development of an Immigration Portal. Since then, "Discoverthesault" Immigration Portal was launched and has been a success. We are now in Phase three of additional development. The Ministry has drafted the supporting contracts for *Phase Three: Special Project – Video Library*" for your consideration. The contract expires March 31, 2011, after which, it is understood that the portal will be sustained by the City. The agreement sets out that the province will provide the City with funding in the amount of \$174,276.00 to enable the City to establish and maintain a Video Library for the Immigration Portal.

Recommendation

Attached this evening are the agreements outlining the legal agreement confirming the funding deliverables for the Project and the City's performance commitments for the development of the Phase Three Video Library. Also attached is the necessary by-law for the execution of the agreements.

We ask that Council execute the attached agreements and pass the necessary by-law.

Frank Coccimiglio

A handwritten signature of Frank Coccimiglio.

Manager, Information Technology Division

A handwritten signature of W. Fratesi.

RECOMMENDED FOR APPROVAL

A handwritten signature of Joseph M. Fratesi.

Joseph M. Fratesi
Chief Administrative Officer

6(5)(a)

LORIE BOTTO
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
SOLICITOR / PROSECUTOR



LEGAL
DEPARTMENT

FILE NO.: 2007 Tax Sale - Parcel 1

REPORT TO: Acting Mayor Lorena Tridico
and Members of City Council

REPORT FROM: Lorie A. Bottos
City Solicitor

DATE: 2010 09 13

SUBJECT: EASTGATE HOTEL

The matter of the Eastgate Hotel has appeared on Council's agenda a number of times, most recently on August 23, 2010. I will summarize for Council the current situation regarding the offers that have been received. I have included in the list below two submissions received even after the August 23rd Council meeting. I wanted Council to be aware of everything that has come in since that meeting, as well as the offers that were before Council at the August 23rd meeting.

Summary of Offers Received

Tomasso Petrucci -- This offer that was for \$5,000 has now been withdrawn by Mr. Petrucci's lawyer.

Robert Berto Jr. -- This offer was received in the Legal Department on Monday, August 23rd. The offer from Mr. Robert Berto Jr. is in the amount of \$17,000 with a closing date for the transaction proposed to be September 13th. The offer from Mr. Berto did not identify a proposed use for the building.

Anna Yurkevich and Walter Jakubsky -- This offer was received in the Legal Department on Monday, August 23rd. It is for \$25,000. One condition in the first paragraph of the offer made the offer conditional on Council guaranteeing the entire building and property would be rezoned to a residential use. The current zoning does not allow a residential use on the

first floor. As I indicated in my report to Council of 2010 08 23, City Council cannot tie its hands by guaranteeing a prospective purchaser of municipal property that the property will be rezoned. Council could not accept that offer with that condition in it.

Lindsay Myles -- This fax was received in Joe Fratesi's office on Wednesday, August 25th. It offers \$30,000 for the Eastgate Hotel, but the offer is conditional pending funding from Northern Heritage Fund. The proposed use identified in the fax to Mr. Fratesi is that the property will be used for low income housing for welfare recipients on the main floor and an area to provide meals and housing. Each individual would work for their housing in order to keep the building properly maintained. This one page fax was not a formal offer. It had no conditions or closing date for the transaction.

Algoma Insurance -- A written offer was received from 1022254 Ontario Inc. on September 8th. I am attaching a copy of that Agreement of Purchase and Sale. The proposed closing date is October 28th. This numbered company is owned by the principals of Algoma Insurance, which is located across the street from the Eastgate.

Although the written offer was received on September 8th, Mr. Horbatuk contacted me around 3:00 p.m. on August 23rd expressing to me an interest in Algoma Insurance acquiring the Eastgate property. I told him that at that point I had prepared my reports to Council and it was too late for me to bring the matter to the attention of Council. I suggested that he contact Councillor Myers and make his interest known. A representative of Algoma Insurance did try to contact Councillor Myers, but since this was on the afternoon of a busy Council meeting day, Councillor Myers was not able to get back to the caller until after the Council meeting.

There are two conditions in the Algoma Insurance offer. The second one is intended to allow the purchaser time to enter into an arrangement with a contractor to demolish the building. Under the proposal from Algoma Insurance, Algoma Insurance would be responsible for demolishing the building. The discussion with the City would revolve around what debris can be taken to the landfill and what tipping fees would be. That condition is open until October 15th.

Invitation to Bidders to Attend Council

On August 25th, I wrote to the people whose offers were before Council on August 23rd (Petrucci, Berto, Jakubsky/Yurkevich) or their representative, advising them that Council had deferred the matter until September 13th. I further advised them that the reason Council deferred the matter was that two of the

offers that Council had before it on August 23rd had just been received by Council that very day and Council needed time to review those offers in detail. I also invited each of them (obviously that does not apply to Petrucci since he has withdrawn his offer) to come to Council on September 13th to answer any questions Council may have including the question raised by Councillor Myers about posting a performance bond and also to identify what their proposed use for the building would be.

I extended that invitation to Algoma Insurance through its lawyer.

Demolition Costs

I asked Mr. McGuire to get something in writing from a contractor who has some experience in demolishing buildings, as to what the cost of demolishing would be. Earlier the estimate had been as high as \$250,000 including tipping fees. The estimate Mr. McGuire has now received is in the range of \$100,000 plus HST. That price includes an estimate for tipping fees.

Recommendation

As I see it, Council has three options. They are:

- 1) To accept one of the offers to renovate. At the time of the preparation of this report really only the Berto offer is on the table. The Yurkevich/Jakubsky offer is not acceptable because of the condition regarding zoning. The Myles proposal is just that, a proposal. It is not an offer.
- 2) To accept the offer from 1022254 Ontario Inc. (Algoma Insurance) with that company demolishing the building and the City and the company making an arrangement (subject to Council approval) for the tipping fees prior to the October 15th date in the condition.
- 3) That the City demolish the building and then sell the property as a vacant lot.

My recommendation to Council is that option two be selected.

Respectfully Submitted,



Lorie A. Bottos
City Solicitor

LAB/da

enclosure

council reports/2010reports/Eastgate sept13 10 da.doc

[Signature]
RECOMMENDED FOR APPROVAL
Joseph M. Fratesi
Chief Administrative Officer

6(5)(a)

AGREEMENT OF PURCHASE AND SALE
Commercial

PURCHASER...1022254 Ontario Inc.....agrees to purchase from
VENDOR....The Corporation of the City of Sault Ste. Marie.....the following land

MUNICIPALY DESCRIBES AS: 874 Queen Street East, Sault Ste. Marie, and legally described as P.J.N. 31541-0248 being Lot 1 Plan 310 St. Mary's; Part of Lot 2 Plan 310 St. Mary's; Part of Lot D Plan 605 St. Mary's; Part of Lot E Plan Bampton's St. Mary's as described in Instrument No. T430583 Sault Ste. Marie.....(the "property")

PURCHASE PRICE: ...Eighty Thousand.....Dollars (CDN \$80,000.00)

DEPOSIT: Purchaser submitsOne Thousand.....Dollars (CDN\$1,000.00)

By negotiable payable to The Corporation of the City of Sault Ste. Marie upon acceptance of this Agreement to be held in trust without interest pending completion or other termination of this Agreement and to be credited toward the Purchase Price on completion.

CONDITIONS:

1. This Agreement is conditional on the Purchaser being able to satisfy itself, in its sole discretion, that there are no outstanding liens, encumbrances, deemed trusts either registered or unregistered which would encumber title to the lands and premises, including, but not limited to, any registered or unregistered liens or deemed trust in favour of the Crown in right of Canada. This condition shall be waived by the Purchaser no later than October 15th, 2010 failing which this Agreement shall be null and void and the Purchasers deposit returned to them in full without penalty or interest.
2. This Agreement is conditional upon the Purchaser being able to enter into satisfactory arrangements and agreements with any third parties as well as the Corporation of the City of Sault Ste. Marie with regards to the demolition of the existing buildings, structures on the property and the removal and disposal of all materials and related cost of such, as a result of the demolition. This condition shall be waived by the Purchaser no later than October 15th, 2010, failing which this Agreement shall be null and void, and the Purchasers deposit shall be returned to it, without penalty for interest.

The Purchaser represents and warrants to the Vendor that the Purchaser's intention upon completion of this transaction is to have all buildings and structures demolished and removed from the property and to use the property as additional parking for its customers and employees.

SCHEDULE(S).....N/A.....attached hereto form(s) part of this Agreement.

1. CHATTELS INCLUDED: NONE

2. FIXTURES EXCLUDED: NONE

3. RENTAL ITEMS: The following equipment is rented and not included in the Purchase Price. The Purchaser agrees to assume the rental contract(s), if assumable: **NONE**

4. IRREVOCABILITY: This Offer shall be irrevocable by the Purchaser until 5:00 p.m. on the 14th day of September, 2010, after which time, if not accepted, this Offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest.

5. COMPLETION DATE: This Agreement shall be completed on the 28th day of October 2010, or such other date as agreed to by the Vendor and the Purchaser. Upon completion, vacant possession of the property shall be given to the Purchaser unless otherwise provided for in this Agreement.

6. NOTICES: Vendor hereby appoints his Solicitor as Agent for the purpose of giving and receiving notices pursuant to this Agreement. Any notice relating hereto or provided for herein shall be in writing. This offer, any counter offer, notice of acceptance thereof, or any notice shall be deemed given and received, when hand delivered to the address for service provided herein or, where a facsimile number is provided herein, when transmitted electronically to that facsimile number.

FAX No. (For delivery of notices to Vendor) FAX No. 705-253-5811 (For delivery of notices to Purchaser)

7. HST: If this transaction is subject to Harmonized Sales Tax (H.S.T.), then such tax shall be in addition to the Purchase Price. The Seller will not Collect HST if the Buyer provides to the Seller a warranty that the Buyer is registered under the Excise Tax Act ("ETA"), together with a copy of the Buyer's ETA registration, a

warranty that the Buyer shall self-assess and remit the HST payable and file the prescribed form and shall indemnify the Seller in respect at any GST payable. The foregoing warranties shall not merge but shall survive the completion of the transaction. If this transaction is not subject to HST, Seller agrees to certify on or before closing. That the transaction is not subject to HST.

8. TITLE SEARCH: Purchaser shall be allowed until 5:00 p.m., on the 28th day of October, 2010, (Requisition Date) to examine the title to the property at his own expense and until the earlier of: (i) thirty days from the later of the Requisition Date or the date on which the conditions in this Agreement are fulfilled or otherwise waived or; (ii) five days prior to completion, to satisfy himself that there are no outstanding work orders or deficiency notices affecting the property, that its present use "Vacant Commercial" may be lawfully continued and that the principal building may be insured against risk of fire. Vendor hereby consents to the municipality or other governmental agencies releasing to Purchaser details of all outstanding work orders affecting the property, and Vendor agrees to execute and deliver such further authorizations in this regard as Purchaser may reasonably require.

9. FUTURE USE: Vendor and Purchaser agree that there is no representation or warranty of any kind that the future intended use of the property by Purchaser is or will be lawful except as may be specifically provided for in this Agreement.

10. TITLE: Provided that the title to the property is good and free from all registered restrictions, charges, liens and encumbrances except as otherwise specifically provided in this Agreement and save and except for (a) any registered restrictions or covenants that run with the land providing that such are complied with; (b) any registered municipal agreements and registered agreements with publicly regulated utilities providing such have been complied with, or security has been posted to ensure compliance and completion, as evidenced by a letter from the relevant municipality or regulated utility; (c) any minor easements for the supply of domestic utility or telephone services to the property or adjacent properties; and (d) any easements for drainage, storm or sanitary sewers, public utility lines, telephone lines, cable television lines or other services which do not materially affect the present use of the property. If within the specified time referred to in paragraph 8 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to Vendor and which Vendor is unable or unwilling to remove, remedy or satisfy and which Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and all monies paid shall be returned without interest or deduction and Vendor or his Solicitor shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objecting going to the root of title, Purchaser shall be conclusively deemed to have accepted Vendor's title to the property.

11. CLOSING ARRANGEMENTS: Where each of the Seller and Buyer retain a lawyer to complete the Agreement of Purchase and Sale of the Property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. 1990, Chapter 14 and the Electronic Registration Act, S.O. 1991, Chapter 44, and any amendments thereto, the Seller and Buyer acknowledge and agree that the exchange of closing funds, non-registerable documents and other items (the "Requisite Deliveries") and the release thereof to the Seller and Buyer will (a) not occur at the same time as the registration of the transfer/deed of land (and any other documents intended to be registered in connection with the completion of this transaction) and (b) be subject to conditions whereby the lawyer(s) receiving any of the Requisite Deliveries will be required to hold same in trust and not release same except in accordance with the terms of a document registration agreement between the said lawyers, the form of which is as recommended from time to time by the Law Society of Upper Canada. Unless otherwise agreed to by the lawyers, such exchange of the requisite deliveries will occur in the applicable Land Titles Office or such other location agreeable to both lawyers.

12. DOCUMENTS AND DISCHARGE: Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the property except such as are in the possession or control of Vendor. If requested by Purchaser, Vendor will deliver any sketch or survey of the property within Vendor's control to Purchaser as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by Purchaser on completion, is not available in registerable form on completion, Purchaser agrees to accept Vendor's Solicitor's personal undertaking to obtain, out of the closing funds, a discharge in registerable form and to register same on title within a reasonable period of time after completion, provided that on or before completion Vendor shall provide to Purchaser a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by the Vendor directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.

13. INSPECTION: Purchaser acknowledges having had the opportunity to inspect the property prior to submitting this Offer and understands that upon acceptance of this Offer there shall be a binding agreement of purchase and sale between Purchaser and Vendor.

14. INSURANCE: All buildings on the property and all other things being purchased shall be and remain until completion at the risk of Vendor. Pending completion, Vendor shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, Purchaser may either terminate this Agreement and have all monies paid returned without interest or deduction or

b(5)(a)

else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion. If Vendor is taking back a Charge/Mortgage, or Purchaser is assuming a Charge/Mortgage, Purchaser shall supply Vendor with reasonable evidence of adequate insurance to protect Vendor's or other mortgagee's interest on completion.

15. PLANNING ACT: This Agreement shall be effective to create an interest in the property only if Vendor complies with the provisions of the Planning Act by completion and Vendor covenants to proceed diligently at his expense to obtain any necessary consent by completion.

16. DOCUMENT PREPARATION: The Transfer/Deed shall, save for the Affidavit of Residence and Consideration, be prepared in registrable form at the expense of Vendor, and any Charge/Mortgage to be given back by the Purchaser to Vendor at the expense of the Purchaser. If requested by Purchaser, Vendor covenants that the Transfer/Deed to be delivered on completion shall contain the statements contemplated by Section 50(22) of the Planning Act, R.S.O. 1990.

17. RESIDENCY: Purchaser shall be credited towards the Purchase Price with the amount, if any, necessary for Purchaser to pay to the Minister of National Revenue to satisfy Purchaser's liability in respect of tax payable by Vendor under the non-residency provisions of the Income Tax Act by reason of this sale. Purchaser shall not claim such credit if Vendor delivers on completion the prescribed certificate or a statutory declaration that the Vendor is not then a non-resident of Canada.

18. ADJUSTMENTS: Any rents, mortgage interest, realty taxes including local improvement rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to Purchaser.

19. TIME LIMITS: Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and Purchaser or by their respective Solicitors who may be specifically authorized in that regard.

20. TENDER: Any tender of documents or money hereunder may be made upon Vendor or Purchaser or their respective Solicitors on the day set for completion. Money may be tendered by bank draft or cheque certified by a Chartered Bank, Trust company, Province of Ontario Savings Office, Credit Union or Caisse Populaire.

21. FAMILY LAW ACT: Vendor warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O. 1990 unless Vendor's spouse has executed the consent hereinafter provided.

22. UFFI: Vendor represents and warrants to Purchaser that during the time Vendor has owned the property, Vendor has not caused any building on the property to be insulated with insulation containing ureaformaldehyde, and that to the best of Vendor's knowledge and belief no building on the property contains or has ever contained insulation that contains ureaformaldehyde. This warranty shall survive and not merge on the completion of this transaction, and if the building is part of a multiple unit building, this warranty shall only apply to that part of the building which is the subject of this transaction.

23. LEGAL, ACCOUNTING, AND ENVIRONMENTAL ADVICE: The parties acknowledge that any information provided by the broker is not legal, tax or environmental advice, and that it has been recommended that the parties obtain independent professional advice prior to signing this document.

24. CONSUMER REPORT: The Purchaser is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

25. AGENCY: Unless otherwise specified in the Declaration of Representation, it is understood that all brokers (if any) involved in this transaction are working for the Vendor. Purchasers are at liberty to see representation from a broker under separate contract or receive customer service from the Vendor's broker.

26. AGREEMENT IN WRITING: If there is conflict between any provision written or typed in this Agreement (including any Schedule attached hereto) and any provision in the printed portion hereof, the written or typed provision shall supersede the printed provision to the extent of such conflict. This Agreement including any Schedule attached hereto, shall constitute the entire Agreement between Purchaser and Vendor. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

27. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

28. ACKNOWLEDGEMENT: The parties hereto acknowledge having received a signed copy of the accepted Agreement of Purchase and Sale.

6(5)(a)

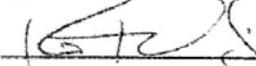
The Vendor and Purchaser agree that the signatures and/or initials on this Agreement or its acceptance, rejection or modification, can be transmitted by FAX, or similar electronic transmission, and that communication by such means will be legal and binding on all parties.

DATED at the City of Sault Ste. Marie in the Province of Ontario, this 7th day of September, 2010
SIGNED, SEALED AND DELIVERED, in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:



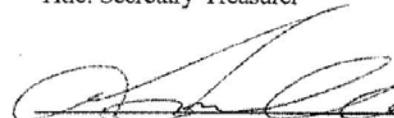
(Witness)



1022254 Ontario Inc. (Purchaser)
Per: Robert Walz
Title: Secretary-Treasurer



(Witness)



1022254 Ontario Inc. (Purchaser)
Per: Aldo Borrelli
Title: Vice-President

We have authority to bind the corporation.

We, the undersigned Vendors, agree to the above Offer.

DATED at City of Sault Ste. Marie in the Province of Ontario, this day of September, 2010
SIGNED, SEALED AND DELIVERED, in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

The Corporation of the City of Sault Ste. Marie
Per: Lorena Tridico (Vendor)
Title: Acting Mayor

(Witness)

The Corporation of the City of Sault Ste. Marie
Per: Malcolm White (Vendor)
Title: City Clerk

We have authority to bind the Corporation

Solicitor for Vendor: Legal Department, The Corporation of the City of Sault Ste. Marie

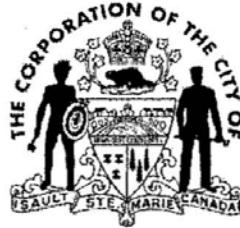
Solicitor for Purchasers: Ben J. Pascuzzi, Pascuzzi & Berlingieri Law Firm LLP

6(5)(b)

LORIE BOTTO
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
SOLICITOR / PROSECUTOR



LEGAL
DEPARTMENT

REPORT TO: Acting Mayor Lorena Tridico
and Members of City Council

REPORT FROM: Lorie Bottos, City Solicitor

DATE: 2010 09 13

**RE: THIRD READING OF BY-LAW 2010-61 BEING A BY-LAW TO CLOSE UP
A LANE IN THE LAIRD SUBDIVISION**

PURPOSE

The purpose of this report is to recommend to Council the third reading of by-law 2010-61. This is a by-law to close a lane way bounded by MacDonald, Summit, Borron and Laird.

ATTACHMENTS

Attached is a copy of the plan showing the laneway in question.

COMMENT

The applicant for this lane closing is Mr. Robert Spina of 61 Borron Avenue. He obtained a lane closing petition. There were 15 abutting owners that signed the petition "C" which is requesting City Council to close the laneway and have the portion abutting the property conveyed to them. Three abutting property owners signed petition "B" indicating that they did not object to the lane being closed and were not interested in acquiring the portion of the laneway abutting their property. One property owner signed petition "A" indicating that she objected to the lane being closed but if the lane was closed wanted to acquire her portion.

Based on the strength of the petition the applicant obtained a draft reference plan showing the parts on the plan to be conveyed to abutting owners. It is my understanding that all the abutting property owners have paid for their share of the survey cost. The survey cost ranges from \$125.00 to \$275.00 depending on the size of the portion of the lane being acquired by that particular property owner. Both the lane applicant and a representative of the property owner objecting to the laneway being closed have been advised that this matter will be on Council for third reading this evening.

6(5)(b)

RECOMMENDATION

By-law 2010-61 appears elsewhere on Council's agenda and is recommended for third reading.

Respectfully Submitted,

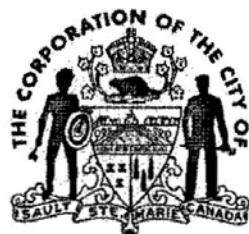
Lorie Bottos

Lorie Bottos
City Solicitor
LAB/bb

~~RECOMMENDED FOR APPROVAL~~

J. Fratesi

Joseph M. Fratesi
Chief Administrative Officer



2010 09 13

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO:

Acting Mayor Lorena Tridico
and Members of City Council

SUBJECT:

Proposed St. Mary's Grotto in Bellevue Park

This evening, City Council will hear a presentation from Frank Sarlo on behalf of a group of local residents. Mr. Sarlo will be asking for City Council's agreement to proceed with plans to construct a grotto dedicated to Mary, Mother of Christ, in Bellevue Park.

The proposed location is Prince Island, the area connected to the park by two small bridges near the duck pond. This area was named after Colonel Prince, Algoma's first judge, who is buried on the island. The proposed grotto will not interfere with Colonel Prince's grave.

The grotto is being proposed with three objectives:

- To recognize the local historic religious associations with Mary. Our river, rapids and municipality were named after St. Mary by Father Marquette in the mid 1600's. The proposed location on the river represents an ideal setting for this type of use.
- To create a place of peace, hope and serenity in a park-like setting for both local residents and visitors.
- To create a historic religious tourism attraction. This component is further described in the attached report from Tourism Sault Ste. Marie.

The grotto will be constructed of local materials and include a statue of St. Mary, with areas for candles, petitions, stain glass windows, dedication plaques, other statues and seating. The area will be enclosed by a wrought iron fence which will be locked when the grotto is closed.

b(6)(a)

There will be no cost to the City for either the construction or the operation of the grotto which will be built and maintained by a charitable organization to be incorporated.

The City's Bellevue Park Master Strategy was last updated in April 1999. The attached memo from Nick Apostle confirms that the proposed grotto fits well with the Master Strategy which encourages "creating seating areas and meeting places along the waterfront."

At present, there is a gravel walking path around the perimeter of Prince Island. The proposed grotto will be set back far enough to allow for future improvements to bring this path up to the Hub Trail standard.

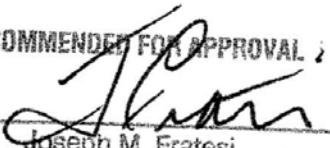
City staff is recommending that City Council approve the request to construct a historic religious grotto dedicated to St. Mary on Prince Island in Bellevue Park at no cost to the City. City staff will work with the local group to finalize the design and prepare an appropriate use and maintenance agreement for City Council approval.

Planning Director's Recommendation

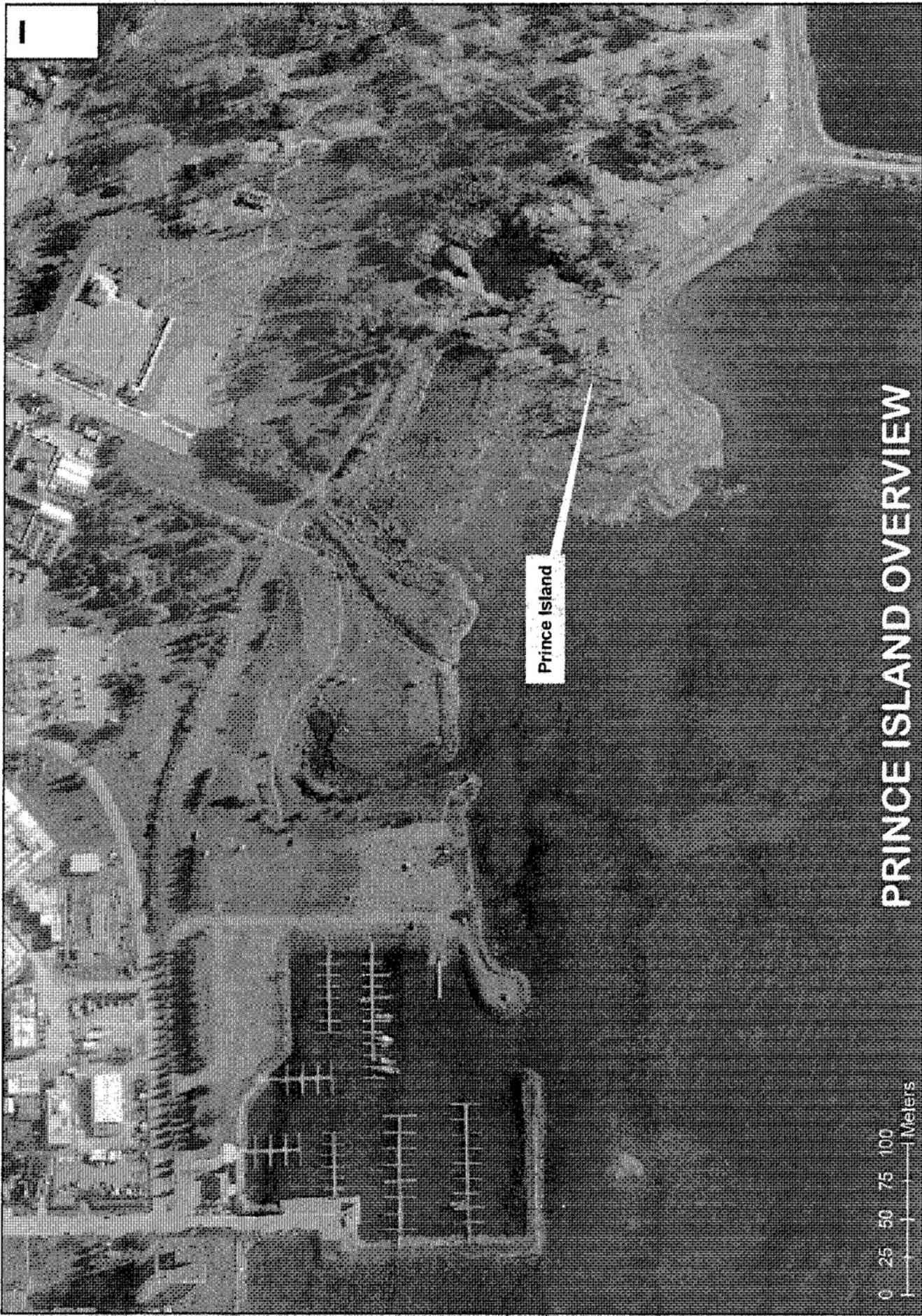
That City Council approve the development of a historic religious grotto dedicated to St. Mary on Prince Island in Bellevue Park for residents and tourists at no cost to the City subject to an appropriate use and maintenance agreement.

DBM/pms

RECOMMENDED FOR APPROVAL:


Joseph M. Fratesi
Chief Administrative Officer

6(6)(a)



PRINCE ISLAND OVERVIEW

6(6)(a)

Don McConnell

From: Nick Apostle
Sent: August 26, 2010 5:01 PM
To: Don McConnell
Cc: Bianca Berlingieri
Subject: Private Sector Proposal for Bellevue Park

Don,

Further to the meeting with Joe the other day, I am providing the following information from my preliminary review.

1. The proposal fits well with the Bellevue Park Master Strategy which was last updated in 1999.
2. I reviewed the information on the grave and plaque for Col. Prince and found that other than the grave and plaque there are no other restrictions or concerns on the island. Joe mentioned that the project would stay clear of the Col. Prince memorial and I find this acceptable.
3. I have briefed Lorie Bottos on the proposal and he is looking into any restrictions on the land but from his preliminary review there did not appear to be any.

Nick

Nicholas J. Apostle
Commissioner of Community Services
Community Services Department
The Corporation of the City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5X6

Phone# - 705-759-5264
Email - n.apostle@cityssm.on.ca



TOURISM

Sault Ste. Marie

a division of the SSMEDC

RELIGIOUS TOURISM
Sault Ste. Marie "Grotto" Project

Background:

According to the World Tourism Organization, religious tourism remains a strong market segment, with between 300 – 330 million tourists travel to religious sites each year. Outbound U.S. residents traveling for “religious or pilgrimage experiences” have increased from 491,000 travelers in 2002 to 633,000 travelers in 2005 (most recent data) which is an increase of 30%

The Religious Conference Management Association indicated that in 2006 more than 14.7 million people attended religious meetings/conferences. This is an increase of over 10 million from 1994, with 4.4 million attendees.

Over 50,000 churches in the U.S. alone have religious travel programs. In Ontario there are a significant number of Bus Tour Operators that focus strictly on religious travel for groups.

The World Tourism Organization also indicates that 25% of travelers say they were currently interested in taking a spiritual vacation.

Grotto Development in Sault Ste. Marie:

A project of this nature makes sense in Sault Ste. Marie, especially with a direct tie in with the Virgin Mary, since the city's name was established in the 1600s in honour of her.

Currently the make up of visitors to Sault Ste. Marie, from a consumer standpoint is a mix of family and senior citizen, with the major tourism draw being the Agawa Canyon Tour Train (a favorite of the senior group) as well as an increased interest in outdoor recreation just north of the city in Lake Superior Provincial park (more geared to the family groups)

While not forgetting the potential that families hold, it is in the area of the seniors visiting the city that presents the best hope for developing a Religious Grotto as tourism attraction for Sault Ste. Marie. Especially in the area of group travel, as Sault Ste. Marie is an annual destination for a significant number of senior's bus tours.

2.

Tourism Opportunities:

The "low hanging fruit" of opportunity is to promote this religious attraction to the senior travel segment in a number of manners.

- Currently TSSM attends a number of major bus tour marketplaces to primarily promote the Agawa Canyon Tour Train. On any given year ridership on the tour train is made up of about 25% group tour travelers. As mentioned above there is a significant number of tour operators that focus on religious travel. A development like the proposed Grotto could become a major selling point to these groups, especially in combination with an Agawa Canyon Tour Train excursion.

- Data base marketing has proven to be very effective and holds a great opportunity to reach church groups and religious organizations that develop travel itineraries. Direct e-mail "blasts" would highlight the Grotto and make Sault Ste. Marie a compelling destination for such travel.

- Using the current data base of bus tour companies that visit the Agawa Canyon Train Tour annually would be a logical starting point to offer the Grotto as an "add on" to keep these groups in the city for an extra day

Tourism Sault Ste. Marie is about to launch the city's first ever online reservation system. This will enable the consumer to book hotel rooms, attraction tickets and pre-organized packages right online. The industry is confident that by creating an "ease of purchase" mechanism for the consumer, that it will increase significantly the overall visitation level to Sault Ste. Marie. The Grotto would be a natural component of any packages offered through this reservation system

Another area that the proposed Grotto could become a significant factor in is the Meeting/Convention sector. TSSM has identified Meetings, Conventions and Sports Tourism as a strategic priority for the coming years and with the new infrastructure developed in the city (Essar Centre, West End Community Centre) there is a confidence that the annual number of these events could increase significantly. In recent years there has been a dramatic increase in such events (Finn Grand Fest, Women's Canadian Curling Championships, World Ringette Championships, Ontario Legion), with even larger events on the horizon (CARHA World Hockey Cup -2012, Jehovah Witness – 2013).

All meeting/convention planners are looking for "unique" opportunities for delegates attending the event, so as to drive up the level of registrations. Having some sort of "hook" is especially critical in convincing people to travel to Northern Ontario. The proposed Grotto would certainly provide this unique opportunity, especially with a performance component. It would be an attraction that TSSM would include in all future Meeting/Convention collateral materials and web site.

Conclusion:

A development such as the proposed Grotto would certainly provide TSSM with a unique selling feature in efforts to attract tourists to the city. It would be advantageous to have some form of "performance" at the site as well. This would be especially critical for the senior's group tour segment.

Based on tourism research, the religious travel market is strong and that segment has significant numbers to draw from.

It would be incumbent on linking this new development with existing local attractions and providing this offering to the traveling public. By increasing the critical mass of tourist attractions in Sault Ste. Marie it provides compelling reasons to have consumers consider this city as a travel destination.

Ian McMillan, Executive Director
Tourism Sault Ste. Marie
Sault Ste. Marie Economic Development Corporation

(b)(6)(a)

Internet Search Related To The Grotto at Sault Ste. Marie

Cross in the Woods, Indian River, Michigan

- Large crucifix
- Nun Doll Museum
- Museum about the life and work of Marshall Fredericks
- The site also includes outdoor and indoor churches, numerous smaller shrines, and a nun doll museum. The Cross in the Woods is open 365 days a year and the Church built at this location holds Masses every day, year round. Each year between 350,000 and 450,000 people come to visit the Cross in the Woods Shrine.
- Free Admission
- <http://www.crossinthewoods.com/>

Cross of Our Lord Jesus Christ

- 19 story cross
- Also includes a "Last Supper" reconstruction, and several other statues
- Gift shop
- Interstate 40 at Groom, Texas
- 10 million people drive by each year, while one thousand stop each day
- Free admission, open 24/7, no cost to stay overnight
- We operate a Gift Shop on the grounds. Other than that we rely on Donations through various means.. i.e. Votive candles, donation boxes, prayer requests, mass intentions, Sunday Mass collection, etc...
- <http://www.crossministries.net/>

West Bend, Iowa

- Free admission
- The Grotto is a composite of nine separate Grottos, each portraying a scene in the life of Christ.
- The Grotto is open year round for the public to go through at anytime. It is lit at night until 10:00pm and has music playing throughout.
- Features
 - Café
 - Museum
 - Gift Shop
 - Guided Tours
 - Campgrounds
- Largest grotto in the world
- Over 30,000 people visit the grotto each year - confirmed
- They recently allowed for a week long bike ride through the park that brought in 15,000 riders and approximately 4,000 got off and walked through the park – confirmed

6(6)(a)

- Operating costs are covered primarily by visitor donations and gift shop sales revenue. We also generate some funds through an annual appeal mailing and by selling memorial bricks. We have also applied for various grants to help fund special projects considered non-operating expenses.
- <http://www.westbendgrotto.com/>

Our Lady of Lourdes Grotto, Sudbury

- A 20 foot grotto, containing a nine foot magnificent statue of Mary
- No admission
- http://www.infocomcanada.com/thegrottosudbury/the_grotto.htm

Dickeyville Grotto, Dickeyville, Wisconsin

- Main Grotto
 - The Main Grotto (pictured in the title frame) was last shrine completed by Father Wernerus and contains within it the shrine of the Blessed Virgin (pictured at left). On either side of the main grotto is a pillar fashioned of Rose Quartz from South Dakota, one crowned with an American Flag and the other with the Papal Flag; Patriotism and Religion. On the face of the arch of the Grotto, inlaid in stone, are the fifteen decades of the Rosary, the official prayer of the Mother of God. The statue is made of Italian White Carrara Marble and was sculptured in Europe. On the face of this little altar there is inlaid a very small cross with was made by the first Indian Convert Father Marquette, the missionary priest who discovered the Mississippi River. The walls of the interior are inlaid with precious stones from all over the world, along with beautiful shells and rare corals.
- Tree of Life
 - We needed the help of the Holy Ghost in the erection of the Grotto. To draw down a special blessing from the Spirit of Light and Love we resolved to represent the Seven Gifts and the 12 Fruits of the Holy Ghost on the outside walls.
- This site is visited by approximately 10,000 visitors per year
- We do have a gift shop on the grounds. We feature religious gifts plus other type of tourist stuff. We ask for a \$2 donation from visitors for going through the grounds. It's not mandatory but it sure helps to pay the bills. Also we are connected with Holy Ghost Catholic Church on whose grounds the shrines are located. We don't receive funds from the parish but we share a groundskeeper.
- <http://www.dickeyvillegrotto.com/index.htm>

Our Lady of the Rosary Shrine, Merlin, Ontario

- "Our Lady's Garden" began with the creation of the Rosary trail. The Rosary Trail has been created in the shape of a rosary and includes all fifteen mysteries. The Saints Trail leads you through the lives of many saints. The statue of St

- Philomena was the first to be added to this trail. The Stations of the Cross Trail leads you to the Pieta statue. Most recently, the Approved Apparitions of Our Lady Trail has been added. This trail includes dedications to Our Lady of Lourdes, Guadalupe, Knock, and Fatima. The trails will continue to evolve as more statues are donated. The trails are maintained entirely by volunteers.
- <http://www.olshrine.ca/>

The Grotto Portland

- The Grotto is a beautiful 62-acre Catholic shrine and botanical garden located in Portland, Oregon
- The Grotto draws over 200,000 people a year for peace and spiritual fulfillment
- The gift shop, gardens and donations contribute to the revenue
- The price of admission to the grotto is: \$4.00 for people 12 – 64, \$2.50 for children 6 – 11, \$3.00 for seniors 65+, and children under 6 are free
- <http://www.thegrotto.org/>

Notes:

- Most grottos have chapels located on or near the ground, and hold masses either daily or on weekends.
- They tend to be located at major intersections, or off of major highways to attract passers-by.
- Complete with gardens, walking tours, hiking paths, occasionally restaurants/cafes, campgrounds and/or gift shops.
- Admission is free to all, but donations are welcome and donations are required to light a prayer candle.
- There are several types of grottos/shrines including: chapels, giant crosses, and the more traditional grotto which includes a shrine to Our Lady of Lourdes
- Candle light vigils and major religious ceremonies have the potential to attract thousands of visitors
- A big draw to grottos is the fact that they are placed on top of a hill to offer panoramic views of the city, and that they feature magnificent gardens and trails.
- Other sources of revenue include: weddings, and spiritual counseling,
- Some places require a minimum donation of \$2 in order to enter the grotto, while others have free admission to the grotto, but visitors must pay to enter the botanical gardens
- Grottos with larger plots of land, use their open space for concerts featuring Christian singers, country music, movie screenings and sell tickets in order to provide revenue
- Gift shops include items such as:
 - Bibles, chaplets, crosses and crucifixes, medals and jewelry, nativity sets, rosaries and statues

July 30, 2010

6(6)(b)



2010 09 13

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO:

Acting Mayor Lorena Tridico
and Members of City Council

SUBJECT:

Application No. A-11-10-Z – filed by David Stapleford

SUBJECT PROPERTY:

Location – Located on the northwest corner of Glasgow Avenue and McAllen Street, civic no. 135 Glasgow Avenue

Size – Approximately 48m (158') x 44m (144'); (2,112m²)

Present Use – Vacant, formerly Bayview Athletic Club

Owner – David Stapleford

REQUEST:

The applicant, David Stapleford, is requesting a rezoning from "I" (Institutional) zone to "R.3" (Low Density Residential) zone in order to transform the former Bayview Athletic Club back to a residential use.

CONSULTATION:

Engineering – No objections

Building Division – See attached letter

Legal Department – No comments

PUC Services – No objection

CSD – No concerns

Municipal Heritage Committee – No concerns

PW&T – No concerns

Conservation Authority – No objection

EDC – No objections

PREVIOUS APPLICATIONS

1976 the subject property was rezoned from "PR" (Parks and Recreation) zone to "I" (Institutional) zone in order to facilitate the expansion of the Bayview Athletic Club.

Conformity with the Official Plan

The subject property and surrounding area is designated "Residential" on Land Use Schedule 'C' of the Official Plan. The applicant is proposing to rezone the subject property to permit a residential use. Consequently, the proposal conforms to the residential policies of the Official Plan, and an amendment is not required.

Comments

The applicant, David Stapleford wishes to rezone the subject property from "I" (Institutional) zone to "R3" (Low Density Residential) zone to convert the former Bayview Athletic club building back to a single detached residential use.

Referring to the maps attached, located on the northeast corner of Glasgow and McAllen Streets, the subject property is bounded to the west and south by Glasgow Park which is a City-owned park which acts as a buffer between the Bayview neighbourhood and Essar Steel. The residential uses abutting the subject property to the north and east are currently zoned "R3" (Low Density Residential) zone, which is consistent with the proposed zoning upon the subject property.

In addition to converting the former Bayview Athletic Club back to a residential use, the applicant also wishes to sever the property to create one (1) additional residential lot. The subject property is a 'double lot', with approximately 48m of frontage and 44m of depth. If approved, both the retained and severed portions would meet the minimum frontage and area requirements required in an "R3" zone.

At this point the applicant is proposing single detached dwellings on the proposed retained and severed portions of the property, however, the "R3" zoning would permit among other things, duplex and semi-detached dwelling types. A review of the land use maps indicates that many single detached dwellings within Bayview have been converted to duplex dwellings.

There is approximately 65m (213') of separation between the rear lot line of the subject property, and Essar Steel property to the west, which is zoned "M3" (Heavy Industrial) zone, however, this portion of the Essar property is currently not developed or utilized as part of the overall industrial operation.

b6(b)

Given the infill nature of this development, it is not appropriate to apply Ministry of the Environment Minimum Distance Separation Guidelines, which in this instance would be hard to achieve. In the larger context, this application represents the introduction of two (2) to four (4) new dwelling units within a well established neighbourhood consisting of roughly 420 residential lots and over 500 dwelling units.

Correspondence from the Building Division (attached) notes that a permit will be required to change the use of this building to residential, even if no work is required. The Chief Building Official further notes that proof of filing a record of site condition at the Environmental Registry will be required prior to the issuance of any permits. The applicant is aware of these requirements.

SUMMARY

This application represents an appropriate re-use of the former Bayview Athletic Club, which was originally built, and currently resembles a single detached residence. The applicant is also proposing to file an application to the Committee of Adjustment to sever the subject property to develop another single detached residence.

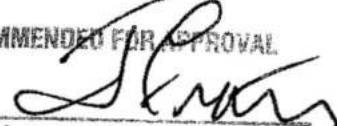
While Essar Steel, a heavy industrial use is located nearby, it is not appropriate to apply the MOE's Minimum Distance Separation guidelines, given the infill nature of this application. The addition of two to four new dwelling units will round out or fill the existing neighbourhood, rather than expand or alter it.

When the property was rezoned to permit the expansion of the Bayview Athletic Club, it was deemed subject to Site Plan Control, given the residential non-residential interface. If City Council approves this application, it is further recommended that the property be removed from Site Plan Control obligations.

Planning Director's Recommendation

That City Council approve the application and rezone the subject property from "I" (Institutional) zone to "R3" (Low Density Residential) zone, and that the Site Plan Control designation be removed from the subject property.

RECOMMENDED FOR APPROVAL



Joseph M. Fratesi
Chief Administrative Officer

PT/pms

PUBLIC NOTICE – 2010 09 13, Council Chambers, Civic Centre

6(b)(b)

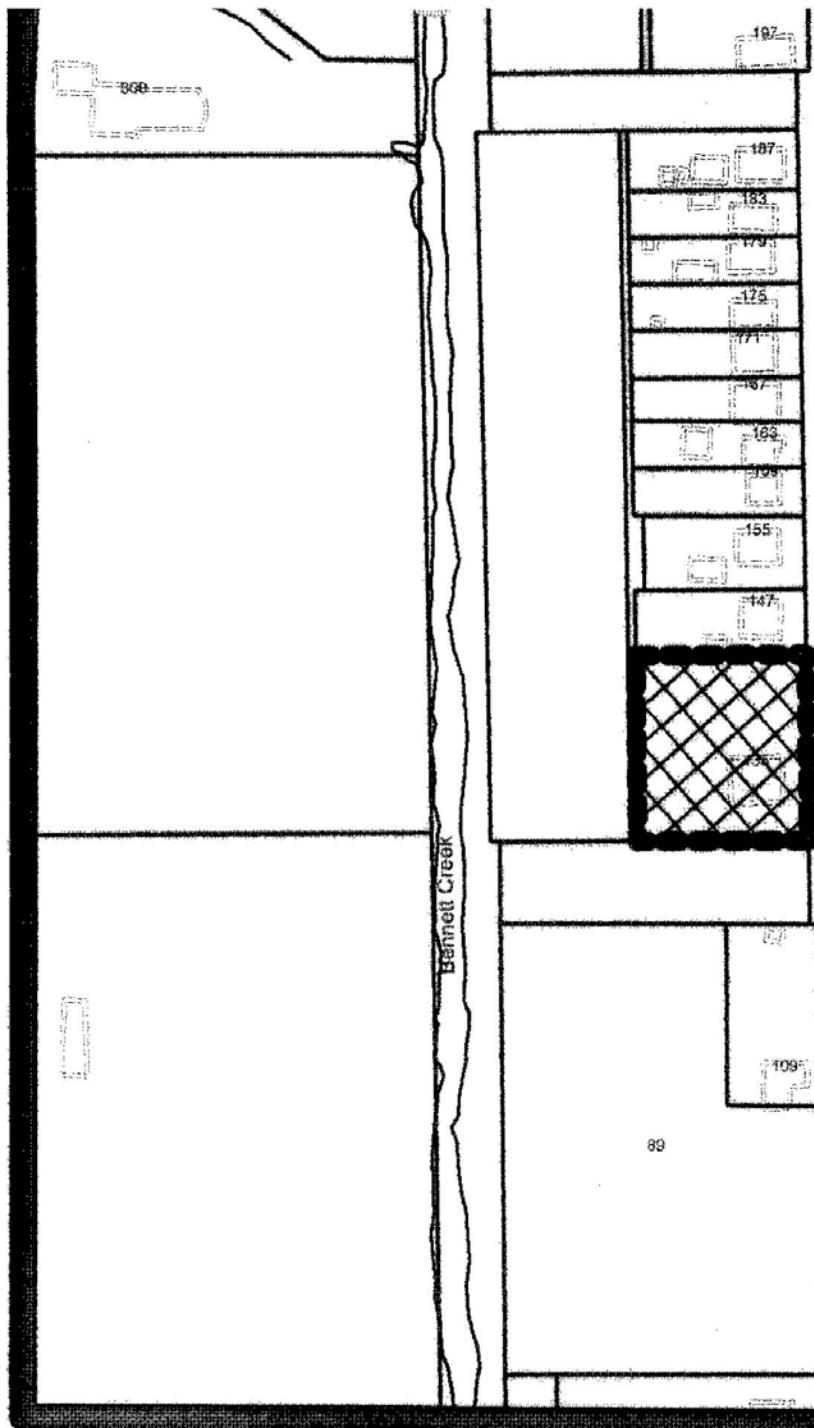
Pat Schinners

From: Don Maki
Sent: August 05, 2010 10:51 AM
To: Don McConnell; Pat Schinners
Subject: Rezoning A-11-10-Z 135 Glasgow Avenue

Hi Don

Please be advised that if this property is being changed to a residential use from the present commercial use proof of filing a record of site condition at the Environmental Site Registry would be required prior to the issuance of any permits. A permit is required to change the use of this building to residential even if no work is required. I have no other comments.

Don Maki CBCO
Chief Building Official
Building Division
Engineering and Planning
705-759-5399



SUBJECT PROPERTY MAP

135 GLASGOW AVENUE

**APPLICATION
A-11-10-Z**



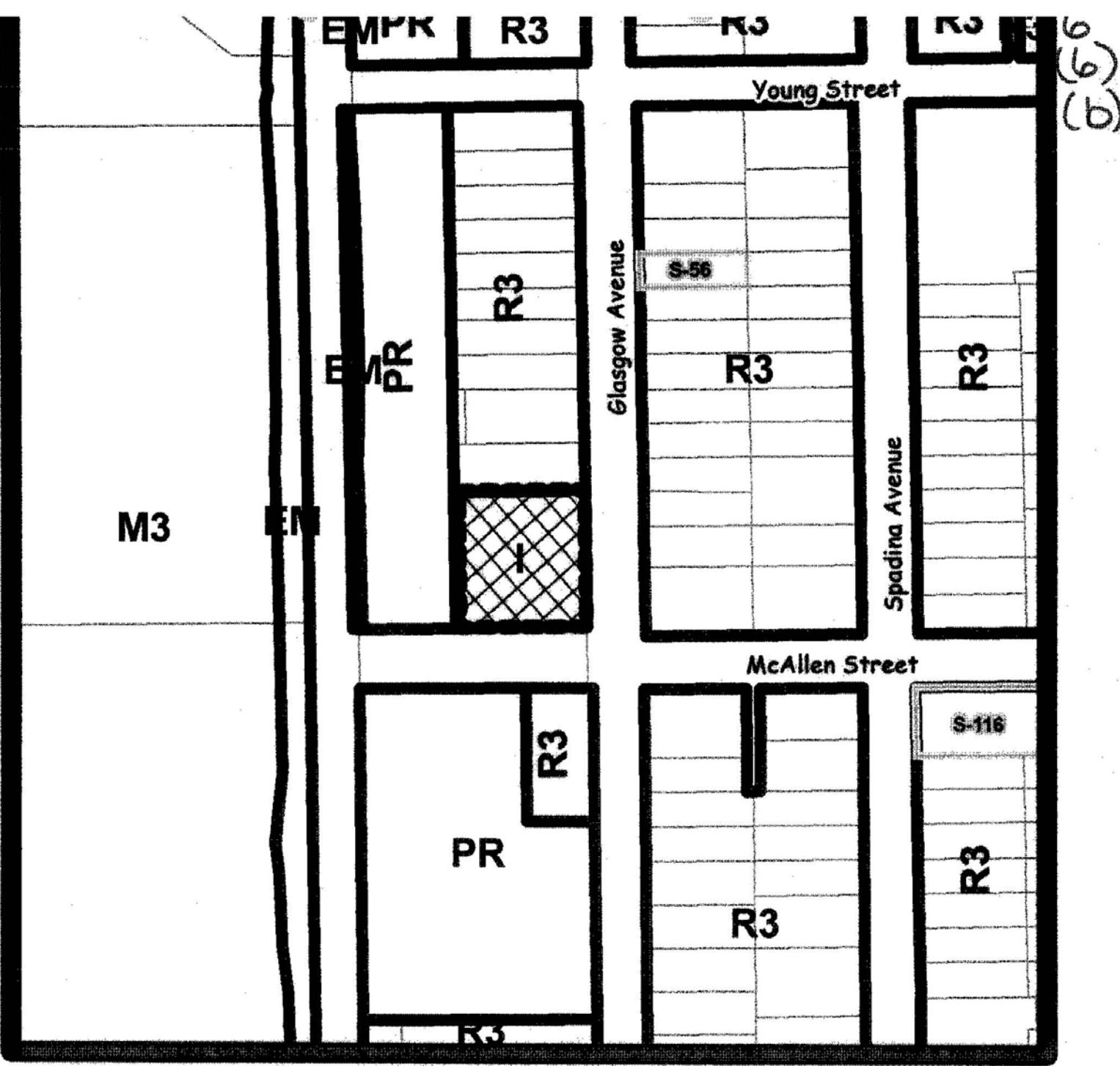
Legend



SUBJECT PROPERTY -135 Glasgow Avenue

**Metric Scale
1 : 2000
MAPS
36 & 1-57**

JULY 30, 2010

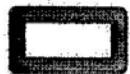


EXISTING ZONING MAP 135 GLASGOW AVENUE

APPLICATION
A-11-10-Z



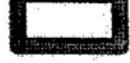
SUBJECT PROPERTY -135 Glasgow Avenue



R3 - Low Density Residential Zone



I - Institutional Zone



M3 - Heavy Industrial Zone



EM - Environmental Management Zone



PR - Parks and Recreation Zone



Special Exception Zoning (S-No.)

MAPS
36 & 1-57



JULY 30, 2010

Metric Scale
1 : 2000



2008 ORTHO PHOTO 135 GLASGOW AVENUE

APPLICATION
A-11-10-Z



Legend

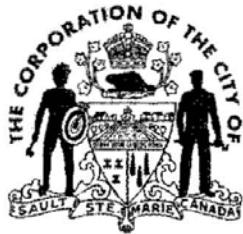


SUBJECT PROPERTY -135 Glasgow Avenue

Metric Scale
1 : 2000
MAPS
36 & 1-57

JULY 30, 2010

b(6)(c)



2010 09 13

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO: Acting Mayor Lorena Tridico
and Members of City Council

SUBJECT: Application No. A-12-10-Z – filed by the City of Sault Ste. Marie

SUBJECT PROPERTY: Location – The rear portion of 556 Goulais Avenue, located immediately south of the McMeeken Centre, civic no. 556 Rear Goulais Avenue
Size – Approximately 0.73 hectares (1.80 acres)
Present Use – Vacant
Owner – The City of Sault Ste. Marie

REQUEST: The applicant, the City of Sault Ste. Marie, is requesting to rezone the subject property from "R.2" (Single Detached Residential) zone to "PR" (Parks and Recreational) zone to facilitate the future expansion of a new community recreational facility.

CONSULTATION: Engineering – No comment
Building Division – No comment
Fire Services – No objection
Community Services Dept. – No concerns
PUC Services – No objection
PW&T – No concerns
Legal Department – No comments
EDC – No objections
Accessibility Advisory Comm. – No comments
CSD – No concerns
Conservation Authority – See attached letter

PREVIOUS APPLICATIONS

There are no previous applications on this property. However last year City Council approved a similar rezoning application for the abutting property immediately south of the existing McMeeken Centre to permit the construction of a new community recreational facility.

Conformity with the Official Plan

The subject property is designated 'Residential' on Land Use Schedule "C" of the Official Plan. This application is required to consolidate the zoning with the abutting City owned properties to facilitate the construction of a new community recreational centre. Section 2.3.1 (Residential) of the Official Plan notes that in addition to dwellings, "other uses which contribute to the completeness of the neighbourhood, but do not depreciate or affect the amenity of the residential environment are permitted including social and recreation centres."

Therefore, this proposal conforms to the Residential policies of the Official Plan.

Comments

The City acquired this property earlier this year to permit the construction of a small storm water retention pond and to create sufficient area to permit a possible future addition to the new West End Community Centre. An access road will be constructed to allow for maintenance of the storm water retention pond and drainage swale. This pond is being developed as a "dry pond" which means that it will only contain water following periods of significant rainfall and then only for a few hours.

This landlocked property was created when the Central Creek diversion was constructed in the mid 1980s. The property abuts the existing McMeeken Centre to the north and the recently acquired (former Parniak) property and a vacant lot at the end of Walters Street to the west. It abuts the Central Creek diversion to the east and a large property with frontage on Second Line West to the south.

When the abutting property (former Parniak) was rezoned last year, the owner's at 49 Walters Street requested that the City construct a 6 foot high fence between their property and the new community centre.

The Zoning By-law (Section 4.9) requires that an effective visual buffer be provided by either a 1.8 m (6 foot) visually solid fence, a 3.0 m (10 foot) landscaped buffer or 15m (50 feet) of existing vegetation. The City will be providing fencing for the property at 49 Walters Street. The property at 50 Walters Street is presently vacant, however some form of buffering in

accordance with the Zoning By-law will be provided to maintain the privacy of this lot when it is eventually developed.

Given the proposed development and the location of this property, any future development should have a minimal effect on the neighbourhood.

Correspondence from the Sault Ste. Marie Region Conservation Authority notes that a development permit will be required for the storm water pond as it is within the regulated area of the Central Creek channel. They also note that piles being driven as part of the building construction on the adjoining property may create a conduit for contamination to move down into the aquifer or, and more likely, the movement of water up along the piles to the surface given the artesian nature of the area. The project architects are working with an engineering firm to ensure there will be no difficulties with either issue.

SUMMARY

Earlier this year, the City acquired this property to permit the construction of a small storm water retention pond and to create sufficient land area for a possible future addition to the new West End Community Centre.

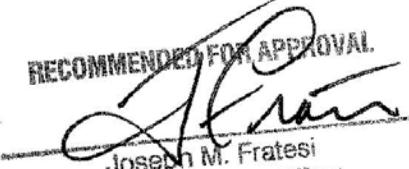
Given the proposed development and the location of this property, the proposed development will have a minimal effect on the neighbourhood.

Planning Director's Recommendation

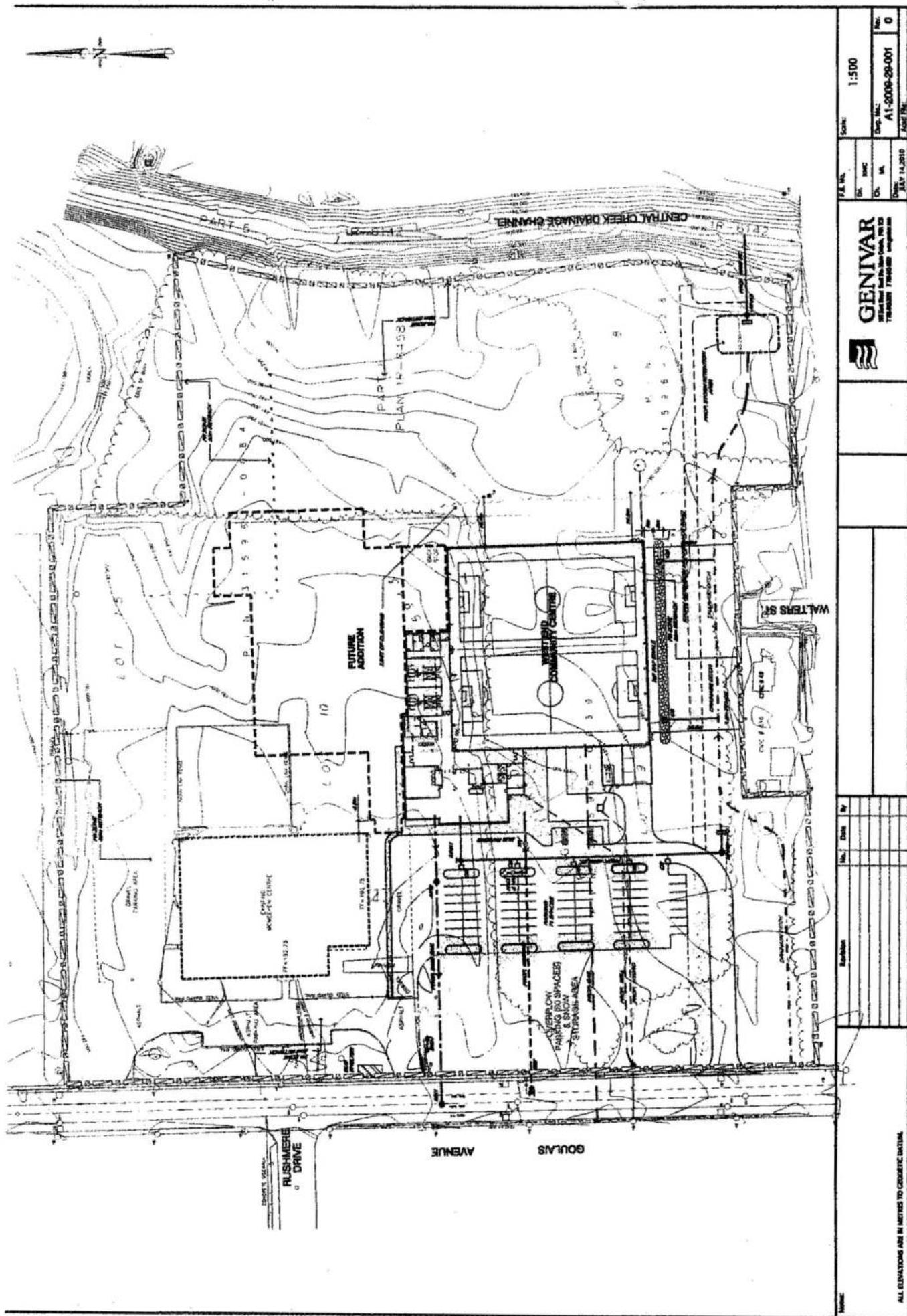
That City Council approve the request to rezone the subject property from "R2" (Single Detached Residential) zone to "PR" (Parks and Recreation) zone.

DBM/pms

PUBLIC NOTICE – 2010 09 13, Council Chambers, Civic Centre

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer

(66)(c)





b(6)(c)

1100 Fifth Line East
Sault Ste. Marie, ON P6A 5K7
Phone: (705) 946-8530
Fax: (705) 946-8533
Email: nature@ssmrca.ca
www.ssmrca.ca

August 25, 2010

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

VIA FAX 541-7165

Conservation Authority Comments:

Application # A-12-10-Z
City of Sault Ste. Marie
0 Cooper Street
Sault Ste. Marie

The subject property is located in an area under the jurisdiction of the Conservation Authority with regard to the O. Reg.176/06 for Development, Interference with Wetlands and Alterations to Shoreline and Watercourses.

Additionally we have the following comments:

1. The significant areas of concern in regard to the SSMRCA is the stormwater plan and proposed construction of the stormwater treatment pond in the area regulated under O.Reg.176/06 associated with the West Davignon diversion channel to the east. Furthermore, there are concerns with regard to Source Water Protection in that many piles would be driven through the aquifers supplying water to the city wells.
2. It is our understanding that the stormwater system involves the catchment and transmission of stormwater along the southern boundary of the property from the western limit to the stormwater control/treatment pond located next to the diversion channel with discharge to the diversion channel.
3. The required level of treatment for the discharge to the channel is 60% solids removal as the diversion channel as Fisheries & Oceans Canada have indicated that it is not considered fish habitat. As most of the property will be paved and roofed, it is anticipated that the quantity of stormwater coming from the property will be increased beyond the existing conditions, but this is not anticipated to create a significant impact on the channel as the ditch and pond should provide significant storage volume.
4. An O.Reg.176/06 permit will be required for the stormwater pond as it is inside the regulated allowance for the channel.

(b)(c)

5. The issue of intrusion through the aquifer raises concerns from the architect's and the Source Water Protection side of the development. With 18 feet of head in the artesian aquifer, the possibility of upward seepage along the piles could create a flooding concern and/or a pile bearing pressure reduction. In regard to the Source Water Protection mandate, the possibility of affecting the aquifer by the intrusion of the piles is a concern from the standpoint of possible contamination by the piles, providing a conduit for contamination to move down to the aquifer and finally the movement of water up along the piles to the surface. Although these issues are highly unlikely, the architect should seek comments from a qualified professional engineer with this proposal.

The subject property is under consideration of the Drinking Water Source Protection Program of the Conservation Authority with regard to Drinking Water Source Protection as it is within 500metres of the Goulais well and in the 2 Year capture zone sensitivity area.

Should you have any questions on our comments please contact our office.

Sincerely,



Christine Ropeter for
Marlene McKinnon
GIS Specialist

File: A-12-10-Z_25Aug10.doc



2008 25cm ORTHO PHOTO MAP

0 Cooper Street

APPLICATION
A-12-10-Z



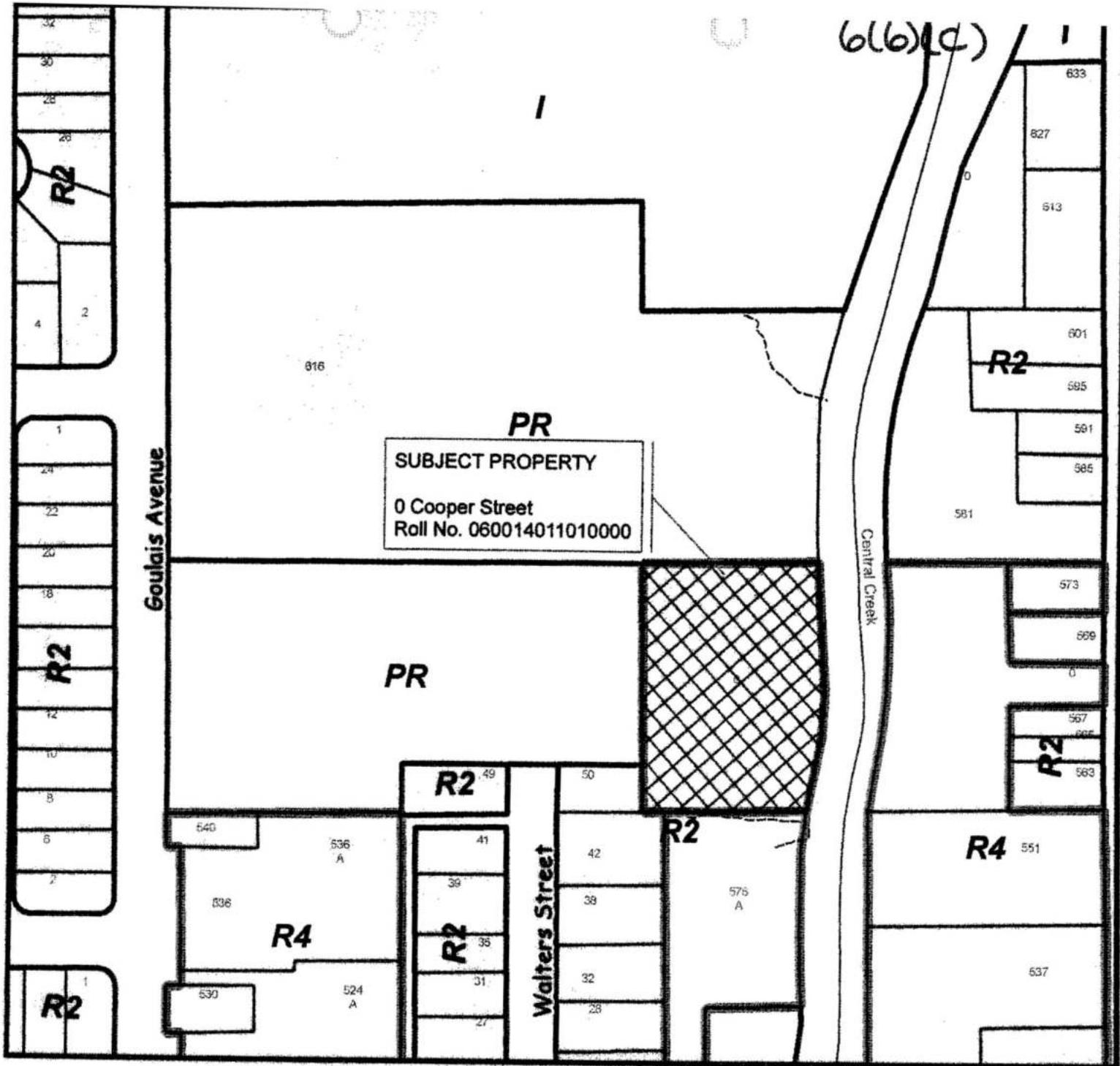
Metric Scale
1 : 2250

MAPS
79 & 1-89



Subject Property - 0 Cooper Street

August 12, 2010



EXISTING ZONING MAP

0 Cooper Street

**APPLICATION
A-12-10-Z**



-  Subject Property - 0 Cooper Street
 -  Bylaw 2005-150 - Zoning
 -  Bylaw 2005-150DC - Site Plan Control

Metric Scale
1 : 2250

MAPS
79 & 1-89

MAPS
79 & 1-89

August 12, 2010

6(6)(d)



2010 09 13

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO: Acting Mayor Lorena Tridico
and Members of City Council

SUBJECT: Application No. A-13-10-T – filed by Premiere Landscaping & Garden Centre Inc.

SUBJECT PROPERTY: Location – Located on the south side of Second Line West, approximately 370m (1,215') east of the Nixon Road intersection, civic no. 1151 Second Line West
Size – Approximately 2.53 ha (6.25 acres)
Present Use – Vacant
Owner – Premiere Landscaping & Garden Centre Inc.

REQUEST: Pursuant to Section 39 of the Planning Act, the applicant, Premier Landscaping & Garden Centre Inc., is requesting to utilize the subject property for a topsoil stripping operation for a period not to exceed three (3) years.

COMMENTS

On September 9, the applicant informed (correspondence attached) the Planning Division that he wished to have this application deferred until such time that alternative development opportunities can be explored. The applicant is currently contemplating the purchase of an industrially zoned parcel that would be suitable for the landscaping business, which currently operates from 1215 Second Line East.

The applicant is aware that topsoil cannot be removed from the subject property at 1151 Second Line West until Council approval has been received.

b(6)(d)

Planning Director's Recommendation

That Council defer this application until a future date yet to be determined, to allow the applicant to explore alternative development options.

PT/pms

PUBLIC HEARING – 2010 09 13, Council Chambers, Civic Centre

Data\APPL\REPORT\13-10-T Deferral.doc

b(6)(d)

September 9, 2010

Peter Tonazzo
Planner
City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, ON
P6A 5X6

RE: Temporary Topsoil Stripping Rezoning Application 13-10-T – Request for Deferral

Mr. Tonazzo,

I wish to ask that Council defer this application until such time that I can explore alternative development opportunities.

I am currently contemplating the purchase of an industrially zoned parcel that would be suitable for my landscaping business, which currently operates from 1215 Second Line West.

I further understand that I cannot remove topsoil from the property 1151 Second Line West until such time that I have received Council approval.

Thank You



Peter Notte

66)(d)



2010 09 13

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO:

Acting Mayor Lorena Tridico
and Members of City Council

SUBJECT:

Application No. A-13-10-T – filed by Premiere
Landscaping & Garden Centre Inc.

SUBJECT PROPERTY:

Location – Located on the south side of
Second Line West, approximately 370m
(1,215') east of the Nixon Road intersection,
civic no. 1151 Second Line West

Size – Approximately 2.53 ha (6.25 acres)

Present Use – Vacant

Owner – Premiere Landscaping & Garden
Centre Inc.

REQUEST:

Pursuant to Section 39 of the Planning Act, the
applicant, Premier Landscaping & Garden
Centre Inc., is requesting to utilize the subject
property for a topsoil stripping operation for a
period not to exceed three (3) years.

CONSULTATION:

Engineering – See attached memo

Building Division – See attached letter

Fire Services – No objection

Municipal Heritage Committee – No concerns

Legal Department – No comments

PW&T – See attached letter

PUC Services – No concerns

EDC – No objections

Accessibility Advisory Committee – No
comment

CSD – No concerns

Conservation Authority – See attached letter

PREVIOUS APPLICATIONS

In 1986, Frank Mantello filed an application on this and adjoining properties for a new residential subdivision. The application proposed 105 single detached residences, 13 semi-detached lots, plus land for multiple family development and parkland. City Council approved the application although development has not proceeded. The existing zoning reflects the 1986 approval.

Conformity with the Official Plan

The City's Official Plan contains the following statement on temporary use by-laws:

"Council may pass by-laws to authorize the temporary use of land for a purpose that is otherwise prohibited by the Zoning By-law for a period not exceeding three years.

In considering the passing of temporary use by-laws, Council shall have regard to the compatibility and impact on abutting uses and municipal infrastructure as well as the use's ability to supply adequate parking. The construction of permanent buildings in association with the temporary use shall be discouraged."

Therefore, the applicant's request for approval of a three-year temporary use by-law to allow for a topsoil removal operation is consistent with the Official Plan.

Comments

Section 142(2) of the Municipal Act gives City Council the power to "prohibit or regulate the removal of topsoil," "require that a permit be obtained" and to "impose conditions to a permit, including requiring the preparation of plans acceptable to the municipality related to grading, filling or dumping, the removal of topsoil and the rehabilitation of the site."

Section 4.7.2 of the City's Zoning By-law also regulates topsoil removal as follows:

"The removal of topsoil is prohibited in all zones. All applications for the approval of a topsoil stripping operation will be reviewed and an agreement entered into with the City, pursuant to Section 142 of the Municipal Act. This agreement shall include the following:

- A. The area where topsoil removal is to occur,
- B. Description of the phasing of soil removal and rehabilitation,
- C. Description of the rehabilitation prescription,
- D. The extent of the grade alteration,
- E. Description of the dust control measures, and

F. Definition of the drainage impacts, as well as any remediation where necessary."

The subject property is located on the south side of Second Line West approximately 370 m (1,215 feet) east of Nixon Road. The property has a narrow access onto Second Line and then widens out at the rear of the single detached residence at 1143 Second Line West. The property abuts other single detached residences to the east, south and west.

The property has longer-term residential potential and is zoned for this use. A topsoil stripping operation would not prevent the eventual reuse of this property for residential purposes. Residential subdivision development usually proceeds with topsoil stripping prior to the beginning of construction.

Mr. Notte has provided a letter (attached) confirming that he will not be using the property as a contractor's yard and that a proposed temporary building will only be used for equipment and materials required for the topsoil removal operation. Mr. Notte writes that he intends to remove this building when the topsoil stripping operation is completed.

The applicant has provided a drawing and description of the proposed work prepared by Genivar Consultants LP dated May 7, 2010 (attached) which addresses each of the concerns identified in the Zoning By-law as summarized below.

Area of Removal - As shown on the attached site plan, the applicant has proposed a 2m wide buffer be retained along the westerly lot line and a 15m wide buffer along the rear lot line. A 5m wide access drive and swale will be constructed along the easterly lot line. In addition, staff is recommending that no development occur within 30m (100 feet) of the adjacent residences. This would allow for the trees on the northeast corner of the property to remain and create some additional separation distance for the neighbours.

Phasing - The applicant proposes to conduct his operation in two roughly equal phases as shown on the attached site plan beginning with the area closest to Second Line West. Development of the second phase will not begin until 80 percent of the first phase is completed.

Rehabilitation - The applicant is proposing that enough topsoil will be left to encourage natural re-vegetation. Seeding will be applied in areas where the natural re-vegetation is not sustaining ground cover. This process should be on-going as topsoil removal occurs. The applicant also receives nursery stock for commercial planting purposes and has indicated that some of this nursery stock will be planted on the property.

Grading - Presently, surface water drains to the southeast and this will not be altered. Straw check dams and self fencing will be used to filter out sediment and slow the runoff.

Dust Control - The applicant proposes to suppress dust by spraying water until the ground cover is re-established.

Drainage - The only drainage leaving the property occurs where the surface water currently flows into Bennett Creek. At this location, a culvert will be placed across the access driveway with silt fencing and straw check dams to maintain the existing water flows. Approval from the Conservation Authority will be required for this culvert if this portion of the property is within a regulated area.

There have been a number of drainage concerns expressed by nearby residents. A general drainage plan was submitted by the applicant's consulting Engineer (Genivar) in support of this application. Given neighbour concerns that have arisen, Genivar has provided additional correspondence (attached) which provides a more detailed outline of the proposed drainage works. It is worth noting that the drainage works were prepared in consultation with the Sault Ste. Marie Region Conservation Authority in an effort to ensure 'positive drainage' and replicate the existing drainage pattern to the furthest extent possible.

Previous topsoil stripping agreements with the City have included three other conditions which are also being recommended in this instance.

Cleaning of Roadways - The requirement relates to insuring that topsoil is not deposited on Second Line West by trucks leaving the site. If this does occur, the applicant will be responsible for promptly removing the topsoil and cleaning the roadway. Depending on the number and frequency of trucks, the applicant may wish to consider paving the first 15m of the access driveway back from the roadway.

Hours of Operation - It is recommended that hours of operation be limited to between 8:00 AM and 5:00 PM daily Monday through Saturday. With the prior approval of the Commissioner of Engineering and Planning, the applicant can operate until 8:00 PM Monday through Friday when necessary.

Material Storage - This condition relates to the height of material stored on site. It is recommended that any topsoil that remains on site not exceed 4m in height to avoid becoming a visual nuisance.

Under Section 142 of the Municipal Act, the municipality also has the option of requiring the applicant to post a performance bond as part of his agreement with the City. Once in place, the funds would be used by the municipality to complete or fix various works in the event that the applicant refuses to adhere to the agreement. The amount of funds would be determined by the applicant's

consulting Engineer, and agreed to by appropriate City staff. The size of the bond would be based on the projected costs associated with site rehabilitation, drainage works, dust control, removal of the temporary building, or any other part of the agreement. The funds or a portion thereof would be returned to the applicant once the operation is over, and the site has been rehabilitated as per the agreement.

Up until the drafting of this report, one letter of objection has been received. The objectors reside at 1167 Second Line West, which abuts the subject property to the west.

The attached objection outlines a number of concerns, including noise, dust, hours of operation, drainage, introduction of a 'commercial use', and ecological impact. The majority of the concerns can be addressed through the required agreement between the municipality and the owner. Once this agreement has been entered into, the applicant must follow the particulars. More specifically, the applicant shall ensure that among other things, positive drainage is maintained, erosion and dust are controlled and hours of operation are restricted to those outlined above.

In terms of the introduction of a commercial use, it is worth noting that topsoil stripping operations tend to be temporary. As previously mentioned, the future residential development potential of the subject property will not be impacted by the topsoil stripping operation, which generally occurs prior to developing an urban, serviced residential subdivision. If approved by Council, the subsequent zoning will only be valid for a period not to exceed three (3) years. City Council approval will again be required if the applicant wishes to continue the operation beyond 3-years. At this time a recommendation will be based on the applicant's ability to adhere to the conditions contained within the agreement. Furthermore, if the applicant cannot adhere to any of these conditions during the first three (3) years, the municipality will have the ability to enforce these conditions, which could include the use of funds within the performance bond, and/or the discontinuation of all topsoil stripping activities.

There is no doubt that the proposed use will result in the loss of vegetation, however, there is no current law stopping the applicant or any other private land owner from clearing vegetation from their property. In this instance, part of the agreement between the applicant and City will include a rehabilitation prescription, which has been outlined earlier in this report.

SUMMARY

The applicant is proposing a topsoil stripping operation on property located on the south side of Second Line West between Allen's Side Road and Nixon Road. This use can be conducted while maintaining the longer-term residential potential of the area.

6(b)(d)

Both a temporary use permit and an agreement passed under Section 142 of the Municipal Act are required. This application is being recommended subject to a number of conditions to ensure that the operation is conducted with minimal impact on the abutting residences.

Planning Director's Recommendation

That City Council approve the request to permit a topsoil stripping operation on the subject property for a period not to exceed three (3) years subject to no development within 30m of the adjacent residences, and further;

That City Council authorize an agreement, including a performance bond, as per Section 142 of the Municipal Act with Premiere Landscaping and Garden Centre Inc. and for topsoil removal subject to the conditions contained in this report.

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

DBM/pms

PUBLIC HEARING – 2010 09 13, Council Chambers, Civic Centre

Data\APPL\REPORT\13-10-T.doc

(d)(6)(d)

August 9, 2010

Premiere Landscaping
1215 Second Line West
Sault Ste. Marie, ON P6C 2L9

Mr. Peter Tonazzo
City Planning Division
Corporation of the City of Sault Ste. Marie
99 Foster Drive, Civic Centre
Sault Ste. Marie, ON P6A 5N1

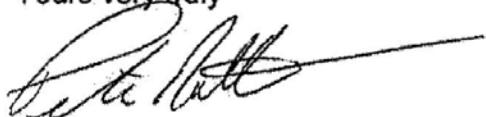
RE: Topsoil Removal of 1151 Second Line West

I am writing this letter to reinforce my current application to rezone property owned by Premiere Landscaping to allow a temporary permit for three years to remove topsoil.

I would like to specifically mention that it is not my intention to utilize this property as a contractor's yard, and the temporary building being provided will be there only to provide for equipment and materials required for the topsoil removal operation. I would like to note that I am fully aware that if this rezoning application is approved by City Council, that it only has a duration of three years and must be renewed at that time in order to allow the topsoil removal to continue.

I agree that when top soil removal of the property is completed that the building proposed will be removed.

Yours very truly



Peter Notte
Owner, Premiere Landscaping

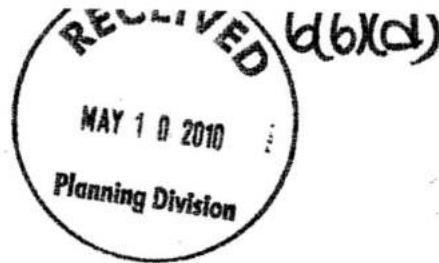
DSL:tlc

cc: D.S. Leask



GENIVAR

May 7, 2010



Mr. Peter Tonazzo, MCIP, RPP
City Planner
Corporation of the City of Sault Ste. Marie
Civic Centre, 99 Foster Drive
Sault Ste. Marie, ON P6A 5N1

SS-10-012-00-SS

Dear Mr. Tonazzo

**RE: Topsoil Removal & Remediation Plan
1151 Second Line West, Sault Ste. Marie, ON**

We have been retained by Mr. Peter Notte, owner of Premiere Landscaping, which is situated at 1215 Second Line West. Mr. Notte has asked us to prepare a plan that would be satisfactory to allow him to enter into an Agreement with the City of Sault Ste. Marie pursuant to Section 142 of the Municipal Act and described in Item 4.7.2-Top Soil Stripping in the text of Bylaw 4500.

The following is our Topsoil Removal and Remediation Plan which answers the six questions, A through F, indicated in Section 4.7.2 of the Zoning Bylaw.

A. Area of Removal: The property is situated at 1151 Second Line West and is irregular in shape. There is a 10.058 metre wide frontage on Second Line and this width extends southerly for an approximate distance of 46 metres. At that location, the property widens to the east to approximately 60 metre in width. The entire length, from Second Line to the southerly limit of the subject property, is 452 metres. We believe a southerly portion of the property is a Conservation Authority Regulated Area.

The entire area, with the exception of a buffer at the southerly zone and minimal limits at the east and west extremities, is identified for topsoil removal. Reference to our Drawing N° A2-SS-10-012 indicates the intended limits the intended limits of topsoil removal.

B. Phasing & Remediation: The first phase of topsoil removal will be approximately 200 metres in length southerly. Access to the topsoil stripping areas will be via a 5-metre wide gravel access driveway constructed along the easterly limit of the property. This access driveway would act as a berm to any possible silt escaping from the stripped limits of land. A swale ditch will be located on the west side of the access driveway and will be enhanced with straw bale check dams and specific 450 mm diameter pipe outlets which will have siltation fencing around the inlets.

Phase 2 will entail topsoil removal from the next southerly 200 metre length of property which will stop 15 metres north of the south property line, leaving a 15 metre wide untouched buffer zone.

C. Remediation Prescription: Rehabilitation will be provided in the form of a new tree planting program and, at a minimum, a natural regrowth of grasses in the area.

Continued Page 2

It is intended that enough topsoil will remain such that the surface can be groomed to encourage natural re-vegetation. The planting of new seedling trees will occur on an "as available" basis. That is to say that, Mr. Notte receives stock on many occasions which is not suitable for commercial planting areas, or stock that has been damaged in some form. It is intended that these shrubs/trees which would normally be disposed of will be planted as a remediation measure in the topsoil stripping areas. As indicated above, in all other areas, natural re-vegetation will be encouraged by the grooming of the soil. Seeding would be applied in areas where natural re-vegetation is not sustaining ground cover.

It is proposed that no work would be completed on Phase 2 of the development until 80% of Phase 1 removal is attained. At that time, the access driveway to the south would be extended and tree-clearing operations would begin.

D. Grade Alterations: To the greatest extent possible the existing gradients over the surface of the subject property will be maintained. Presently, surface water drains in a sheet flow to the southeast and this method of drainage, as well as the direction and gradients, will not be altered. As indicated on the attached drawing, utilizing the new access driveway as a berm requires a culvert outlet to allow release. With the use of straw check dams and silt fencing as noted above, flows will be considerably clean and somewhat slower in dispersal. No significant increase in the overall flow is anticipated.

E. Dust Control: Once removal of topsoil begins, there is obviously the chance of dust becoming a nuisance and, as such, Mr. Notte will suppress the dust with the application of light doses of sprayed water from his irrigation truck. Once rehabilitation of the surfaces with vegetation begins to grow, dust will inherently become a significantly reduced nuisance.

F. Drainage Impacts: There are no significant drainage impacts, with the exception that at one location in the southerly end of the property and within Phase 2, there is a tiny tributary to the ~~Davignon Creek~~ to the east at which location surface water now flows to ~~Davignon Creek~~. With the extension of the gravel access driveway in Phase 2, a culvert will be placed at the location of this tributary and will be equipped with silt fencing and straw check dams.

We have discussed this matter with Frank Tesolin of the Sault Ste. Marie Region Conservation Authority and he has indicated that because of the low impact on the Regulated Area, the Agreement can be with the City. He would like to keep the opportunity to comment. By copy of this letter, we are asking for Conservation Authority comments.

The above Topsoil Removal and Remediation Plan is respectfully submitted on behalf of Mr. Notte, and I look forward to having the opportunity to discuss with you its acceptability and execution of an Agreement between the Municipality and Premiere Landscaping.

Yours very truly
GENIVAR


D. S. Leask, C.E.T.
Enc. / DSL:ljc
fc: Peter Notte, Premiere Landscaping
fc: Frank Tesolin, Sault Ste. Marie Region Conservation Authority



September 2, 2010

Mr. Peter Tonazzo, MCIP, RPP
 City Planning Division
 Corporation of the City of Sault Ste. Marie
 99 Foster Drive, Civic Centre
 Sault Ste. Marie, ON P6A 5N1

p.tonazzo@cityssm.on.ca
 Via Email
 101-14814-00
 2010-12

Dear Mr. Tonazzo

**RE: Re-zoning 1151 Second Line West, Sault Ste. Marie, ON
 Drainage Considerations**

I understand that there have been some concerns expressed in regards to drainage associated with the above-noted application. This letter provides additional information to clarify how run-off from the site will be accommodated. Previously we provided you with a *Topsoil Removal and Remediation Plan* that included a General Plan outlining the drainage works to be incorporated into the site.

At present, stormwater run-off in the area of the subject property flows overland in a south easterly direction to a small gully near the southeast corner of the property. This gully conveys run-off easterly to the Bennett Creek approximately 150 metres east of the site. The proposed drainage works on the site were developed in consultation with the Sault Ste. Marie Region Conservation Authority to replicate the existing drainage pattern to the furthest extent possible.

The proposed drainage works on the site are as follows:

- An access road will be constructed along the east side of the site. This road will act as a barrier to collect run-off in a newly constructed swale directly west of this access road. The swale will convey flows from north to south and will be equipped with straw bale check dams and silt curtains for siltation control.
- At the south end of Phase 1 of the development, an outlet culvert will be constructed across the access road to direct run-off collected in the swale easterly, essentially matching present conditions. The discharge from this culvert will flow overland through a vegetated area towards the gully mentioned previously.
- As the development progresses southerly towards the south limit of Phase 1, the swale along the west side of the access road will be extended southerly to the bottom of the gully near the southeast corner of the property. This will ensure positive drainage for excavated areas in the southern portion of Phase 1 and in Phase 2.
- An outlet culvert will be constructed across the access road near the southeast corner of the property to accommodate flows in this gully including those conveyed via the constructed swale.

Continued Page 2

b6(d)

Page 2

September 2, 2010

2010-12

- In the area of the southerly culvert, topsoil extraction depths will be limited, as necessary, to maintain positive gradients from the working area to the outlet culvert.

In summary, the drainage works indicated on the General Plan submitted with the Application have been developed to ensure positive drainage and replicate existing drainage conditions to the furthest extent possible. Run-off will be conveyed easterly from the site to an existing gully near the southeast corner that, in turn, conveys flows to the Bennett Creek.

I trust this addresses the drainage concerns raised in regards to this application. If there are any other questions, please do not hesitate to contact me.

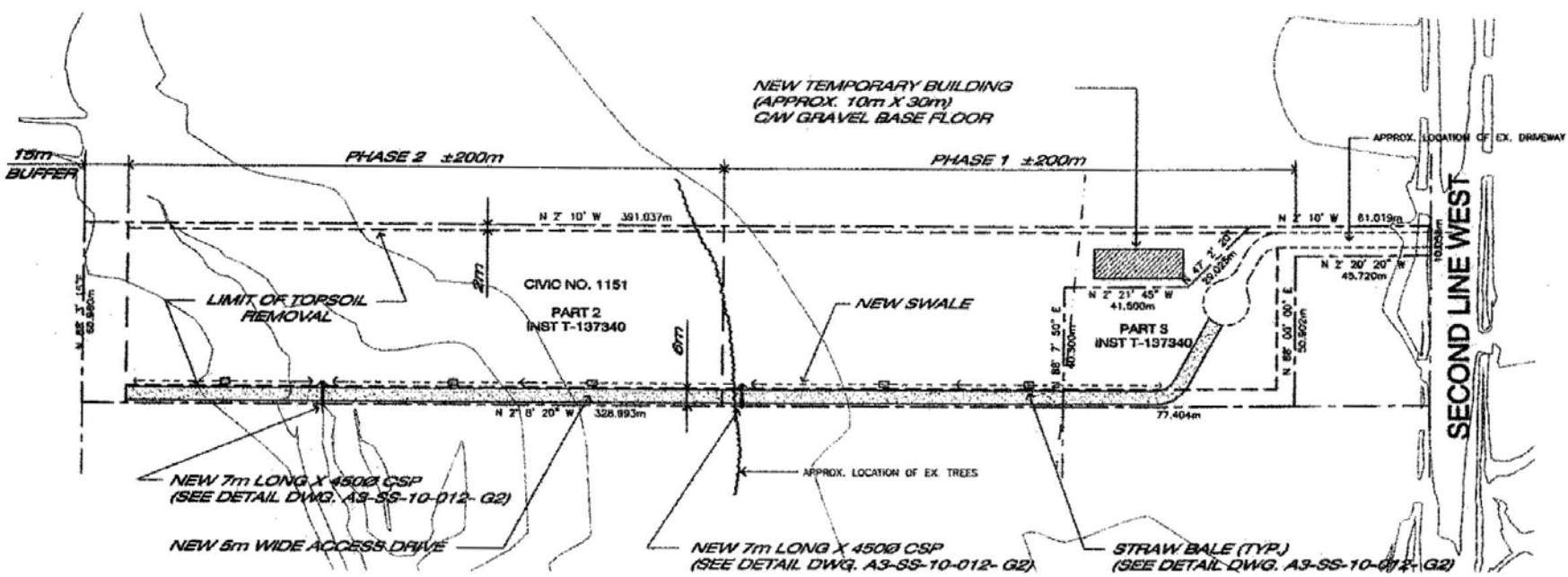
Yours very truly
GENIVAR Consultants LP



Larry Jackson, P.Eng.
Manager, Sault Ste. Marie

LJ:IJC

fc: Peter Notte, Premiere Landscaping (575-3657)



0 10 20 30 40 50 100
METRES METRES

Notes:

Revision

No.

Date

By

1151 SECOND LINE WEST
TOPSOIL REMOVAL & REMEDIATION

GENERAL PLAN



GENIVAR

105 East Street, Sudbury, Ontario, P1A 3C6
705-643-3200 F 705-643-3232 www.genivar.com

P.B. No.

Scale:
1:1,500

Dr.

M8

Dr.

DSL

Dwg. No.:

A3-SS-10-012-G1

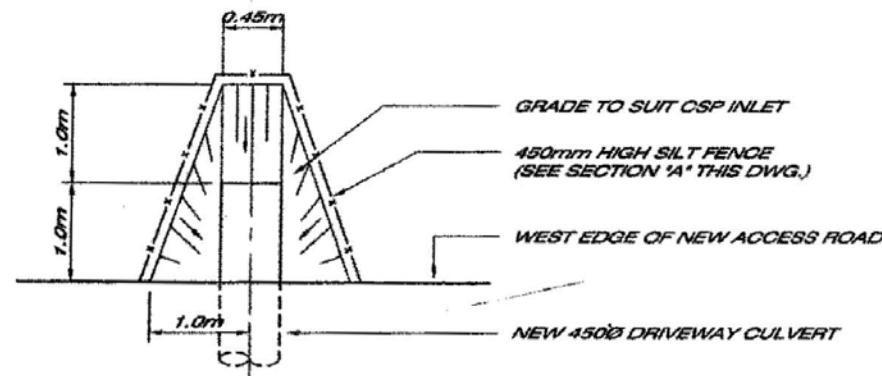
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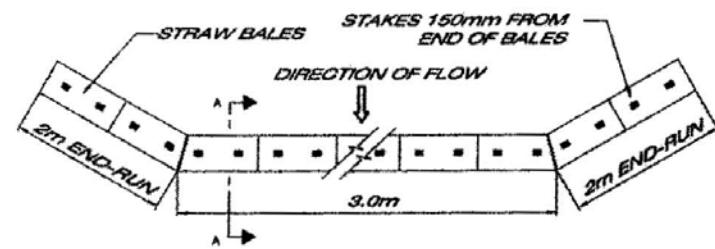
Date:
JUNE 22/10

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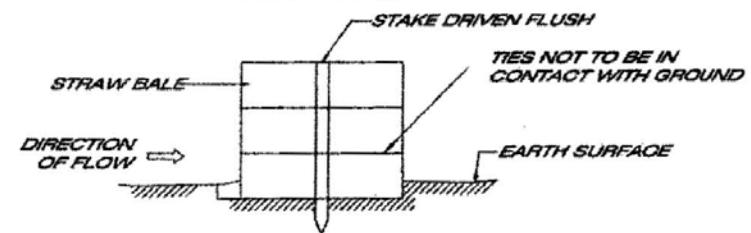
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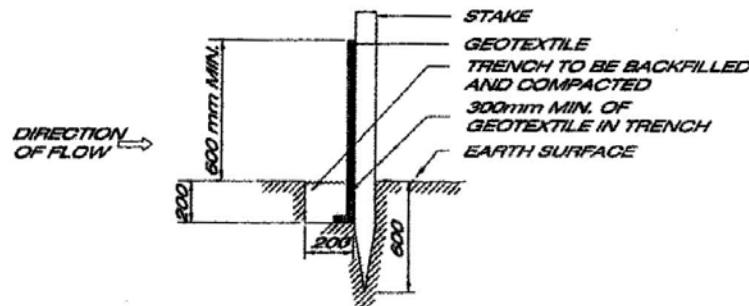
1 DRAINAGE DETAIL
SCALE 1:50



PLAN VIEW



SECTION A-A
STRAW BALE BARRIER
N.T.S.



SECTION A-A
SILT FENCE BARRIER
N.T.S.

Notes:

	Revision	No.	Date	By

1151 SECOND LINE WEST
TOPSOIL REMOVAL & REMEDIATION

DETAILS



GENIVAR

165 East Street, Sudbury, Ontario, P3A 3C8
705-942-2070 F705-942-3522 www.genvar.com

F.B. No.	Scale	AS NOTED
Dr.	M5	
On	DGL	
Off		
Prog. No.	A3-SS-10-012-G2	Rev. 0
MAN. 4/00		

(P99)

PRELIMINARY

b(6)(d)

Pat Schinners

From: Don Maki
Sent: August 16, 2010 3:19 PM
To: Don McConnell; Pat Schinners
Subject: Rezoning Application A-13-10-T

Hi Don

We received a complaint with regard to a soil stripping operation on this land. A site inspection revealed such an operation the use continued despite being notified of the illegal use and the matter has been referred to legal for prosecution in November of 2009.,

Don

Don Maki CBCO
Chief Building Official
Building Division
Engineering and Planning
705-759-5399

Pat Schinners

From: Don McConnell
Sent: August 22, 2010 10:20 AM
To: Pat Schinners
Subject: FW: 1151 Second Line West

From: Jim Elliott
Sent: August 17, 2010 1:32 PM
To: Don McConnell
Cc: Peter Tonazzo
Subject: 1151 Second Line West

Don McConnell
Planning Director

Subject: Request for a Temporary Rezoning for a Period Not to Exceed Three Years
Application Number: A-13-10-T
Premier Landscaping and Garden Center Inc
1151 Second Line West.

Staff from the Public Works and Transportation Department has reviewed this application and have no objections. We do however request that the applicant be responsible for keeping Second Line, at the entrance onto Second Line, clean and free of topsoil and clay .

If you have any questions, do not hesitate to contact me.

JM Elliott, P. Eng
Commissioner
Public Works and Transportation Department



6(6)(d)

1100 Fifth Line East
Sault Ste. Marie, ON P6A 5K7
Phone: (705) 946-8530
Fax: (705) 946-8533
Email: nature@ssmrca.ca
www.ssmrca.ca

August 25, 2010

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

VIA FAX 541-7165

Conservation Authority Comments:

Application # A-13-10-T
Premiere Landscaping & Garden Centre
1151 Second Line West
Sault Ste. Marie

The subject property is located in an area under the jurisdiction of the Conservation Authority with regard to the O. Reg.176/06 for Development, Interference with Wetlands and Alterations to Shoreline and Watercourses.

Additionally we have the following comments:

1. The second phase of this soil removal process has an intermittent stream identified on O.Reg.176/06 mapping and is just outside the 15 metre allowance for the flood lines associated with the Bennett Creek located to the west of the property. Therefore, an application under O.Reg.176/06 is required prior to commencing with Phase II of this proposal including the installation of the driveway to access this area.
2. It is proposed to effect off site migration of sediments by incorporating check dams and silt control fencing that siltation of neighbouring stream will be controlled. These control measures are to be inspected and maintained from the commencement of the operation until such time as vegetation has satisfactorily rooted. Failure to maintain these measures will result in the withdrawal of an O.Reg.176/06 permit and the owner could become subject to prosecution.
3. The revegetation of harvested areas should be undertaken promptly and should be staged immediately after the extraction process has moved to the next area (i.e. after every 100 metres of extraction a revegetation process should be commenced). This will limit sediment movement and limit dust concerns.

The subject property is under consideration of the Drinking Water Source Protection Program of the (b)(6)(d) Conservation Authority with regard to Drinking Water Source Protection as it is within the Potential Groundwater Recharge Area.

Should you have any questions on our comments please contact our office.

Sincerely,



Christine Ropeter for
Marlene McKinnon
GIS Specialist

File: A-13-10-T_25Aug10.doc



2010 08 30
Our File: A-13-10-T

MEMO TO: Don McConnell, MCIP, RPP
Planning Director

FROM: Catherine Taddo, P. Eng.
Municipal Services Engineer

SUBJECT: APPLICATION No. A-13-10-T
1151 SECOND LINE WEST
REQUEST FOR A TEMPORARY REZONING FOR A PERIOD NOT TO EXCEED THREE (3) YEARS

The Engineering Department has reviewed the above noted application, and has the following comments:

- A 5 m road widening is required in addition to the original 20 m right-of-way, if it has not already been taken.

If you require anything further please, contact me.

Sincerely,

A handwritten signature in black ink that reads "C. Taddo".

Catherine Taddo, P. Eng.
Municipal Services Engineer

c: Jerry Dolcetti, RPP
Jim Elliott, P. Eng.

RE
SEP 02 2010
Planning Division
666(Ld)

To the Sault Ste. Marie Planning Department, City Council and/or Clerk:

Please accept this letter as a written indication of our objection to approving Application No. A-13-10-T filed by Premiere Landscaping & Garden Centre Inc. which would grant permission to conduct business at 1151 Second Line West.

The owner's plans include destroying the existing landscape by removing the current layers of topsoil to sell and therefore to make a profit.

Our residential property is located directly beside the land outlined in this proposal (application) and we have major concerns, both personal and environmental about allowing such a proposal to pass.

Our personal problems reflect the opinions of not only ourselves but other residents as well, including the majority of our neighbors, those living along Ellis Road and those whose properties currently adjoin Premiere Landscaping's existing business on Nixon Rd.

First and most important, this area is not zoned commercial. Allowing this application to proceed will mean allowing loud heavy equipment usage constantly over the next three years.

There are already several large trucks, front-end loaders, etc. in and out of the property dumping large piles of waste products collected from their current business. The noise associated with their current operations is exorbitant and we believe that future operations will be intolerable. We can also hear large machinery constantly in use at their current business location. As many who live along Nixon Road can attest, this company has no respect or consideration for their neighbors. They operate early in the morning, during weekends and late into the evening; a nightmare for those who are shift-workers such as ourselves.

The current large waste piles of dirt are a terrible eyesore and the filthy mess in front our property along Second Line caused by Premiere's heavy equipment is constant; especially when the ground is wet. Young children have found these large waste piles and are using them as gigantic jumps with their bicycles and motorbikes without adult supervision. This is clearly an accident waiting to happen.

Premiere Landscaping employees, who are working at the location next to us, do so without proper washroom facilities and relieve themselves in clear view. Not something, we expect to watch while relaxing at home. The dust generated by the large bulldozers and loaders dumping, mixing and loading soil is already a major problem. Allowing future development would make the situation even worse. At times we cannot even sit in our backyard without breathing in dust and/or by being covered by it. The dust is also covering our house and we have to close our windows because of the dust and noise pollution.

b(6)(d)

This area is not zoned commercial and removing topsoil from a property, especially for re-sale is against city by-laws. Why create such by-laws and then allow them to be broken? Will history repeat itself? When Premiere Landscaping first started business at their current location, we were told, they applied for permission to build a temporary greenhouse only. Now, there are several greenhouses, workers and equipment at this location because the city granted them permission. Do others not pay taxes and have rights? We certainly do and purchased our property under the assumption and belief that no business would be operating next door.

The environmental and ecological repercussions of allowing this application to pass are significant as well. Many wildlife species utilize this area and the proposed property as a natural corridor for gaining access to a nearby creek for water (located directly to the east). In addition, white-tailed deer give birth and raise their young here for 8 months out of the year. Many other animals also live here and destroying this land for the benefit of one human would be detrimental. It would take several years to regenerate to normal, if can ever recover.

Natural drainage of the area would also be a jeopardized. The proposed land is relatively low-lying and is already fitted with weeping tiles allowing drainage to the nearby creek. Allowing topsoil removal from a large area will form huge catch basins for water collection and create swamp-like conditions. Then there could be the problems associated with stagnant water, especially mosquito infestations, therefore posing a real nuisance and health risk to people and wildlife in the area.

Before even considering this proposal, City Council should require an environmental assessment of the area to be conducted. The future erosion problems resulting from operations removing topsoil could also be devastating. Who would be responsible to clean up the mess?

We pay city taxes in the neighborhood of \$6000.00 per year for a residential area and for privacy and are strongly opposed to the approval of application number A-13-10-T. The resulting noise pollution, dust pollution, the blight on our neighborhood and the environmental devastation that will result will be vast. As concerned citizens, we ask you; please do not approve this application.

Sincerely,
John Dedes and TJ McCauley.
1167 Second Line West,
SSM, ON, P6C 2L9
705-253-5750

(b)(6)(d)

PETITION - Planning application objection

We, the undersigned, object to the planning application number A-13-10-T on the grounds that if the development went ahead, it would result in significant increases in the levels of unsightly waste piles, early morning and late night noise and use of heavy equipment, dust pollution, water drainage and accumulation problems, in the local area. It would also mean habitat destruction for an array of wildlife including birthing grounds for white-tailed deer.

Name	Address	Signature
John Dodes	1167 Second Line West.	John Dodes
TJ McCrank	1167 Second Line W	TJ McCrank
Gerry Bovingdon	1150 Second Line W	Gerry Bovingdon
MARG BOVINGDON	1150 Second Line W	M. Bovingdon
Martina Germanili	1160 Second Line (e)	M. Germanili
Laura Germanili	1160 Second Line W.	T. GERMANILI
Laura Germanili	1160 Second Line W.	T. GERMANILI
Laura Berritt	1176 Second Line W.	L.Berritt
Monica Sykes	1208 Second Line W.	Monica Sykes
449 Nixon Rd	449 Nixon Rd	449 Nixon Rd
Randy Deere	449 Nixon Rd	Randy Deere
Gilligan G	444 Nixon Rd	Gilligan G
J. M. Gilligan	444 Nixon Rd	J. M. Gilligan
Deanech	440 Nixon Rd	Deanech
Christy Miller	436 Nixon Rd	Christy Miller
Ch. Miller	436 Nixon Rd	Ch. Miller
Karen Gillgrass	430 Nixon Rd	Karen Gillgrass
Rob Gillgrass	430 Nixon	Rob Gillgrass

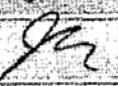
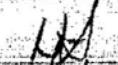
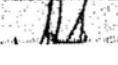
P(b)(b)(d)

PETITION - Planning application objection

We, the undersigned, object to the planning application number A-13-10-T on the grounds that if the development went ahead, it would result in significant increases in the levels of **unsightly waste piles**, early morning and late night **noise** and **use of heavy equipment, dust pollution, water drainage and accumulation problems**, in the local area. It would also mean **habitat destruction** for an array of wildlife including birthing grounds for white-tailed deer.

PETITION - Planning application objection

We, the undersigned, object to the planning application number A-13-10-T on the grounds that if the development went ahead, it would result in significant increases in the levels of **unsightly waste piles, early morning and late night noise and use of heavy equipment, dust pollution, water drainage and accumulation problems**, in the local area. It would also mean **habitat destruction** for an array of wildlife including birthing grounds for white-tailed deer.

Name	Address	Signature
JAMIE ELLIOTT	388 NIXON	
TINA ELLIOTT	388 NIXON	
NELLA STEFANIZZI	382 NIXON	
DINO STEFANIZZI	382 NIXON	

6
6
(d)

Second Line West



2008 25cm Orthophoto Map 1151 Second Line West

APPLICATION
A-13-10-T



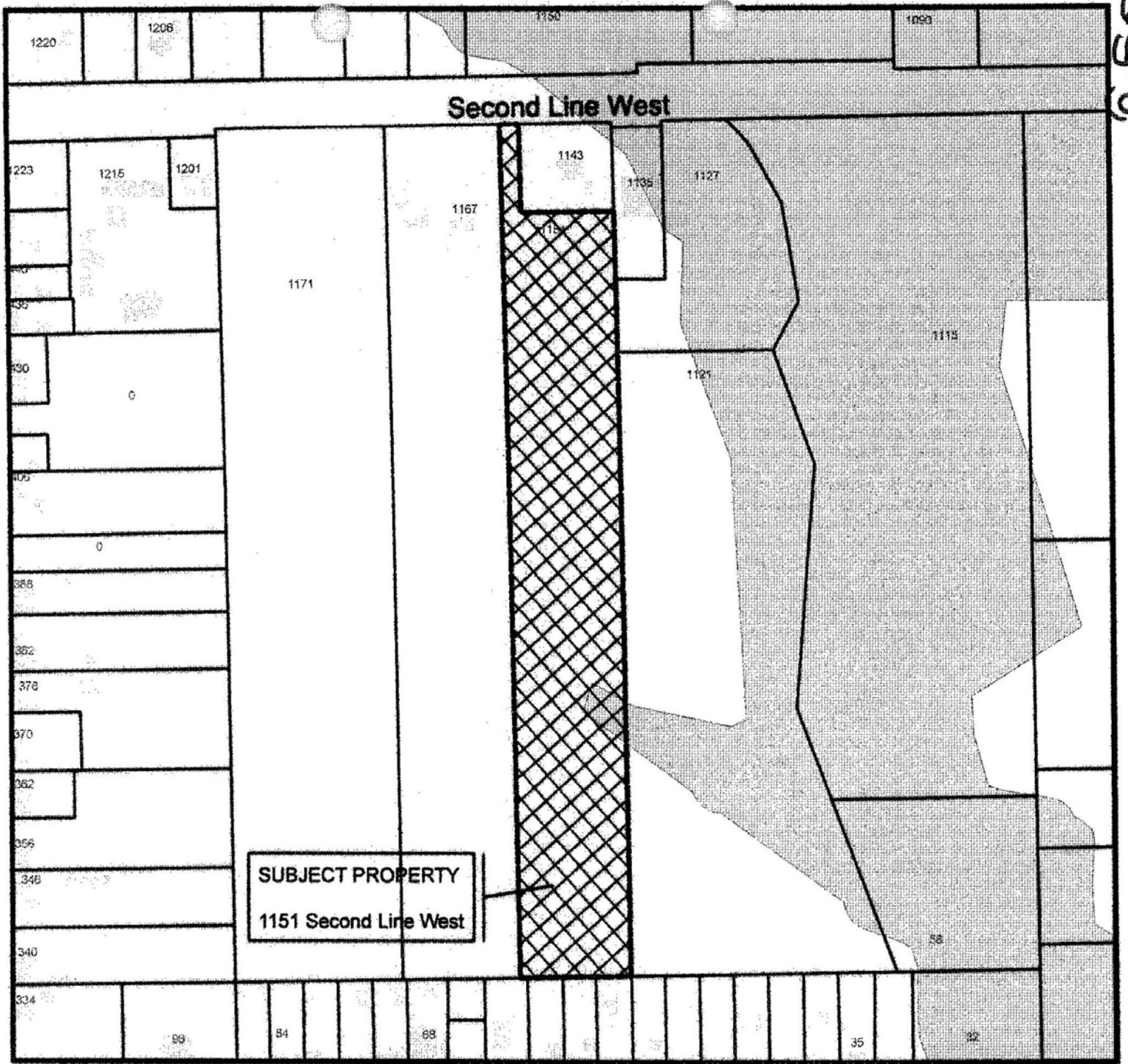
Metric Scale
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MAPS
51 & 1-67



Subject Property - 1151 Second Line West

August 13, 2010



Sault Ste. Marie Region Conservation Authority Regulated Lands

**APPLICATION
A-13-10-T**



Metric Scale
1:3,000

**MAPS
51 & 1-67**

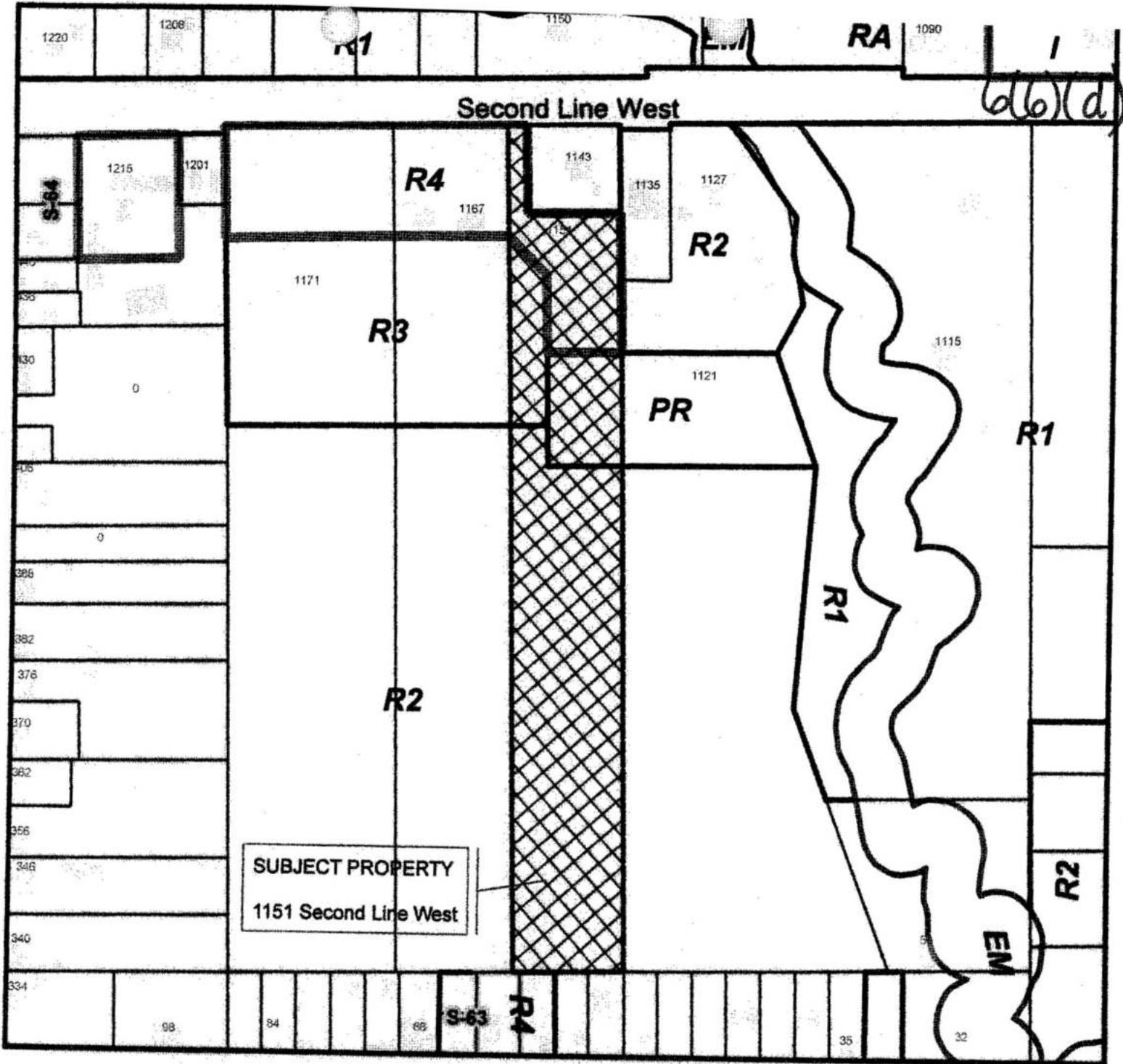


Subject Property - 1151 Second Line West



Sault Ste. Marie Region Conservation Authority Regulated Lands

August 13, 2010



Existing Zoning Map 1151 Second Line West

APPLICATION
A-13-10-T



- Subject Property - 1151 Second Line West
- Bylaw 2005-150 - Zoning
- Bylaw 2005-150-151 - Special Exceptions
- Bylaw 2005-150DC - Site Plan Control

Metric Scale
1:3,000

MAPS
51 & 1-67

August 13, 2010

(b)(6)(e)



2010 09 13

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO: Acting Mayor Lorena Tridico
and Members of City Council

SUBJECT: Application No. A-14-10-Z.OP – filed by Tina Colizza

SUBJECT PROPERTY: Location – Located at the northeast corner of the intersection of Second Line East and Old Garden River Road, civic no. 163 Old Garden River Road
Size – Approximately 40.36m (132.42') frontage x 77.3m (253.6') depth, irregular in shape; 0.22 ha (0.56 acres)
Present Use – Single Detached Dwelling
Owner – Eloise Faye Eldner

REQUEST: The applicant, Tina Colizza, is requesting to amend the City's Official Plan to re-designate the subject property from Residential to Commercial and to rezone the subject property from "R.2" (Single Detached Residential) zone to "C.4" (General Commercial) zone, to facilitate the development of a health and wellness facility.

Comments

On September 8, 2010, the applicant informed (correspondence attached) the Planning Division that they wish to have this application deferred until further notice to allow them to consider other development options for their business opportunity.

6(b)(e)

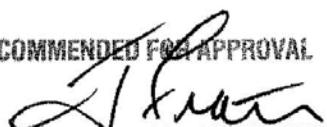
Planning Director's Recommendation

That City Council defer this application until a future date, yet to be determined to allow the applicant to consider future development options for their business opportunity.

ST/pms

PUBLIC NOTICE – 2010 09 13, Council Chambers, Civic Centre

RECOMMENDED FOR APPROVAL


Joseph M. Fratesi

Chief Administrative Officer

Peter Tonazzo

From: Vince Colizza [vcolizza@spaworldwellness.com]
Sent: September 08, 2010 3:21 PM
To: Peter Tonazzo
Subject: Rezoning of 163 Old Garden River Road Property

Peter,

We are considering other development options for our business opportunity and request that the rezoning application be deferred until further notice.

Very much appreciated

Vince Colizza
(943-7722)

(b)(e)



2010 09 13

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO: Acting Mayor Lorena Tridico
and Members of City Council

SUBJECT: Application No. A-14-10-Z.OP – filed by Tina Colizza

SUBJECT PROPERTY: Location – Located at the northeast corner of the intersection of Second Line East and Old Garden River Road, civic no. 163 Old Garden River Road
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Owner – Eloise Faye Eldner

REQUEST: The applicant, Tina Colizza, is requesting to amend the City's Official Plan to re-designate the subject property from Residential to Commercial and to rezone the subject property from "R.2" (Single Detached Residential) zone to "C.4" (General Commercial) zone, to facilitate the development of a health and wellness facility.

CONSULTATION: Engineering – See attached letter
Building Division – No comments
Legal Department – No comments
PW&T – No objections or comments
Conservation Authority – See attached letter
PUC Services – See attached letter
Fire Services – No objection
EDC – No objections

Accessibility Advisory Committee - See attached letter
CSD - No concerns

PREVIOUS APPLICATIONS

There have been no previous applications.

Conformity with the Official Plan

The applicant is seeking to amend the land-use designation of the subject property to facilitate future commercial development opportunities. Currently, the property is designated Residential on Schedule "C" of the Official Plan. As such an Official Plan amendment to re-designate the subject property to Commercial is required to facilitate the intended future uses.

Comments

The development of the subject property for commercial purposes is appropriate, given its proximity to the existing commercial node of Great Northern Road and Second Line. As well, this section of Second Line is designated urban arterial on Schedule "D" of the Official Plan, and as such, can accommodate future commercial uses.

This area is an area of transition, as other commercial and light industrial uses have been recently approved by City Council. The property immediately across the street at 162 Old Garden River Road was approved for general commercial uses. In addition, 710 Second Line East (immediately abutting 162 Old Garden River Road, south of Wal-Mart) was recently rezoned for commercial uses. As well, 873 Second Line East was rezoned for light industrial purposes, and is being used as a personal storage facility.

It should also be noted that with the planned long-term connection of Second Line East to Highway 17, future commercial development pressures within this area are expected.

The use proposed is a health and wellness centre, which will focus on providing a number of personal health related services such as massage therapy, day spa treatments, pedicures, manicures, etc. Planning staff is of the opinion that the proposed use is appropriate and will be compatible with neighbouring residential uses to the north.

With respect to any future development, the subject property should be developed in a manner that is consistent with the Development Policies of the Official Plan. Specifically, the Physical Development – Built Environment policies of the Official Plan encourage sites to develop in a manner that is

environmentally sustainable, functionally efficient and aesthetically pleasing. This includes providing appropriate landscaping and buffering, and accommodating alternative modes of transportation, such as walking, cycling and transit into the development.

Also, in addition to aesthetic purposes, landscaping should be provided in a manner that separates and visually screens parking and outdoor storage areas from the street and abutting properties.

To ensure that the Development Policies of the Official Plan are implemented in the final design, Planning staff recommends that the subject properties be designated as areas of Site Plan Control.

With respect to zoning, the subject property is currently zoned R2, Single Detached Residential. To accommodate the future use, a rezoning to C4, General Commercial is required, and is recommended for approval.

As there is existing residential development within close proximity to the subject lands, it will be important that any future development provide appropriate buffering for these neighbouring properties. Therefore, Planning staff recommends that no loading facilities be located in a yard adjacent to the northerly residentially zoned properties.

Concerning the comments from other City departments and agencies, PUC has advised the applicant to be aware that the proposed development may require upgrades to the $\frac{1}{2}$ inch water service to the property at applicable charges from the PUC. In addition, the proposed driveway may conflict with the existing service curb box, which if relocation is required, would be at the cost of the developer. These items will be addressed as part of the Site Plan review process.

Engineering Division has commented that along Second Line East, a 5 metre road widening, if not already conveyed, must be conveyed to the City. This will require an additional 5 metre setback for any future building to accommodate a future road widening if one has not been taken. The issue of the road widening will be addressed through the Site Plan review process. In addition, post development flows should not exceed pre-development flows using a 1 in 10 year storm.

The Accessibility Advisory Committee has indicated that the future development incorporate a number of design elements to address accessibility. The Site Plan review process will encourage barrier free design throughout the site, where feasible, as part of any future development. With respect to the building, the provisions of the Building Code will apply, which incorporate Provincial standards for barrier free design.

The Conservation Authority indicates that the property is under the consideration of the Drinking Water Source Protection Program as it is within the Potential Groundwater Recharge Area and the 25-year capture zone sensitivity area. For this reason, the applicant is urged to ensure that proper safeguards for the storage and handling of any petroleum and chemical products are instituted on site, both during and after construction.

SUMMARY

The applicant is seeking to amend the land-use designation, and to rezone the subject property to facilitate future commercial development opportunities.

The development of the subject property for commercial purposes is appropriate, given its proximity to the existing commercial node of Great Northern Road and Second Line, as well as being located on an urban arterial roadway.

The use proposed is a health and wellness centre, which will focus on providing a number of personal health related services such as massage therapy, day spa treatments, pedicures, manicures, etc. Planning staff is of the opinion that the proposed use is appropriate and will be compatible with neighbouring residential uses to the north.

Planning staff is recommending approval of this application, subject to designating the property as an area of Site Plan control, as well as restricting any loading facilities in a yard immediately abutting the northerly residentially zoned properties.

Planning Director's Recommendation

That City Council approve Official Plan Amendment No. 174, re-designating the subject property Commercial on Official Plan Land Use Schedule "C", and that City Council approve rezoning the subject property from "R2", (Single Detached Residential) zone to "C4", (General Commercial) zone, with the following Special Exceptions:

1. That no loading facilities be located in a yard adjacent to the northerly residentially zoned properties.
2. That the subject property be designated as an area of Site Plan Control
3. That along Second Line East, a 5 metre road widening, if not already conveyed, must be conveyed to the City.

ST/pms

PUBLIC NOTICE – 2010 09 13, Council Chambers, Civic Centre

(b)(e)



PUC SERVICES INC.
ENGINEERING DEPARTMENT
765 QUEEN STREET EAST, P.O. Box 9000
SAULT STE. MARIE, ONTARIO, P6A 6P2

August 20, 2010

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

FAXED: (705) 541-7165

Dear Sir:

Re: Application A-14-10-Z.OP
163 Old Garden River Road

PUC advises the applicant should be aware that the proposed development may require upgrade to the $\frac{1}{2}$ inch water service to the property at applicable charges from PUC. In addition, the proposed driveway may conflict with existing service curb box, which if relocation is required, would be at cost to the developer.

Yours truly,

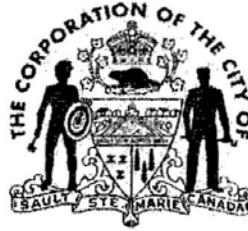
PUC SERVICES INC.

A handwritten signature in black ink, appearing to read "Kevin Bell".

Kevin Bell, P. Eng.
Manager of Engineering

KB*ds

6(6)(e)



2010 08 30

Our File: A-14-10-Z.OP

MEMO TO: Don McConnell, MCIP, RPP
Planning Director

FROM: Catherine Taddo, P. Eng.
Municipal Services Engineer

SUBJECT: **APPLICATION No. A-14-10-Z.OP**
163 OLD GARDEN RIVER ROAD
REQUEST FOR AN AMENDMENT TO THE OFFICIAL PLAN
& ZONING BYLAW

The Engineering Department has reviewed the above noted application, and has the following comments:

- A 5 m road widening is required in addition to the original 20 m right-of-way, on Second Line East if it has not already been taken.
- Post development flows should not exceed pre-development flows using a 1 in 10 year storm.

If you require anything further please, contact me.

Sincerely,

A handwritten signature in black ink that reads "C. Taddo".

Catherine Taddo, P. Eng.
Municipal Services Engineer

c: Jerry Dolcetti, RPP
Jim Elliott, P. Eng.

6(b)(e)



Sault Ste. Marie - Algoma Region

August 23, 2010

Don McConnell
Planning Director
City Planning & Engineering Division

SUBJECT: REZONING APPLICATION REVIEW – A-14-10-Z.OP 163 Old Garden River Road

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: Accessible Parking as per the Zoning Bylaw
2. Walkways & Sidewalks: At grade and paved
3. Curb Cuts: At grade
4. Ramping: Not required if at grade otherwise 1:20 grade preferred
5. Transit Access: Parabus access
6. Lighting: In accordance with the Illuminating Engineers Society of North America Standards
7. Signage: HTA signage to identify accessible parking spaces and clear signage to identify all accessible features such as ramp access (if required), accessible restrooms etc.
8. Other: requires actuator at entrance

Thank you for your attention to these recommendations.

We request a Site Plan We do not want a Site Plan for review

(b)(e)



1100 Fifth Line East
Sault Ste. Marie, ON P6A 5K7
Phone: (705) 946-8530
Fax: (705) 946-8533
Email: nature@ssmrca.ca
www.ssmrca.ca

August 19, 2010

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

VIA FAX 541-7165

Conservation Authority Comments:

Application # A-14-10-Z.OP
Tina Colizza
163 Old Garden River Road
Sault Ste. Marie

The subject property is not located in an area under the jurisdiction of the Conservation Authority with regard to the O. Reg. 176/06 for Development, Interference with Wetlands and Alterations to Shoreline and Watercourses.

The subject property is under consideration of the Drinking Water Source Protection Program of the Conservation Authority with regard to Drinking Water Source Protection as it is within the Potential Groundwater Recharge Area and the 25 Year Capture Zone Sensitivity Area.

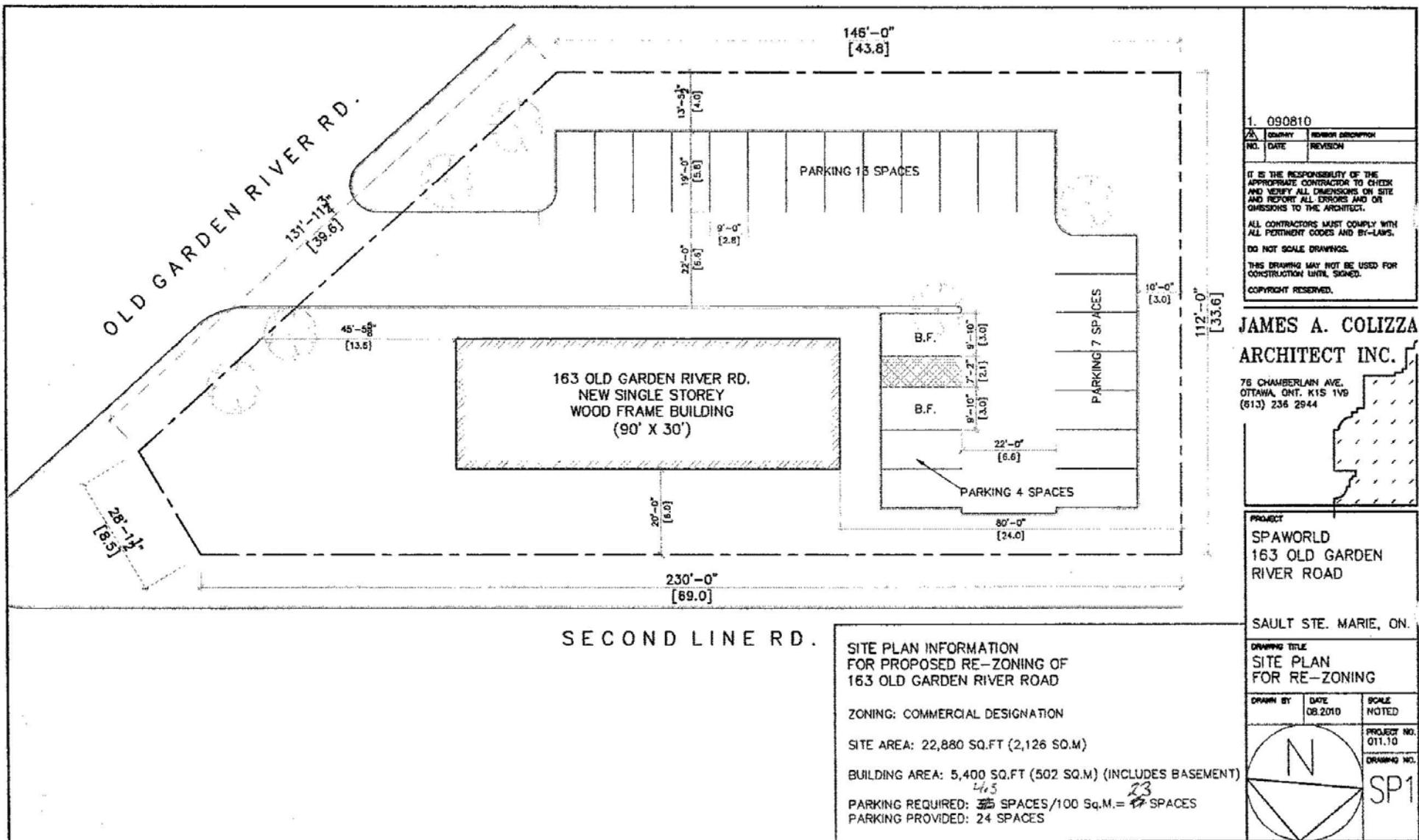
Should you have any questions on our comments please contact our office.

Sincerely,

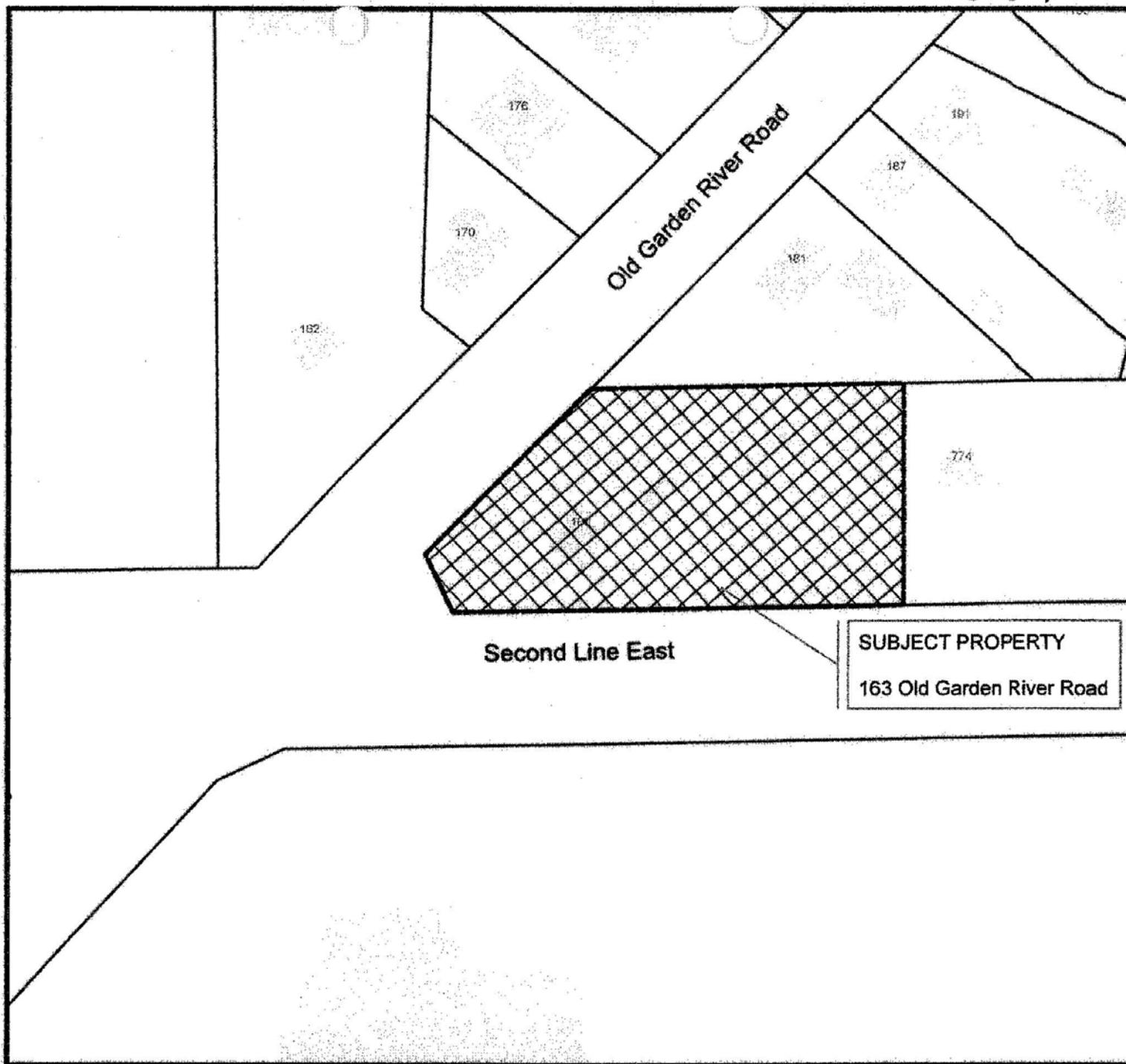
A handwritten signature in black ink, appearing to read "C. Ropeter".

Christine Ropeter for
Marlene McKinnon
GIS Specialist

File: A-14-10-Z_OP_19Aug10.doc



b6(e)



Subject Property Map

163 Old Garden River Road

**APPLICATION
A-14-10-Z-OF**



**Metric Scale
1:1,000**

**MAPS
85 & 1-95**



Subject Property - 163 Old Garden River Road

August 16, 2010

6 (b)(e)



**2008 25cm Orthophoto Map
163 Old Garden River Road**

**APPLICATION
A-14-10-Z-OF**



**Metric Scale
1:1,000**

**MAPS
85 & 1-95**



Subject Property - 163 Old Garden River Road

August 16, 2010

b(6)(e)

**AMENDMENT NO. 174
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

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

LOCATION

All of Sec 29 S/E Pt PCL 3279 AWS, Civic No. 163 Old Garden River Road.

BASIS

This Amendment is necessary in view of the request to rezone the subject property to permit the lands to be utilized for commercial purposes.

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

Council now considers it desirable to amend the Official Plan redesignating the subject property from "Residential" to "Commercial".

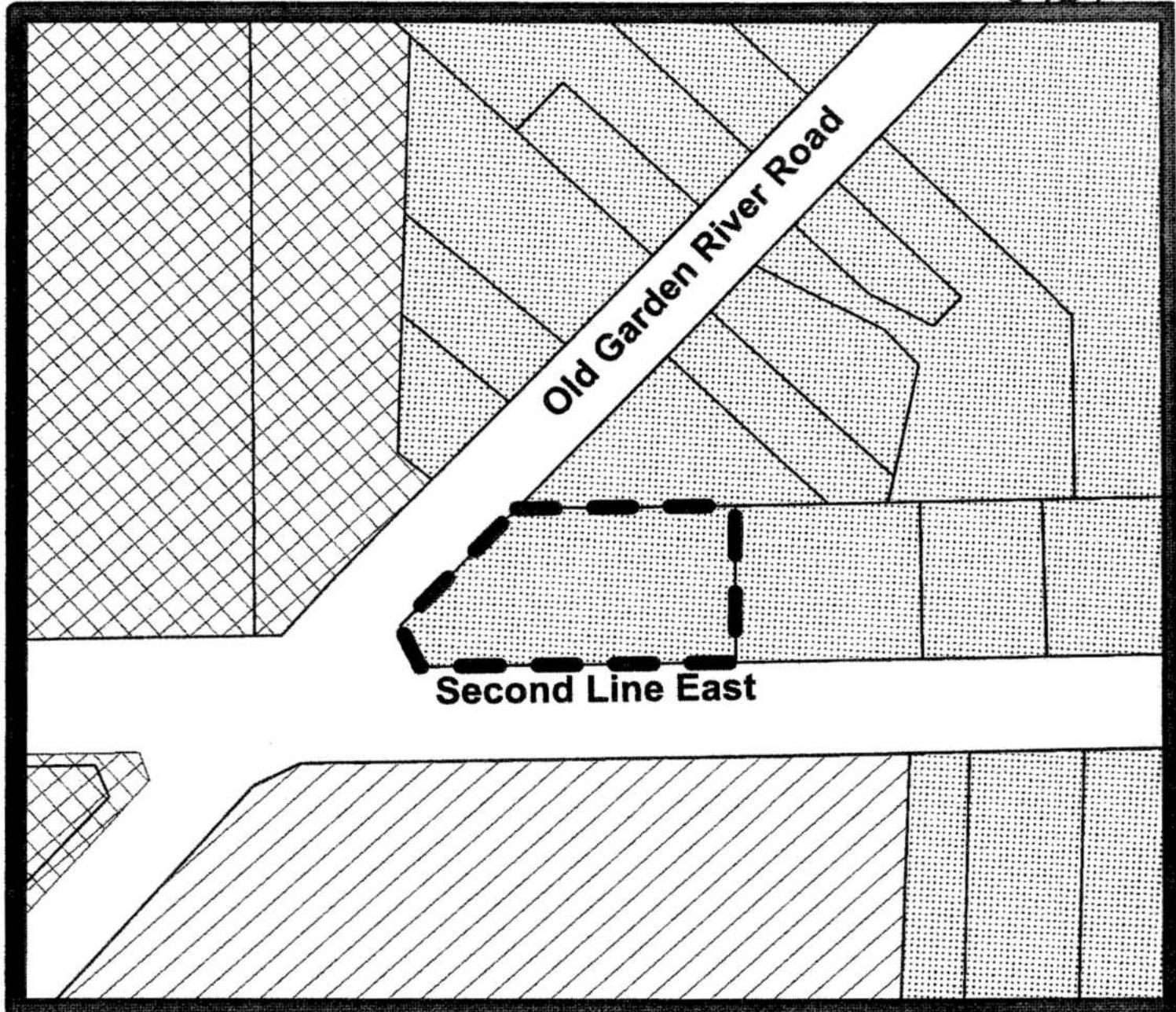
DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

Schedule "C" to the Sault Ste. Marie Official Plan is hereby amended redesignating those lands identified on the attached schedule from "Residential" to "Commercial".

INTERPRETATION

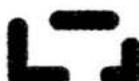
The provisions of the Official Plan as amended from time to time will apply to this Amendment.

6(6)(e)



Official Plan Schedule "C"

SCHEDULE "A" TO AMENDMENT No. 174

 SUBJECT AMENDMENT AREA - 163 Old Garden River Road

Official Plan Land Use

Land Use Designation

-  Residential
-  Commercial
-  Industrial

Metric Scale

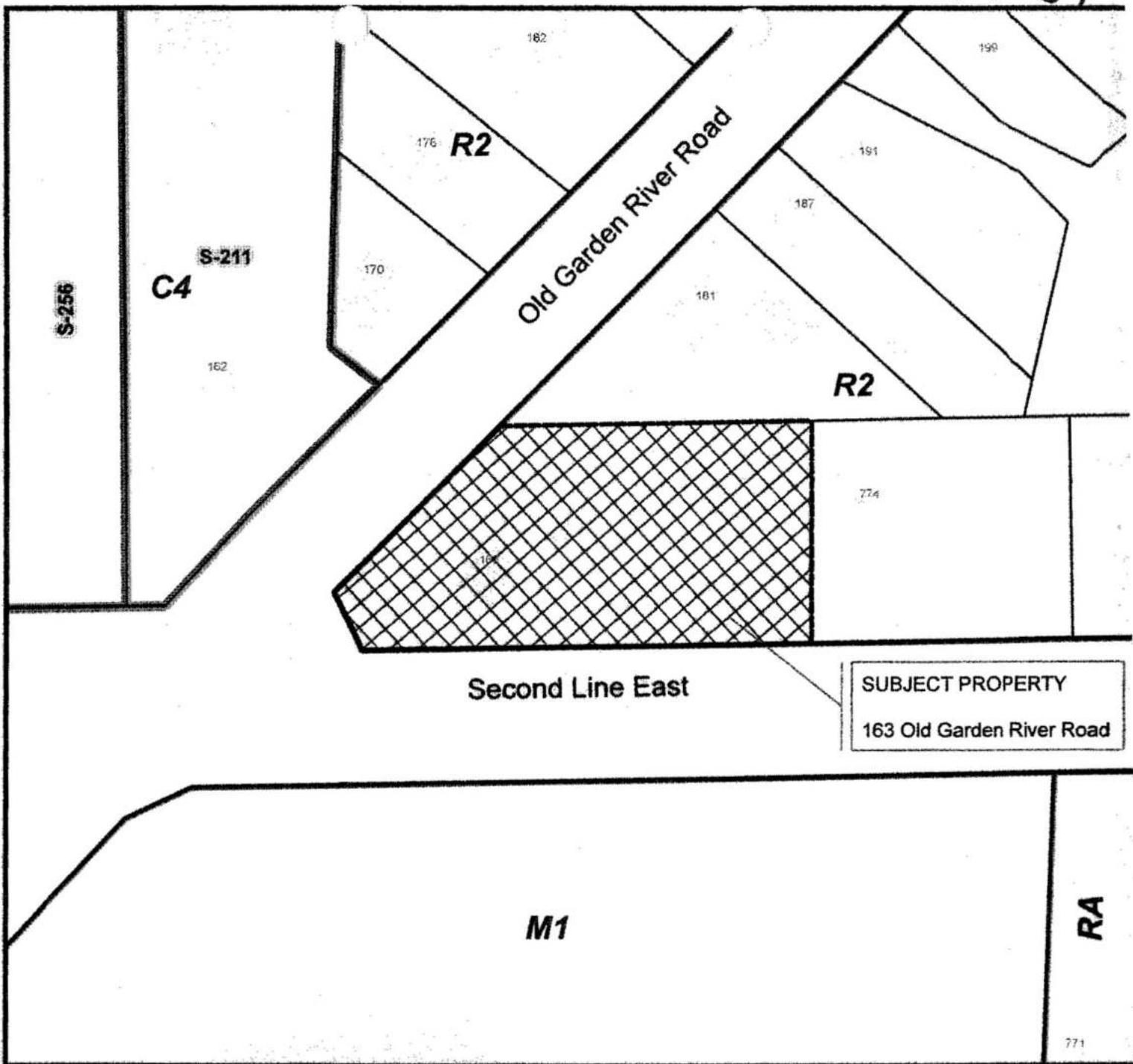
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August 16, 20

Planning Application
A-14-10-Z-OP

6 (b)(e)



Existing Zoning Map 163 Old Garden River Road

APPLICATION
A-14-10-Z-OP



Subject Property - 163 Old Garden River Road



Bylaw 2005-150 - Zoning



Bylaw 2005-150-151 - Special Exceptions



Bylaw 2005-150DC - Site Plan Control

Metric Scale
1:1,000

MAPS
85 & 1-95

August 16, 2010

6(6)(f)



2010 09 13

REPORT OF THE ENGINEERING & PLANNING DEPARTMENT

PLANNING DIVISION

TO:

Acting Mayor Lorena Tridico
and Members of City Council

SUBJECT:

Application No. A-15-10-Z.OP – filed by
2252927 Ontario Inc.

SUBJECT PROPERTY:

Location – Rear lands located on the east side of Great Northern Road, approximately 0.62 km north of Second Line (adjacent to Home Depot), civic no. 50 Linda Road (Block 'B'), a portion of Linda Road (un-opened) (Block 'A'), and the rear portion of 622 Great Northern Road (Block 'C').

Size – Block 'A' – approximately 94m (308') x 21m (69'); Block 'B' – approximately 85.8m (281.39') frontage x 84.9m (278.50') depth; 0.72 ha (1.79 acres); Block 'C' – approximately 94m (308') x 61.0m (200')

Present Use – Vacant

Owner – Block 'A' – The City of Sault Ste. Marie; Block 'B' and 'C' – Donna Gail Christie

REQUEST:

The applicant, 2252927 Ontario Inc., is requesting to amend the City's Official Plan to designate the subject properties from Residential to Commercial, and to rezone Blocks 'A' and 'B' from "R.2" (Single Detached Residential) zone to "C.4" (General Commercial) zone with a Special Exception limiting the number of permitted uses, to facilitate future commercial development.

CONSULTATION:

Engineering – See attached letter

Building Division – See attached letter
PUC Services – See attached letter
Fire Services – No objection
Conservation Authority – See attached letter
EDC – No objections
Accessibility Advisory Committee – Request a Site Plan
Legal Department – See attached letter
CSD – No concerns
PW&T – See attached letter

PREVIOUS APPLICATIONS

An application for 56 dwelling units (a combination of apartment and townhouse units) was heard and deferred in 1975, and was subsequently closed in 1981.

Conformity with the Official Plan

The applicant is seeking to amend the land-use designation of the subject properties to facilitate future commercial development opportunities. Currently, both Block 'A' and Block 'B' are designated Residential on Schedule 'C' of the Official Plan. As such an Official Plan amendment to re-designate the subject lands to Commercial is required to facilitate the intended future uses.

In addition, it is the applicant's intent to maintain the potential for Blocks 'A' and 'B' to be developed in conjunction with the property located at 622 Great Northern Road (the easterly abutting property), which is also owned by the applicant. Block 'C', which is the rear portion of 622 Great Northern Road, is currently zoned Commercial, however, the land-use designation is Residential (the front portion is both designated and zoned Commercial).

The Official Plan recognizes properties with existing Commercial zoning in areas not designated "Commercial" and can be developed without an Official Plan Amendment. However, staff recommend that Block 'C' be re-designated to Commercial to provide a consistent designation throughout the land holdings of the future development.

Comments

The long-term development of the subject properties for commercial purposes would be logical, given the existing commercial development located to the south of the subject properties (i.e. Home Depot, Future Shop, Mark's Work Wear House, Wal-Mart, etc.).

Much of the above-mentioned properties were recently approved by City Council, the most recent being the retail development consisting of Future Shop, Marks

Work Wear House, as well as the retail pads immediately in front of Home Depot (Application No. A-19-05-Z). With the commercial development that has occurred south of the subject properties, future commercial development on the subject properties would be consistent with this development pattern and would be more compatible than would future single detached residential development.

In addition, the financial viability of developing these properties for residential uses would be difficult. To develop the subject properties in a manner that is consistent with the land-use designation, a developer would have to pay the entire cost of constructing Linda Road (which extends from the subject lands north to Terrance Avenue) with the potential for only a limited number of residential lots.

With respect to any future development, the subject properties should be developed in a manner that is consistent with the Development Policies of the Official Plan. Specifically, the Physical Development – Built Environment policies of the Official Plan encourage sites to develop in a manner that is environmentally sustainable, functionally efficient and aesthetically pleasing. This includes providing appropriate landscaping and buffering, accommodating alternative modes of transportation, such as walking, cycling and transit into the development and encouraging shared driveway and vehicular access into abutting commercial uses.

Also, in addition to aesthetic purposes, landscaping should be provided in a manner that separates and visually screens parking and outdoor storage areas from the street and abutting properties.

To ensure that the Development Policies of the Official Plan are implemented in the final design, Planning staff recommends that the subject properties be designated as areas of Site Plan Control.

With respect to zoning, Block 'A' and 'B' are zoned "R2", (Single Detached Residential) zone. To accommodate future commercial uses, a rezoning to "C4", (General Commercial) zone is required.

The applicant has requested that the proposed uses be limited to the following "C4" uses:

- Accessory uses
- Accessory seasonal garden centres
- Amusement and fitness facilities
- Arts, culture and heritage institutions
- Building, hardware and garden supply stores
- Federal, provincial and municipal government administration
- Food services
- Information technology services
- Motor vehicle rental and leasing services

- Office uses (to a maximum of 300 m²)
- Parking lots
- Personal services
- Printing and related support activities
- Retail trade
- Similar uses
- Tourism related services

Planning staff are in agreement to limiting the uses given the subject properties proximity to existing residential uses. However, planning staff recommend that in addition to the uses above, the following be added to provide more flexibility in the marketing of the subject properties:

- Day care facilities
- Residential dwellings – no dwelling units on the ground floor

As there is existing residential development within close proximity to the subject lands, it will be important that any future development provide appropriate buffering for these neighbouring properties. Therefore, Planning staff recommends that no loading facilities be located in a yard adjacent to the easterly residentially zoned properties. In addition, staff recommends that no building openings, with the exception of openings required for fire exits, face any easterly residentially zoned properties.

In addition to the buffering requirements outlined above, it should be noted that the side yard set back requirement for those yards abutting a residentially zoned property is 3 metres or 50% of the building height, whichever is greater. As well, the rear yard set back for those yards abutting properties zoned residential is 10 metres or 50% of the building height, whichever is greater.

Planning staff is of the opinion that these set back requirements are sufficient for the subject lands as the set back is related to the height of the building. Therefore, the higher the building is, the further set back it will be from any residential property (although any future development will most likely be a single storey development).

Concerning Block 'A', this portion of land is included in the rezoning as Block 'B' does not have direct frontage on a municipally maintained road (as indicated in the Building Division's comments). The applicant's intent is to gain access via 622 Great Northern Road and cross Block 'A'. However, the Zoning By-law stipulates that no access to parking areas or spaces can be obtained from properties zoned residential (section 5.3.2 of By-law 2005-150). As such, the applicant is requesting Block 'A' be rezoned to "C4", (General Commercial) zone, so that access to Block 'B' can be accommodated as part of its future development. A variance will also be required for Block 'B' waiving the frontage

requirement (section 4.3 of By-law 2005-150) in lieu of an access via 622 Great Northern Road and the un-opened portion of Linda Road.

It should be noted however, that Block 'A' is the southerly portion of the un-opened Linda Road, which is currently owned by the City. As indicated in the comments by the Legal Department, the applicant has made inquiries to purchase all or a portion of the Linda Road allowance that forms Block 'A'. Staff from the Public Works and Transportation Department has advised that there are storm and sanitary sewers that run through the allowance. As such, City staff would prefer that the City maintain ownership of Block 'A' because of the existence of those services.

If zoning approval is given to Block 'A', the applicant would need to finalize an agreement to use the road allowance, either through a conveyance or by way of an easement agreement. The agreement to use Block 'A' by either a conveyance or easement agreement may be presented to Council at a later date, which will outline conditions of use.

The road allowance agreement should be completed before the passing of the by-law, however; at this time, staff is recommending approval of this application subject to an agreement for Block 'A' being finalized. As a condition of both the agreement and the rezoning, staff recommends that no structures of any kind be built on the road allowance.

As well, staff notes to the applicant that any future agreement to use the road allowance would be conditional on the applicant or a future owner/developer being responsible for the increased costs associated with maintaining the existing Linda Road services as a result of any related development (i.e. parking areas, aisles, landscaping, etc.).

In addition, the existing Future Shop development at 548 Great Northern Road currently uses a portion of this allowance to accommodate a loading access. An easement agreement is registered on title for this use, and as such, the applicant or any future owner/developer wanting use of Linda Road for access or parking would have to recognize that existing agreement.

However, it should be noted that the developer of 548 Great Northern Road brought in fill to construct the loading access, without prior approval or review from the City. The result of this is that the loading access that is over the Linda Road allowance is significantly higher than the adjacent properties that are the subject of this application.

As the City does encourage shared access between commercial developments, staff recommends that the applicant, the developer of 548 Great Northern Road, and Home Depot cooperate to ensure shared access can be accommodated

between the subject properties and the existing commercial development to the south. This issue will be reiterated as part of the Site Plan review process.

Regarding comments from other departments and agencies, the PUC advise that given the location of the property, the costs for electrical and water supply and services, including applicable frontage charges, will be required from the developer.

Engineering Staff has commented on a number of engineering related items that will need to be considered and incorporated into any future development.

The Conservation Authority indicates that the property is under the consideration of the Drinking Water Source Protection Program as it is within the Potential Groundwater Recharge Area and the 25-year capture zone sensitivity area. For this reason, the applicant is urged to ensure that proper safeguards for the storage and handling of any petroleum and chemical products are instituted on site, both during and after construction.

SUMMARY

The applicant is requesting to utilize both Blocks 'A' and 'B' for commercial purposes, in combination with 622 Great Northern Road, which is currently zoned for commercial purposes. To accommodate future commercial uses, an Official Plan amendment is required, in addition to rezoning Blocks 'A' and 'B' to "C4", (General Commercial) zone.

The applicant has requested that the permitted uses be limited to uses outlined in this report. Planning staff have recommended two additional uses to provide more flexibility in the marketing of the subject properties.

Also, a variance is required for Block 'B' to waive the frontage requirement in lieu of gaining access via 622 Great Northern Road and across Block 'A'. As well, a condition of prohibiting buildings over Block 'A' is recommended as there are existing City services within this parcel.

Planning staff are recommending approval of this application, in principle, subject to the applicant finalizing an agreement for the conveyance or easement of Block 'A' (Linda Road allowance). If an agreement cannot be worked out regarding Block 'A', then the rezoning will not proceed and a further report will be brought back to Council regarding this.

Planning Director's Recommendation

That City Council approve, subject to the applicant finalizing an agreement for the conveyance or easement of Block 'A', Official Plan Amendment No. 175, redesignating Blocks 'A', 'B' and 'C' to Commercial on Official Plan Land Use

6(6)(f)

Schedule 'C', and that City Council approve rezoning Blocks 'A' and 'B' from "R2", (Single Detached Residential) zone to "C4", (General Commercial) zone, with the following special exceptions:

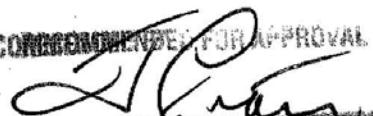
1. That the proposed uses be limited to the following "C4" uses:
 - Accessory uses
 - Accessory seasonal garden centres
 - Amusement and fitness facility
 - Arts, culture and heritage institutions
 - Building, hardware and garden supply store
 - Federal, provincial and municipal government administration
 - Food services
 - Information technology services
 - Motor vehicle rental and leasing services
 - Office uses (to a maximum of 300 m²)
 - Parking lots
 - Personal services
 - Printing and related support activities
 - Retail trade
 - Similar uses
 - Tourism related services
 - Day care facilities
 - Residential dwellings – no dwelling units on the ground floor
2. That no structures of any kind be built on the road allowance, identified as Block 'A'.
3. That section 4.3 of By-law 2005-150, requiring frontage on a municipally maintained road be waived, in lieu of an access via 622 Great Northern Road and the un-opened portion of Linda Road, identified as Block 'A'.
4. That no loading facilities be located in a yard adjacent to the easterly residentially zoned properties.
5. That no building openings, with the exception of openings required for fire exits, face any easterly residentially zoned properties.
6. That the subject properties be designated as areas of Site Plan Control.

ST/pms

PUBLIC NOTICE – 2010 09 13, Council Chambers, Civic Centre

Data\APPL\REPORT\15-10-Z.OP (Amended).doc

RECOMMENDED FOR APPROVAL


Joseph Joseph Migrates

Chief Administrative Officer

6(6)(f)

Pat Schinners

From: Don Maki
Sent: August 17, 2010 2:25 PM
To: Don McConnell; Pat Schinners
Subject: Rezoning Application A-15-10-Z.-OP 50 Linda Road

Hi Don

The property is currently vacant landlocked . There is no access to it and it contains no frontage. Permits could not be issued unless and the land fronts on a maintained street and fire department access is provided or appropriate amendments are obtained and agreements in place for access.

Don

Don Maki CBCO
Chief Building Official
Building Division
Engineering and Planning
705-759-5399

6(6)(f)

LORIE BOTTO
CITY SOLICITOR

NUALA KENNY
ASSISTANT CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
SOLICITOR / PROSECUTOR



LEGAL
DEPARTMENT



2010 08 23

Don McConnell
Planning Director

Dear Don:

**RE: ZONING APPLICATION A-15-10-Z.OP – 2252927 ONTARIO INC. AT
50 LINDA ROAD**

On this application the applicant has made inquiries about acquiring from the City all of or a portion of the Linda Road road allowance that is identified as Block A in the rezoning application. The comments received back from the Department of Public Works and Transportation as well as the Engineering Department are to the effect that the City has a sanitary sewer running down Block A. Those departments would prefer that the City retain ownership of the Linda Road road allowance because of the existence of that sewer.

If it is decided to convey the Linda Road road allowance certainly no structures of any kind could be built on the Linda Road road allowance. Development of any kind, even a parking lot, could increase the cost incurred by the City if access is required to that sewer. The responsibility for those increased costs could be covered off in an agreement i.e. to the effect that the owner of the property would be responsible for those increased costs however it would have to be made clear exactly how those increased costs would be ascertained.

Yours truly,

Lorie A. Bottos
City Solicitor
LAB/cf

6(6)(f)

Pat Schinners

From: Don McConnell
Sent: August 24, 2010 3:46 PM
To: Pat Schinners
Subject: FW: 50 Linda Rd..doc

From: Larry Girardi
Sent: August 24, 2010 12:50 PM
To: Don McConnell
Subject: 50 Linda Rd..doc

Application Number A-15-10-Z.OP
Request for an amendment to the Official Plan and zoning By-law

Donald McConnell
Planning Director

Subject: Application Number A-15-10-Z.OP
Request for an amendment to the Official Plan and zoning By-law

Applicant: 2252927 Ontario Inc.

Subject Property: 50 Linda Rd.

Staff from Public Works and Transportation have reviewed this application and have the following comments:

Linda Road has major City services such as storm and sanitary sewers running down the middle of the property. PWT must have access to do maintenance of these services without restrictions therefore we prefer to not see any development on this property.

If you have any further questions please contact me at 759-5206.

Larry Girardi
Deputy Commissioner
Public Works and Transportation



6(6)(f)

**PUC SERVICES INC.
ENGINEERING DEPARTMENT
765 QUEEN STREET EAST, P.O. Box 9000
SAULT STE. MARIE, ONTARIO, P6A 6P2**

August 20, 2010

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

FAXED: (705) 541-7165

Dear Sir:

**Re: Application A-15-10-Z.OP
50 Linda Road**

PUC wishes to advise given location of property, that costs for electrical and water supply and service, including applicable frontage charges, will be required from developer. PUC encourages developer to initiate early consultation with our Engineering Department.

Yours truly,

PUC SERVICES INC.



Kevin Bell, P. Eng.
Manager of Engineering

KB*ds

Cc Water Distribution Engineer
Distribution Engineer



2010 09 01
Our File: A-15-10-Z.OP

MEMO TO: Don McConnell, MCIP, RPP
Planning Director

FROM: Catherine Taddo, P. Eng.
Municipal Services Engineer

SUBJECT: **APPLICATION No. A-15-10-Z.OP - 2252927 ONTARIO INC.
REQUEST FOR AN AMENDMENT TO THE OFFICIAL PLAN
& ZONING BY-LAW - 50 LINDA ROAD**

The Engineering Department has reviewed the above noted application, and has the following comments:

- The Developer of the Future Shop brought in fill and constructed a turnaround over the Linda road right-of-way without prior approval or review from the Engineering & Construction Division. The result was that the turnaround is significantly higher than the adjacent property. Fill would be required at 50 Linda Road in order to raise the property to grade adjacent to this location;
- There are sanitary and storm services that run through the right-of-way on the portion under consideration, that require City access;
- If service connections are proposed to the services within the unopened right-of-way the applicant would be responsible for maintenance of their own lateral;
- The applicant would be responsible for their own snow removal on the unopened right-of-way;
- Detailed drawings would be required to be submitted to the Engineering & Construction Division for review and approval, for any proposal within the right-of-way;
- Drainage must be taken into consideration in any proposed construction. The storm sewer at this location is at capacity, and therefore, post-development flows cannot exceed predevelopment flows up to and including a 1 in 100 year storm.

If you require anything further please, contact me.

Sincerely,

A handwritten signature in black ink that reads "C Taddo".

Catherine Taddo, P. Eng.
Municipal Services Engineer

c: Jerry Dolcetti, RPP
Jim Elliott, P. Eng.



6(6)(f)

1100 Fifth Line East
Sault Ste. Marie, ON P6A 5K7
Phone: (705) 946-8530
Fax: (705) 946-8533
Email: nature@ssmrca.ca
www.ssmrca.ca

August 19, 2010

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

VIA FAX 541-7165

Conservation Authority Comments:

Application # A-15-10-Z.OP
2252927 Ontario Inc.
50 Linda Road
Sault Ste. Marie

The subject property is not located in an area under the jurisdiction of the Conservation Authority with regard to the O. Reg. 176/06 for Development, Interference with Wetlands and Alterations to Shoreline and Watercourses.

The subject property is under consideration of the Drinking Water Source Protection Program of the Conservation Authority with regard to Drinking Water Source Protection as it is within the Potential Groundwater Recharge Area and the 25 Year Capture Zone Sensitivity Area.

Should you have any questions on our comments please contact our office.

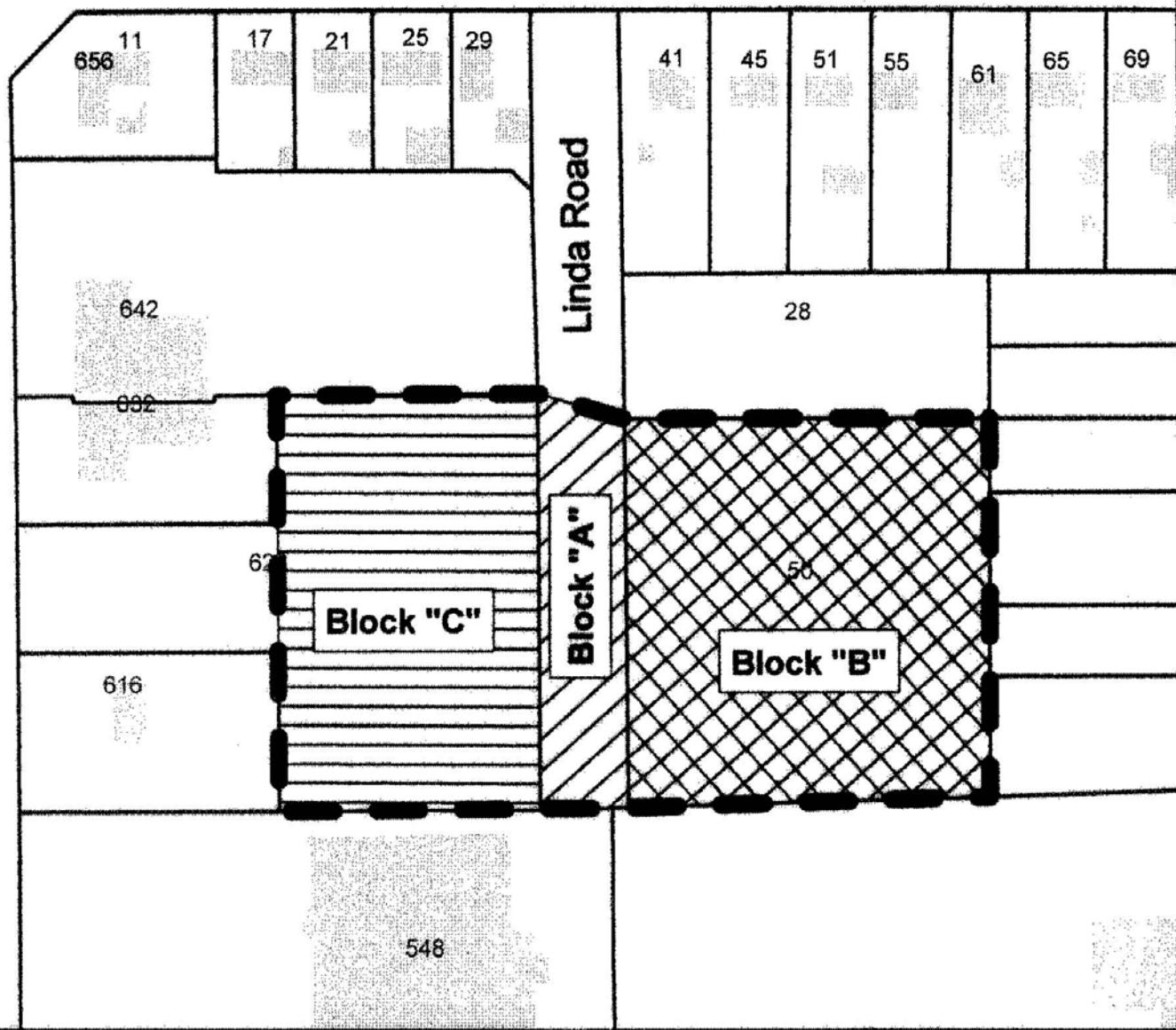
Sincerely,

Christine Ropeter for
Marlene McKinnon
GIS Specialist

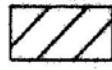
File: A-15-10-Z_OP_19Aug10.doc

Terrance Avenue

Great Northern Road

**Subject Property Map**APPLICATION
A-15-10-Z-OP**Linda Road Allowance****50 Linda Road****622 Rear Great Northern Road**

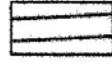
Subject Property Area



Subject Property - Block "A" [Rezoning & OP Change]



Subject Property - Block "B" [Rezoning & OP Change]



Subject Property - Block "C" [OP Change]

Metric Scale
1:1,562MAPS
85 & 1-95

August 16, 2010

(6)
(7)



Subject Property Map

Linda Road Allowance

50 Linda Road

622 Rear Great Northern Road

APPLICATION
A-15-10-Z-OP



Subject Property Area

Subject Property - Block "A" [Rezoning & OP Change]

Metric Scale
1:1,562

Subject Property - Block "B" [Rezoning & OP Change]

MAPS
85 & 1-95

Subject Property - Block "C" [OP Change]

August 16, 2010

(6)(f)

**AMENDMENT NO. 175
TO THE
SAULT STE. MARIE OFFICIAL PLAN**

PURPOSE

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

LOCATION

The southerly (approximate) 94 m (308') by 21 m (69') portion of the un-opened Linda Road allowance (Block 'A'); All of Plan 3760 Lot 18 to 22, Tarentorus Pt. 6, 1R6029, Civic No. 50 Linda Road (Block 'B'); the rear (approximate) 94 m (308') by 61 m (200') portion of Plan 3760 Lot 3 RP 1R 6029, Part 1 Lot 13Pt Lot 14 to 17, Civic No. 622 Great Northern Road (Block 'C').

BASIS

This Amendment is necessary in view of the request to rezone the subject properties to permit the lands to be utilized for commercial purposes.

The proposal does not conform to the existing Residential policies as they relate to the subject properties.

Council now considers it desirable to amend the Official Plan redesignating the subject properties from "Residential" to "Commercial".

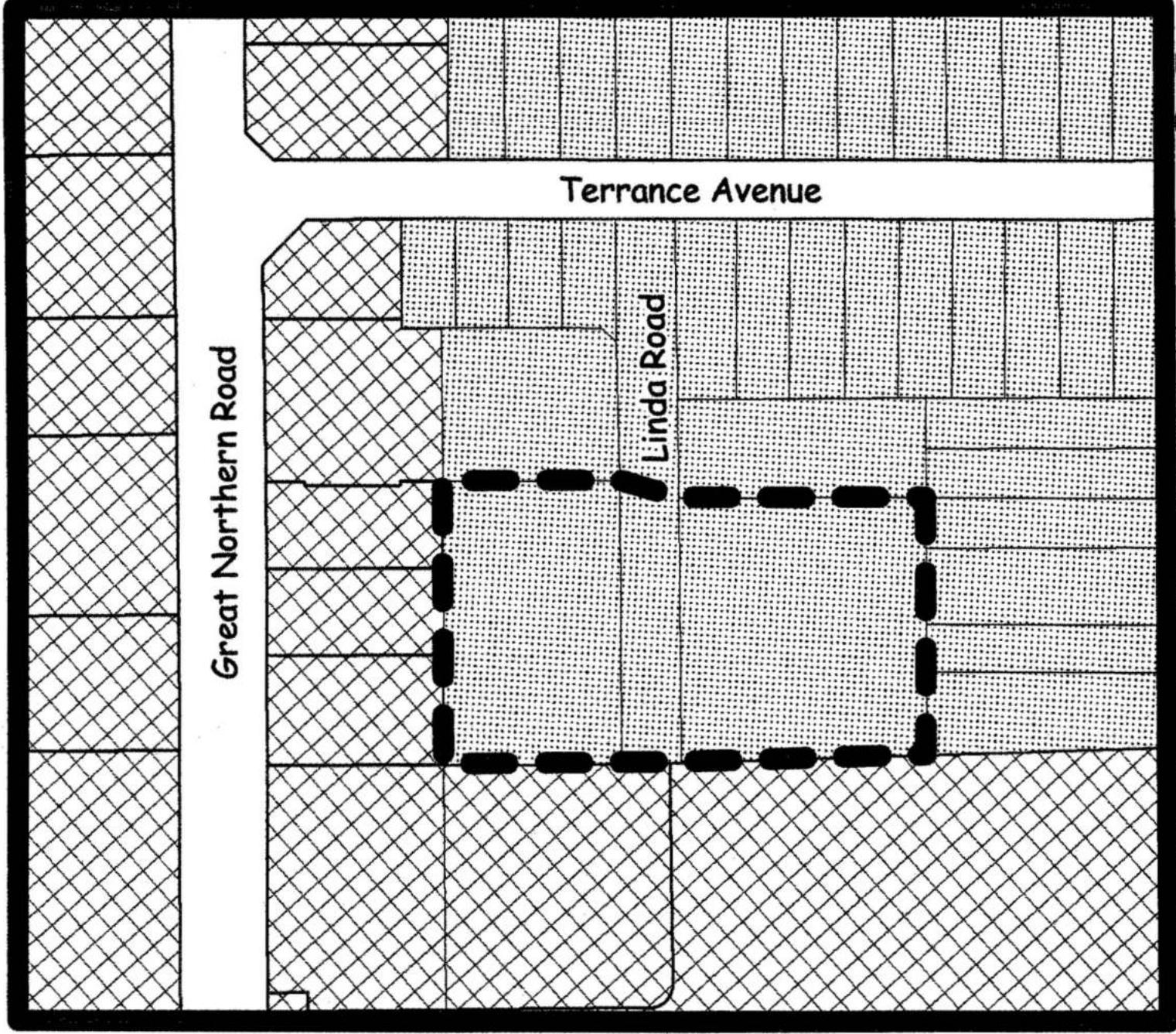
DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO

Schedule "C" to the Sault Ste. Marie Official Plan is hereby amended redesignating those lands identified as Blocks 'A', 'B' and 'C' on the attached schedule from "Residential" to "Commercial".

INTERPRETATION

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

(4)65



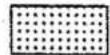
Official Plan Schedule "C" Land Use Map

SCHEDULE "A" TO AMENDMENT No. 175

L SUBJECT AMENDMENT AREA

50 Linda Road
Linda Road Allowance
622 Rear Great Northern Road

Land Use Designation



Residential



Commercial



Metric Scale
1 : 2000

August, 2010

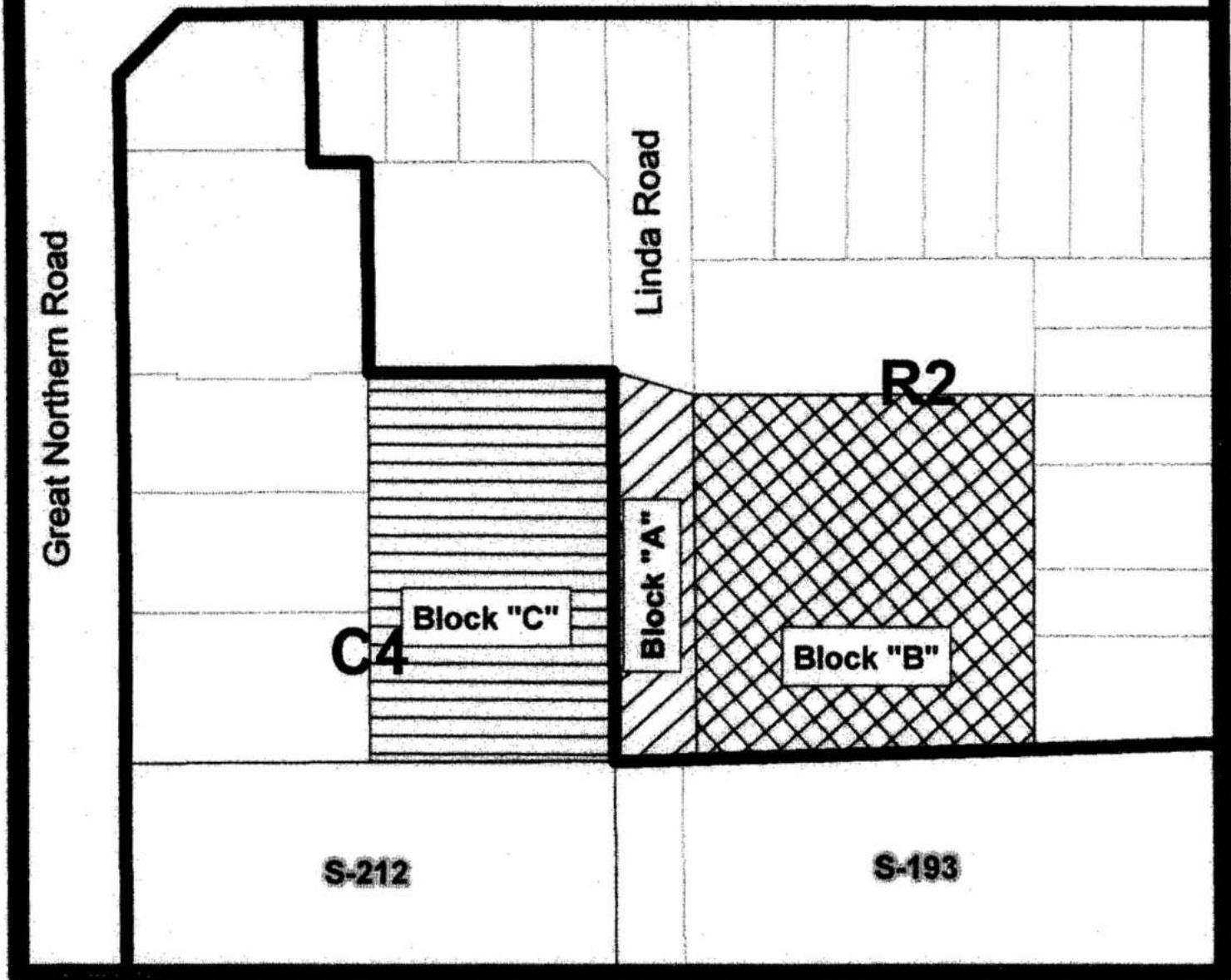
Planning Application
A-15-10-Z-OP

S-220 C4

R2

(7)(6)⁶

Terrance Avenue



Zoning Map

Linda Road Allowance

50 Linda Road / 622 Rear Great Northern Road

APPLICATION
A-15-10-Z-OP



- Subject Property - Block "A" [Rezoning & OP Change]
- Subject Property - Block "B" [Rezoning & OP Change]
- Subject Property - Block "C" [OP Change]
- C4 - General Commercial Zone
- R2 - Single Detached Residential Zone
- Special Exception BYLAW 2005-151

Metric Scale
1:1,568

MAPS
85 & 1-95

August 16, 2010

6(6)(f)

Rezoning Application #A-15-10-Z.OP

We, the undersigned, residents of Killarney Road and Terrance Avenue, hereby petition city council and the Planning Department that we strongly oppose to a commercial establishment on a residential zone. We want it to remain residential and we definitely don't want any commercial zoning. When we purchased our homes, we were told that the said property would remain residential. If we were told different, we would have not purchased our homes here. This is an encroachment to all the residents affected.

Name(print)	Address	Phone#	Signature
Aux Ruschpler	163 Killarney Rd	253-5110	
Elizabeth Robin	157 Killarney Rd	942-9284	
Shari Ruschpler	163 Killarney Rd	253-5110	
Kevin Robin	157 Killarney Rd	942-9284	
T. LALIBORTE	45 TERRANCE	949-1283	
S BARILL	51 TERRANCE	949-9102	
Samantha Nolan	65 Terrance Ave	759-1895	
Jessica Nolan	65 Terrance Ave	759-1895	
Laura Scarbork	65 TERRANCE AVE	759-1895	
Cory Ryan	153 Killarney Rd	945-7927	
MARLENE PORTER	173 KILLARNEY RD	256-2691	
Sara Ryan	153 Killarney Rd	945-7927	
Marlene Arnold	160 Killarney Rd	254-7742	
Hilma Veith	164 Killarney	253-7395	
Patricia Hammond	154 Killarney	253-0332	
Jim Snell	225 Terrance	575-8857	
Rebekah Tappalohn	144 Killarney	945-9890	
Aldo Tappalohn	144 Killarney Rd	945-9390	
Debbie Rattie	118 Killarney Rd	942-5818	
M. Gutschman	80 TERRANCE	253-2727	
M. Gutschman	80 Terrance	" "	
Liz Hycum	25 Terrance	956-2685	
Carrie Leibl	69 Terrance	256-7676	
Desiree Beck	138 Killarney Rd.	987-4468	
Nick Rhodes	138 Killarney Rd	971-0259	
Kim Galbert	25 Terrance Ave	945-9381	
Lois MacMillan	149 KILLARNEY	949-2307	
Ila G. PORTER	173 KILLARNEY	256-2691	

6(8)(b)



Sault Ste. Marie
ECONOMIC
DEVELOPMENT
CORPORATION



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 7, 2010

Acting Mayor and Members of Council

Re: Canadian Bushplane Heritage Centre (CBHC) EDF Application (\$75,000)
SSMEDC Board Recommendation to Support Contribution

The SSMEDC has received an application to the City Economic Development Fund from the Canadian Bushplane Heritage Centre requesting \$75,000 financial contribution to provide short term operating capital, including the retention of jobs; until such time as federal and provincial assistance has been secured (expected time frame is July 2011).

The Sault Ste. Marie CEO along with provincial and federal representatives met with Board and Staff representatives from the CBHC about matters pertaining to the financial conditions of the Centre. The CBHC expects to run into negative cash balances in the New Year and is at risk of closure. The CBHC is in need of ongoing public sector funding in order for it to maintain its operations and to date they have been able to secure various government programs to support projects or intern and contract staff. These programs do not address the ongoing operations deficit the Centre has.

In the past the SSMEDC via Tourism Sault Ste. Marie has worked with the CBHC to encourage the Provincial Ministry to financially support the Centre on an ongoing basis. Several years ago, the Ministry of Tourism provided two years of funding at \$75,000 to the Centre which assisted the Centre but this funding has been discontinued.

As it is unlikely that federal and provincial assistance will be available in time for the CBHC before they reach the decision time to close based upon deficits. Therefore the CBHC has had to turn to municipal support and is now making an application to the City's Economic Development Fund to ask for a \$75,000 grant to provide short term operating capital to get them to the summer of 2011. This request is in addition to the existing City contribution of \$75,000.

In reviewing the CBHC EDF application, this is a "tourism attraction retention initiative". It does not support any immediate growth or expansion but there are future opportunities that may arise if the CBHC can sustain its operations for the long run. Although the City EDF intent is not meant to provide operational funding, it would be important to find a means to support the retention of CBHC until such time that a longer term solution for operational financial assistance is secured.

A case can be made for the maintenance of one of Sault Ste. Marie's waterfront tourism, cultural, and historical attractions. Tourism and economic development literature do point to the fact that tourism attractions, although not normally profit generators, have indirect benefits to the community that affect tourism visitation, length of stay, and ultimately expenditures within the community at accommodations, hospitality, and retail sectors. Although not as large as our major attractions such as the Agawa Canyon Tour Train and Searchmont Ski Resort, the Bushplane Centre is an important and integral part of our 4 Culture and tourism waterfront assets. It also plays an important role in establishing Sault Ste. Marie as one of the most important cultural centres in support of the Aviation (e.g., bush planes, firefighting, and MNR Forestry Centres) in Canada. This is part of our historical roots.



Cities and communities in Ontario (e.g., Timmins, Kirkland Lake, North Bay, etc.) have helped maintain their tourism and cultural attractions sometimes with creative solutions, but ultimately through the support of tax dollars.

The City EDF funding of \$75,000 would support the retention of 8 full and part time employees (4.2 full time equivalent jobs). The CBHC does receive funding assistance (\$75,000) from the City of Sault Ste. Marie that offsets the property tax revenues that the City does receive from the owners of the buildings.

The CBHC would be able to continue its commissioning of a new 3D Wildfire Film to be housed in a new 4D Theater in April of 2011. They are doing this in partnership with Science North and hopefully, this new attraction will generate and attract more visitors affecting the revenues for the Centre.

The Bushplane continues to apply for government programs to engage staff and interns for special projects that would have a direct impact on education tourism, sales, and other increased visitation. This would hopefully generate further revenues that will support their ongoing operations.

Availability of City EDF Funds

SSMEDC and City Finance have confirmed availability of funds for this request.

SSMEDC Board of Directors and CEO Recommendation

At its regular meeting of Tuesday, September 7, 2010, the Sault Ste. Marie Economic Development Corporation Board of Directors passed the following resolution:

Moved by: Don Mitchell

Seconded by: Susan Myers

Resolved to accept the CEO's Report dated August 20, 2010 pertaining to the Canadian Bushplane Heritage Centre's EDF Application for \$75,000 and to approve the recommendations as outlined below:

1. *It is the recommendation of the SSMEDC Board of Directors to recommend this EDF application to City Council for its support of \$75,000 for the retention of this important tourism waterfront attraction for Sault Ste. Marie and region.*
2. *It is the recommendation that the SSMEDC continue to support the CBHC in its tourism and marketing efforts that will lead to tourism visitation growth for the Centre and that the Board asks Tourism Sault Ste. Marie to develop a strategy and find the resources to assist and to report back to the Board of Directors prior to the next summer tourism season.*
3. *In collaboration with Mayor and Council, David Orazietti, M.P.P., and Tony Martin, M.P., the SSMEDC would look to influence the case for a long term solution for financial assistance to support the financial operations of the Centre. CARRIED.*

In conclusion, this is an important challenge to solve both in the short and long term. The SSMEDC has been a long term supporter of the CBHC. The SSMEDC was one of the first financial partners when we supported the recovery of one of their first exhibits in 1992. It is important that our organization understands the importance of maintaining our tourism waterfront attractions which supports our tourism industry.

Respectfully Submitted



Bruce Strapp, CEO

Cc: Hugh McDonald, CBHC
Bruce Caughill, CBHC
Mike Delfrie, CBHC
Ian McMillan, Executive Director, Tourism SSM, SSMEDC

Canadian Bushplane Heritage Centre**Application to City's EDFund****Submitted to SSMEDC Board of Directors****Tuesday, September 7, 2010****Section 1. Applicant Information**

- 1.1 Legal name: The Ontario Bushplane Heritage and Forest Fire Education Centre (o/a Canadian Bushplane Heritage Centre)
1.2 Directors, Officers and Principals

Hugh MacDonald- Chair
Rob Cohen – 1st Vice President
Richard Hetrick- 2nd Vice President
Deborah Loosemore- Secretary
Stephen Hussey- Treasurer
Kim Park
Michael Schikofsky
Alexander Campbell
Linda Ryan
Clyde Healey
Ken Lajambe- Chair, Board of Trustees
Bruce Caughill- Chair, Advisory Committee
Michael Delfre- Executive Director

1.3 History

Since 1989, the Canadian Bushplane Heritage Centre is dedicated to preserving the history of bush flying and forest protection in Canada. Paid staff and volunteers actively acquire, restore, preserve and display floatplanes, bushplanes, water bombers and forest fire fighting equipment along with other aviation and forest fire fighting artifacts in order to celebrate the achievements of Canada's aviation and forest fire fighting pioneers.

1.4 Mandate

- The primary mandates of the Centre are:
- to provide a unique visitation experience to the local community and to tourists;
 - to provide education presentations and learning opportunities to students;
 - to support the tourism sector through partnerships, joint ventures, community outreach and events.

1.5 Key Contact

The key contact for this initiative is:

Michael A. Delfre, Executive Director
(705) 945-6242 ext.201
mdelfre@bushplane.com

1.6 Contributing Partners

On-going - Ministry of Culture- Community Museum Operating Grant
- Purvis Marine Ltd (landlord)

Current - FedNor- Tourism Non-Capital Fund
- Ministry of Tourism- Tourism Development Fund
- City of Sault Ste Marie
- Members and donors

Section 2. Project Information

A) Project Description

The Canadian Bushplane Heritage Centre (hereinafter CBHC) requests a grant of \$75,000 from the Economic Development Fund in order to continue to operate through the first 5 months of 2011.

B) Objectives

EDF funding will enable the CBHC to continue to operate and provide the following benefits:

- Time for CBHC to continue to work with other Provincial and Federal departments and funding agencies to secure additional project-based funding;
- Time to work with the Ministry of Tourism or another Provincial Ministry to attempt to secure on-going operating funding (a solicitation to Premier McGuinty has already been sent);
- Time to implement the fund development initiatives that are contained in our new business plan for sustainability.

C) Performance Targets

1. EDF funding will enable CBHC to employ the current complement of full and part time staff including: Executive Director (Mike Delfre); Marketing and Promotions Coordinator (Edie Suriano); Retail Sales and Membership services Coordinator (Donna Barill); Curator (Todd Fleet); Bookkeeper and Financial Services Coordinator (Ann Vanlandeghem); 3 part time floor rangers.
2. CBHC has applied to NOHFC for funding to hire 1 intern who will work to increase our education presentations and co-ordinate student placements in partnership with Sault College and Algoma University.

3. CBHC will commission a new 3D Wildfire film which will be housed in a new 4D theater in partnership with Science North in April 2011. EDF funding will support this project by enabling CBHC to remain open.
4. The City of Sault Ste Marie and CBHC have reached an agreement which will extend the hub trail across the CBHC apron. EDF funding will support this project by enabling CBHC to remain open.

D) Impacts and Limitations of the Project

With EDF funding, the impact of the Canadian Bushplane Heritage Centre achieving the objectives stated above are:

1. The Centre will support both local school boards, Sault College and Algoma University with improved education programs, student placement opportunities and apprenticeship opportunities.
2. Improving our tourism product will support other tourist attractions such as the Agawa Canyon Tour Train, Ermatinger Clergue National Historic Site, Sault Ste Marie Museum and Art Gallery of Algoma.
3. The Centre will eventually become the lead agency in the development of education tourism in Sault Ste Marie. This will enable the Centre to provide education programs across Ontario and beyond via the internet similar to Science North and other major museums and attractions. It will also attract education tourists to Sault Ste Marie from across Ontario for tours and presentations which complement the on-line programs.
4. Without EDF funding, CBHC will close in early 2011.

E) Methodology and Timing

The objectives stated above will be achieved by:

1. A core group of 20+ long term volunteers .
2. A 10 person volunteer Board of Directors (see section 1) along with committees including: marketing, display, education, finance and Executive.
3. Additional new volunteers and members who will participate in and create new exhibits and displays.

Written progress reports will be provided to the EDC quarterly. An annual presentation and up-date will be provided to Council.

Section 3. Costs and Financing

1) Detailed Project Costs

A cash flow statement and revenue/ expenditure projections for the first 6 months of 2011 are attached as Appendix 1. As the cash flow document indicates, CBHC will be in a negative operating financial position beginning in January 2011.

2) Financing Arrangements and Funding Partners

CBHC is requesting a \$75,000 grant in 3 payments of \$25,000 each in January, February and March 2011.

Contributing Partners

- Ministry of Culture- Community Museum Operating Grant
- Purvis Marine Ltd (landlord)
- FedNor- Tourism Non-Capital Fund
- Ministry of Tourism- Tourism Development Fund
- City of Sault Ste Marie
- Members and donors

3) In-Kind Contributions

Over the years, CBHC has received numerous in-kind contributions of building materials, equipment, supplies and services which have been used to lever grants and funding from several sources.

4) Financial Statements

See Appendix 1 for 2010-2011 cash flow and revenue/expenditure projections .

5) Demonstrated Need

CBHC has attempted to secure annual operating funds from all levels of government for the past 10 years and in earnest, with major studies completed, in the past 5 years. Copies of all studies are available on file at CBHC.

Section 4 Economic Benefits

a) Economic growth and diversification

- 1) The Bushplane Museum is developing partnerships with Sault College (specifically the aviation, forestry and hospitality programs) and Algoma University (English, History, Aboriginal studies). The goals are to enhance the College's programs and to expose CBHC to College students and their families.
- 2) The overall tourist infrastructure (4 Culture Partners, tour train etc) will be strengthened and enhanced by a more diversified and sustainable Bushplane Centre.

b) Projected Job Creation

1 new internship position will be created. Additional part time student positions will be created to run summer camps. The current 4.2 FTE jobs will be maintained in the short term.

c) Potential for tax assessment increase- not applicable at this time.

d) Other economic and community benefits

- The Bushplane Museum purchases a wide range of goods and services locally including building materials for exhibits, building maintenance services, landscaping services etc which support local businesses;

- Several agencies such as the Sault Ste Marie Fire Service, Coast Guard, OMNR etc. use the Bushplane Museum for training purposes, equipment maintenance, landing aircraft etc.
- The Bushplane Museum maintains and rents docks to 6 local owners of float planes and provides winter storage for over 10 planes
- The Bushplane Museum is a community facility that is used extensively for weddings, birthday parties, reunions, retirement parties etc. which supports local catering businesses, decorators, bands and sound companies

Section 4 Community Benefits

- a) How the Bushplane Museum complements other local initiatives
 - The Bushplane Museum is a key member of the 4 Culture voucher program- the "passport" coupon book marketed to visitors of the Ermatinger-Clergue National Historic Site, the Sault Ste Marie Museum and the Art Gallery of Algoma
 - The Bushplane Museum is a key member of Tourism Sault Ste Marie and a partner in the EDC tourism network that includes the 4 Culture partners plus the Agawa Canyon Tour Train and Fort St. Joseph
 - The museum provides local elementary school teachers with a popular location for class tours, field trips and class outings
 - The museum provides volunteer opportunities for over 40 community residents as well as opportunities for many students to complete their community service hours
- b) Impact on the community as a whole
 - The Canadian Bushplane Heritage Centre is unique in Canada and is the only museum that is dedicated to bushplane flying and forest fire fighting technologies- many of which were invented in Sault Ste Marie
 - Bushplane flying occurs globally which positions Sault Ste Marie as a significant base to attract flying enthusiasts, pilots and others to visit
 - The Bushplane Museum is an anchor attraction on the City's Hub Trail network
 - Partnerships between the museum and Provincial Ministries such as Ontario Ministry of Natural Resources and others strengthen ties to leading edge resources in forest ecology, aviation and tourism
 - The Canadian Bushplane Heritage Centre contributes a national perspective to the City's image

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Conclusion

The viability of the Canadian Bushplane Heritage Centre has been precarious in recent years and has reached a critical point. As a result, the Board of Directors has petitioned the Premier of Ontario to intercede and secure permanent core funding to fill the void that exists in provincial funding of a major tourism attraction in Sault Ste Marie. The decision to petition the Premier has the support of MPP David Orazietti who will ensure our request will receive serious consideration by the Premier and that a response is received by year end . Support from the Economic Development Fund is intended to sustain the museum until a long term solution is secured and to minimize the decline in the quality of the tourism product and guest experience that would only exacerbate the situation.

6(8)(c)



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September 7, 2010

Acting Mayor and Members of Council

Re: Business Sault Ste. Marie EDF Application (\$6,000) re Feasibility Study re
Entrepreneurship Incubator
SSMEDC Board Recommendation to Support Contribution

The City of Sault Ste. Marie has asked the SSMEDC to look at the opportunity of establishing a small business incubator for Sault Ste. Marie. On October 13th, 2009, City Council passed the following resolution:

Moved by: Councilor T. Sheehan

Seconded by: Councilor S. Myers

Whereas Business Incubators are programs designed to accelerate the successful development of entrepreneurial companies through an array of business support resources and services, developed and orchestrated by incubator management and offered both in the incubator and through its network of contacts; and

Whereas incubators vary in the way they deliver their services, in their organizational structure, and in the types of clients they serve; and

Whereas successful completion of a business incubation program increases the likelihood that a start-up company will stay in business for the long term: Historically, 87% of incubator graduates stay in business;

Now therefore be it resolved that City Council endorses an exploratory meeting with Andrew Ross, General Manager of the Sault Ste. Marie Enterprise Centre (ECSSM); Don McConnell, Planning Director; Downtown Association; Sault Ste. Marie Innovation Centre; Chamber of Commerce; City Councilor Terry Sheehan; and any other interested private/public sector players to examine the feasibility of developing a Business Incubator(s) which would be located in Sault Ste. Marie's Downtown that would have a purpose of incubating businesses that create jobs and fill vacant space/property in the City; and

Further that the ECSSM be asked to report back to City Council at a future date with its findings and recommendations for Council's consideration. CARRIED.

Representatives from Business Sault Ste. Marie have met with partners and stakeholders in the community and there is merit to proceed on carrying out a feasibility study on this initiative. It is anticipated that this study would cost approximately \$10,000 and the SSMEDC would make application to the Community Development Corporation Sault Ste. Marie and area to access assistance (estimated \$4,000) from their Local Initiatives Fund. To lever these funds, the SSMEDC is requesting City Council's support from the City's Economic Development fund of up to \$6,000 to cover the balance for the costs on this study.

Fit with City EDF Criteria

As identified in Business Sault Ste. Marie's EDF application a small business incubator would support the creation of new jobs and tax base through entrepreneurial start ups. It is important that the SSMEDC looks at the feasibility (e.g., demand, operations, sustainability, access to capital and program funds, etc.) to ensure that if we require municipal resources for this centre,



6(8)(c)

we need to make sure we understand the start up and long term costs that would be required to ensure a sustainable small business incubator. The study will help the SSMEDC and City Council determine the viability, the magnitude, and capital costs of such a centre. Seed capital from the City EDF would assist in this determination. A small business incubator, if the recommendation to move forward is made, does meet the criteria (job creation, increased City revenues, and economic diversification) of the City's EDF. SSMEDC has confirmed that there are available EDF funds for this initiative.

SSMEDC Board of Directors and CEO's Recommendation:

At its regular meeting of Tuesday, September 7, 2010, the Sault Ste. Marie Economic Development Corporation Board of Directors passed the following resolution:

Moved by: Greg Peres

Seconded by: Armand Capisciolti

Resolved to accept the CEOs' Report pertaining to Business Sault Ste. Marie's EDF application for a feasibility study for an Entrepreneurship Incubator and furthermore to recommend the following:

1. *The SSMEDC recommend to City Council a financial contribution of up to \$6,000 towards a \$10,000 budget towards the Small Business Incubator feasibility study conditional upon Community Development Corporation's support of \$4,000.*
2. *The SSMEDC would work in partnership with community stakeholders to complete the study and report back to the Board and City Council.*
3. *That if the feasibility study is favourable, the CEO through Business Sault Ste. Marie would be provided direction to completing appropriate business/implementation plans, and government program applications. CARRIED.*

Respectfully submitted,



Bruce Strapp, CEO

Cc: Dave Murphy, Executive Director, Business SSM
Andrew Ross, General Manager, Enterprise Centre, Business SSM

6(8)(c)

The City of Sault Ste. Marie Economic Development Fund Application

**Entrepreneurship Incubator – Business Sault Ste. Marie
Presented to the SSMEDC Board of Directors
September 7, 2010**

Applicant Information:

**Business Sault Ste. Marie, a division of SSMEDC
99 Foster Drive
Sault Ste. Marie ON**

Introduction

Entrepreneurship Incubator – Business Sault Ste. Marie

Business Sault Ste. Marie is making a request to the City of Sault Ste. Marie, through the Economic Diversification Fund, for partial funding to hire a consultant to complete a feasibility study that will identify the best model and size for an Entrepreneurship Incubator within the City. This request is for up to \$6,000, with a similar request being made to the Community Development Corporation for \$5,000.

This study will allow Business SSM to acquire important information regarding the most efficient and effective Incubator model and size for the community, with the ultimate goal of having a successful, sustainable, and self-sufficient Entrepreneurship Incubator established within the community by the end of 2011. While this \$6,000 request is not meant for actual start-up of the project, the reality is that the project itself, to be successful, requires this study to determine the best model and size of an Entrepreneurship Incubator in Sault Ste. Marie.

The project currently has support from four major Business SSM community partners, namely the CDC, the Chamber of Commerce, the Downtown Association, and the Sault Ste. Marie Innovation Centre. This project will work hand in hand with the Innovation Centre's existing incubator, targeting all businesses *other* than IT and Science-based ones.

The small business development potential garnered from a successful Entrepreneurship Incubator will lead to increased future stability and growth in the economy by having greater success rates for small businesses using this program. This will in turn lead to tax base growth and increased employment opportunities in these areas.

1. Applicant Information

- 1.1. Applicant Name: Business Sault Ste. Marie, a division of the Sault Ste. Marie Economic Development Corporation
- 1.2. Names of Officers, Directors and Principals: EDC Board of Directors
- 1.3. History of Organization: Business Sault Ste. Marie was recently created as the amalgamation of Development Sault Ste. Marie and Enterprise Centre Sault Ste. Marie, and services all businesses from Micro and Small sized to Large industry.
- 1.4. Organization Mandate: The Economic Development Corporation is a not-for-profit corporation
- 1.5. Key contact for initiative: Andrew Ross, Lead staff person, Business Sault Ste. Marie
- 1.6. Contributing Partners: Community Development Corporation (application pending)
- 1.7. References:
 - Terry Sheehan, City Councillor, Ward Two
 - Brian Irwin, CEO, Community Development Corporation
 - Tom Vair, Executive Director, SSM Innovation Centre
 - Anna Boyonoski, General Manager, Downtown Association
 - Shelley Barich, General Manager, Sault Ste. Marie Chamber of Commerce

2. Project Information

- 2.1. Project Description: This feasibility study is to support and develop a plan by the SSMEDC, through Business Sault Ste. Marie, to develop an incubator centre that would support new entrepreneurs with a program of services, geared specifically to the incubator clients. In addition, this centre would provide space, computer infrastructure, networks and tools to assist new entrepreneurs entry into business, and in so doing increase their chances of success within the formative years of business development. This incubator space will target start-ups in all sectors other than IT and the Sciences, which will be referred to the Sault Ste. Marie Innovation Centre for Incubator services.
- 2.2. Objectives: The objective of the proposal is to have a feasibility study completed with recommendations including the best model and size of an Entrepreneurship Incubator in Sault Ste. Marie.
- 2.3. Performance Target: By the end of December 2010 have a feasibility report completed and recommendations received regarding Sault Ste. Marie's Entrepreneurship Incubator. (Note: This will provide the opportunity to submit funding applications to appropriate agencies regarding the Entrepreneurship Incubator itself early in 2011.)
- 2.4. Impacts and Limitations of this Project: The proposed EDF ask for the feasibility study is capped at \$6,000, with the total cost of the study estimated at \$10,000. A proposal is being made to the CDC's Local Initiative Fund to seek up to \$5,000 in additional, matching funding for the study. Recent discussions with LIF staff have indicated that if approved maximum funding from LIF for this study would in all likelihood be less than \$5,000. Thus, the \$6,000 ask to the EDF reflecting the anticipation of less than \$5,000 in funding from LIF.

2.5. Methodology and Timing:

- End of September 2010 – Applications for the feasibility study to the CDC Local Initiatives Fund and the SSM EDF completed and submitted for consideration;
- October 2010 – RFP for consultant to provide a feasibility report on Incubator model and size appropriate for Sault Ste. Marie; and
- End of December 2010 – Feasibility report completed and recommendations received regarding Entrepreneurship Incubator model and size.

3. Costs and Financing

- 3.1. Detailed Project Costs: It is estimated that this feasibility study will cost \$10,000 not including the in-kind contribution of Business Sault Ste. Marie staff time.
- 3.2. Financing arrangements and partners: The two main partners for the funding on this initial stage of the project are the Economic Diversification Fund and the Community Development Corporation's Local Initiatives Fund. Up to \$6,000 is being asked of the EDF, while an application for \$5,000 is being submitted to the LIF. An LIF decision is expected by the end of September 2010.

3.3. In-kind contributions: Business SSM will make available staff time and research resources to complement the resources provided by the successful bidder for this feasibility study.

3.4. Balance, Financial Statements, Cash Flow projections: This project is in the feasibility stages, and as such the financial statements have not been developed as such. Current costing is projected at \$10,000 through to the end of December 2010, pending funding application approvals.

3.5. Demonstrated Need for assistance and supporting documentation: City Council in Sault Ste. Marie has asked, via resolution, for Business Sault Ste. Marie, through Andrew Ross (former general manager, Enterprise Centre Sault Ste. Marie) to explore the feasibility of the project and refer recommendations back to council. The recommendations made, after consultation with partners and with letters of support from the references lists in 1.7 above, was to further progress with a Feasibility Study, which was accepted as a report and moved by Council as being necessary to continue, as per Council Meeting dated July 19, 2010.

4. Economic Benefits

4.1. Description on how the project promotes Economic growth and diversification: An Entrepreneurial Incubator, in a sustainable and successful model, provides an environment in which small business can nurture, develop, and grow with added supports and training, all in an environment tailored to their stability and longevity. An incubator of this type will help reduce the typical statistical failure rates of small businesses within the first 3 years of operations by offering a package of training options, physical location, and service offerings designed to reduce initial costs while at the same time creating skill sets within the Entrepreneurs to better help them survive long term in the business world. By having more successful, sustainable businesses an Incubator can provide a long-term boost to the small business sector, and hence the tax rate and wealth generation of the community.

4.2. Projected job creation: This will be determined by the size and model of the incubator recommended through this project, but direct job creation will be at least one staff position, with an internship support, plus the potential jobs associated with successful small businesses developed through the centre.

4.3. Potential for Tax Assessment increase: This project does not have a direct impact on the tax base in the feasibility stage, however the potential further development of an Incubator could have a long-term positive effect based on businesses "graduated" out of the program.

4.4. Other economic and community benefits: The development of this feasibility study has no other direct benefits other than those of the potential of an incubator in the downtown core. These benefits are numerous, including job creation, area revitalization potential, business creation, wealth generation, and community economic development opportunities.

5. Community Benefits

5.1. How the project complements other local initiatives: This project will potentially complement the Sault Ste. Marie Innovation Centre and its IT focused Incubator project by providing spaces to all types of businesses, thereby expanding the available services to a multitude of new

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players in the small business field. Additionally, this project supports Downtown Association development in the Queen Street core area, as well as creating opportunity for support for future Chamber of Commerce members.

5.2. Impact on the community as a whole: A project such as this has opportunity to have a decidedly positive impact on the Community as a whole, providing renewed enthusiasm and optimism for business development during a period where economic turmoil still exists as we exit from a recent recession. Additionally, this project provides Sault Ste. Marie with another tool in which to differentiate itself from other Northern Centres when looking to attract business to the community; an incubator could be the starting location for an initial office, or the location of a virtual office. Primarily though, the long term health of the local small business sector has the potential to see a marked improvement with the utilization of an Entrepreneurial Incubator within the city.



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TOURISM
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September 7, 2010

Acting Mayor and Members of Council

Re: City Economic Development Fund Application (EDF) for Conference and Special Events Budget Enhancement

The SSMEDC has received an application to the City Economic Development Fund from members of the City Conference and Special Events Committee for \$80,000. Tourism Sault Ste. Marie and members of the City's Conference and Special Events Committee have identified the need to enhance the annual City budget for Special Events. As identified in the Tourism Sault Ste. Marie report, the annual allocation of \$20,000 has been approved by City Council for conference and special events.

In order to compete with other major centres this financial resource is not adequate. Tourism Sault Ste. Marie was fortunate to make the case for City support of \$100,000 to support the CARHA World Cup of Hockey. As well Tourism Sault Ste. Marie made a matching contribution through its Destination Marketing Fee to match. Also City Council has had to special circumstances for some of the other major events such as the Scott Tournament of Hearts and the 2010 Finn Grand Fest. As Tourism SSM and the City Conference and Special Events Committee want to continue its quest to attract and secure major events, there is a need to enhance the City budget to \$100,000.

City Council will not be able to address this budget request until the next budget deliberations in 2011 (May). Therefore, Tourism Sault Ste. Marie and the City Conference and Special Events Committee wish to bolster the City Special Events fund with a contribution (conditional on use or not) of \$80,000 from the City's EDF in the likelihood that we may need this fund from this present time up until City Council can make a decision at 2011 budget time. If the City EDF funds are not utilized up to that time of City Council's budget decision, the unused portion would be returned back to the EDF fund. But based upon the success of Tourism SSM in acquiring major events there is strong chances that this will not be the case.

Fit with EDF Criteria

Tourism conferences and events bring tourists to Sault Ste. Marie. Tourism expenditures bring new wealth to the community and as we increase the volume in this market, it will lead to permanent jobs, increased revenues (e.g., property taxes, booking of sports facilities, etc.), and an overall increase/diversification in the tourism sector. Each of the major events held in the past has had positive economic impacts on the community and certainly the investment of \$100,000 to further attract large events will lead to an increase in this economic sector. SSMEDC has confirmed available funds from EDF for this request.



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SSMEDC Board of Directors and CEO's Recommendation

At its regular meeting of Tuesday, September 7, 2010, the Sault Ste. Marie Economic Development Corporation Board of Directors passed the following resolution:

Moved by: Susan Myers

Seconded by: Don Mitchell

Resolved to accept the CEO's Report dated August 30, 2010 regarding EDF application for enhancement to the City's Conference and Special Events budget and furthermore:

That the SSMEDC Board of Directors makes a recommendation to City Council to support Tourism Sault Ste. Marie and the City Conference and Special Events Committee's request to enhance the Special Events budget to \$100,000 by providing \$80,000 as one time funding from the City EDF.

Respectfully submitted,



Bruce Strapp, CEO

Cc: Ian McMillan, Executive Director, Tourism SSM

(d)(8)(d)

August 30, 2010

Greg Punch, President and Chair
And Members of the Board of Directors

Re: City Economic Development Fund Application (EDF) for Conference
and Special Events Budget Enhancement

Tourism Sault Ste. Marie and members of the City Conference and Special Events Committee have identified the need to enhance the annual City budget for Special Events. As identified in the Tourism Sault Ste. Marie report, the annual allocation of \$20,000 has been approved by City Council for conference and special events.

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CEO Recommendation

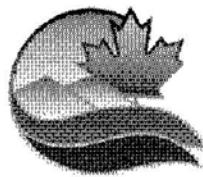
It is the CEO's recommendation to the SSMEDC Board of Directors that we make a recommendation to City Council to support Tourism Sault Ste. Marie and the City Conference and Special Events Committee's request to enhance the Special Events budget to \$100,000 by providing \$80,000 as one time funding from the City EDF conditional that it be committed prior to City Council Budget of 2011. If it is not spent, the funding allocation would be returned to the City EDF.

Respectfully submitted,



Bruce Strapp, CEO

Cc: Ian McMillan, Executive Director, Tourism SSM



TOURISM

Sault Ste. Marie

a division of the SSMEDC

CITY CONFERENCE AND SPECIAL EVENTS COMMITTEE

Budget Enhancement Proposal

Background:

At the August 13, 2007 City Council meeting, Council passed a resolution that created a Committee of Council – *The City Conferences and Major Special Events Committee*.

The purpose of the Committee was to develop a policy guideline that outlines the process and criteria for application for municipal funding support for conferences and major special events

To this end, a budget was allocated of \$20,000 annually that could be accessed to help TSSM identify and bid on “city-wide” conferences and events.

The rationale for this fund was that conferences and special events are an important part of Sault Ste. Marie’s economy, and that City Council should establish an annual budget to work with TSSM to provide financial support and incentives to eligible groups to facilitate the hosting of conferences and major special events that would have significant economic impact on the community.

Eligibility Criteria:

The Committee determined that the following categories would be considered for municipal funding/support:

- Conferences that have a municipal component (ie Association of Municipal Managers/Clerks/Treasurers..etc)
- Major Special Events (Memorial Cup, Ontario Games..etc)

Eligible Funding:

As mentioned above, an annual budget of \$20,000 was established. A template was developed that enabled the committee to determine the size and scope of the economic impact on the community so that funding could be allocated proportionately. To be considered for funding organizations must supply a full overview of the conference/event, along with a complete business plan, including a detailed budget

2.

Project Update:

To date, the Committee has approved funding/support for the following conferences and major special events:

- 2008 World Ringette Championships
- 2009 Association of Municipal Clerks and Treasurers Conference
- 2009 AAA Provincial Bantam Hockey Championships
- 2010 Dudley Hewitt Cup
- 2010 Scott Tournament of Hearts
- 2010 Finn Grand Fest

Currently there are a number of applications on file for 2011 and beyond that the Committee will be meeting to consider

Increased Finding Required:

With the determined efforts of Tourism Sault Ste. Marie in securing “city-wide” conferences and sporting events (identified as a key priority in the TSSM Strategic Plan 2010-2014), the city has benefited from significant economic impacts from this market segment

As we move forward and our community infrastructure is further developed (Essar Centre, West End Community Centre), it gives us the ability to attract larger scale conferences and sporting events. This is certainly enhanced by the multi-million dollar commitment from the accommodation sector in the community that has provided the city with first class accommodations in the past couple of years (Delta Hotel, Fairfield by Marriot, Comfort Suites and Convention Centre)

With this additional infrastructure in place, Sault Ste. Marie can now compete with other centres for major Provincial, National and International events, that bring with them increased visitation and the subsequent increased spending.

However to be able to make successful bids for such events, we need to be able to address some of the logistical concerns organizations have when considering Sault Ste. Marie as a host for such events. One major factor working against us is the issue of transportation and the high costs associated with airfare to our city.

As such we need to be able to financially support these events so that this destination is on a level playing field with other major cities competing for this business. The perfect example of this was the TSSM bid to host the 2012 CARHA World Cup of Hockey. Our bid beat out Toronto and Muskoka to host this prestigious event, and it is the first time the event will be held outside of a major Canadian urban city.

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3.

However in order to secure this bid, TSSM had to make presentation to City Council in advance to as for a \$100,000 commitment to help with costs associated with hosting this event.

In order to be able to be proactive with future bids for events of this size, ideally we would like to have City Council approve a budget figure of \$100,000 annually (increased from the original \$20,000) so that TSSM can aggressively seek out conferences and major special events that will have the maximum economic impact on our community.

With a successful template developed that grades all potential bids, it ensures that this investment provides a return tens of times greater to the community

By considering this funding request through the EDF, it will provide Tourism Sault Ste. Marie with a critical tool in its tool belt as we move forward in establishing Sault Ste. Marie as a major conference and sports tournament destination

Respectfully submitted:

Ian McMillan
Executive Director
Tourism Sault Ste. Marie

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We the undersigned want Korah Rd to be redesignated from a Class "A" truck route to a Class "B" truck route. Trucks and transports from ESSAR Steel be directed eastward on the New Wallace Line to the underpass to Carmen's Way and North to Second Line or South to the International Bridge.

We can no longer tolerate excessive noise, speed, and vibration causing damage to our street, infrastructure and homes.

PRINT NAME	Address	PHONE #	Signature
DAVID LACROSSE	455 Korah Rd.	949-0078	D. LaCrosse
Phyllis LaCrosse	455 Korah Rd	949-0078	Phyllis LaCrosse
Jennifer LaCrosse	459 Korah Rd	945-9268	J. LaCrosse
Christine Simpson	449 Korah Rd	253-0628	Christine Simpson
Jeffrey Simpson	449 Korah Rd	253-0628	Jeffrey Simpson
REG WONTAM	423 ✓	253 1037,	Reg Wontam
Don Thibault	421 Korah Rd	759 9991	Don Thibault
Geraldine McLeod	426 Korah Rd	256-6965	Geraldine McLeod
Barbara Davidson	442 Korah Rd	251-1001	Barbara Davidson
Kirsey Woods	442 Korah Rd	251 1001	Kirsey Woods
PATRICK BOUFFARD	471 KORAH RD	705 575 0395	Patrice Bouffard
MING D. PAPERSO	444 Korah Rd	705 253-9682	M. D. Paperso
Josh Van Atta	343 Korah Rd	705 946-6382	Josh Van Atta
Tatitha Stone	452 Korah Rd	705 575-1544	Tatitha Stone

7(a)

PRINT NAME	ADDRESS	PHONE #	SIGNATURE
ANNETTE VAN ALM	343 KORAH Rd	9416-6382	A. Van Alm
JUDY JAAN	343 KORAH Rd	9466-3829	J. Jaan
Mary Ann Rankin	216 Alexandra	759-2126	Mary Ann Rankin
Marta Ferland	311 Korah	206-3709	Marta Ferland
Ken Newell	293 Korah	251-9167	KEN NEWELL
Tom Gertzen	471 Korah Rd	949-7382	Tom Gertzen
Kerry Thompson	483 Korah	575-7885	Kerry Thompson
Caren Bain	1402 Korah	942-1322	Caren Bain
Pierino Belsito	1374 KORAH RD	253-4410	Pierino Belsito
PIERINO BELSITO			
LAURENCE FOYRNIER	359 KORAH Rd.	949-8739	Laurence Foyrnier
Debbie Wilding	355 Korah	949-3791	Debbie Wilding
NOLAN HICKS	336 Korah Rd.	949-5865	Nolan Hicks
KRESTA OUELLETTE	339 KORAH RD	575-0411	Kresta Ouellette
Ray Reid	1339 Korah Rd	575-0411	Ray Reid
Joelyne Brazil	425 Woodcroft	253-7815	Joelyne Brazil
Din Marzuka	483 Korah Rd	256-2225	Din Marzuka
HAROLD MAITILA	333 Korah Rd.	759-6205	Harold Maitila
KAREN MATTILA	335 Korah Rd.	759-6205	Karen Mattila
MAX MATTILA	340 Korah Rd.	575-6479	Max Mattila
Kim Fairhead	363 Korah Rd	254-4021	Kim Fairhead
Laura Paquette	383 Korah Rd.	541-9342	Laura Paquette
Richard Paquette	383 Korah Rd.	256-6111	Richard Paquette
Dawn Black	1310 Prentice Ave	254-2510	Dawn Black
LISA Basilead	370 Korah Rd	945-5039	Lisa Basilead
HORNE HUMBERT	347 Korah Rd	946-0345	Horne Humbert

Print Name	Address	Phone #	Signature 7(a)
YUQI CH. JOYCE	344 KORAH	25-3837,	Jaye Joyce Janakaraj
Tania James	366 KORAH	806-1527	
Franco Aurora	351 Korah	7593977	
Marisa DeRubeis	367 Koral	253 1255	
Marco DeRubeis	367 Korah	253-1255	
NENDA LOZA	325 Koral	256-6000	
Ed DANOZ	283 Korah	5423939	
Norma-Jean Robinson	283 Korah Rd	971-0070	N. Robinson
Gus Morkinson	271 Korah	705-5950603	H. Morkinson
M.A. DELUCO	320 KORAH RD	705-256-7658	Karl Delaco
COMMERCIAL Htg	330 Korah RD	2538791	Karl Delaco

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August 9, 2010

Portugal Gives Itself a Clean-Energy Makeover

By **ELISABETH ROSENTHAL**

LISBON — Five years ago, the leaders of this sun-scorched, wind-swept nation made a bet: To reduce Portugal's dependence on imported fossil fuels, they embarked on an array of ambitious renewable energy projects — primarily harnessing the country's wind and hydropower, but also its sunlight and ocean waves.

Today, Lisbon's trendy bars, Porto's factories and the Algarve's glamorous resorts are powered substantially by clean energy. Nearly 45 percent of the electricity in Portugal's grid will come from renewable sources this year, up from 17 percent just five years ago.

Land-based wind power — this year deemed “potentially competitive” with fossil fuels by the International Energy Agency in Paris — has expanded sevenfold in that time. And Portugal expects in 2011 to become the first country to inaugurate a national network of charging stations for electric cars.

“I've seen all the smiles — you know: It's a good dream. It can't compete. It's too expensive,” said Prime Minister José Sócrates, recalling the way Silvio Berlusconi, the Italian prime minister, mockingly offered to build him an electric Ferrari. Mr. Sócrates added, “The experience of Portugal shows that it is possible to make these changes in a very short time.”

The oil spill in the Gulf of Mexico has renewed questions about the risks and unpredictable costs of America's unremitting dependence on fossil fuels. President Obama has seized on the opportunity to promote his goal of having 20 to 25 percent of America's electricity produced from renewable sources by 2025.

While Portugal's experience shows that rapid progress is achievable, it also highlights the price of such a transition. Portuguese households have long paid about twice what Americans pay for electricity, and prices have risen 15 percent in the last five years, probably partly because of the renewable energy program, the International Energy Agency says.

Although a 2009 report by the agency called Portugal's renewable energy transition a "remarkable success," it added, "It is not fully clear that their costs, both financial and economic, as well as their impact on final consumer energy prices, are well understood and appreciated."

Indeed, complaints about rising electricity rates are a mainstay of pensioners' gossip here. Mr. Sócrates, who after a landslide victory in 2005 pushed through the major elements of the energy makeover over the objections of the country's fossil fuel industry, survived last year's election only as the leader of a weak coalition.

"You cannot imagine the pressure we suffered that first year," said Manuel Pinho, Portugal's minister of economy and innovation from 2005 until last year, who largely masterminded the transition, adding, "Politicians must take tough decisions."

Still, aggressive national policies to accelerate renewable energy use are succeeding in Portugal and some other countries, according to a recent report by IHS Emerging Energy Research of Cambridge, Mass., a leading energy consulting firm. By 2025, the report projected, Ireland, Denmark and Britain will also get 40 percent or more of their electricity from renewable sources; if power from large-scale hydroelectric dams, an older type of renewable energy, is included, countries like Canada and Brazil join the list.

The United States, which last year generated less than 5 percent of its power from newer forms of renewable energy, will lag behind at 16 percent (or just over 20 percent, including hydroelectric power), according to IHS.

To force Portugal's energy transition, Mr. Sócrates's government restructured and privatized former state energy utilities to create a grid better suited to renewable power sources. To lure private companies into Portugal's new market, the government gave them contracts locking in a stable price for 15 years — a subsidy that varied by technology and was initially high but decreased with each new contract round.

Compared with the United States, European countries have powerful incentives to pursue renewable energy. Many, like Portugal, have little fossil fuel of their own, and the European Union's emissions trading system discourages fossil fuel use by requiring industry to essentially pay for excessive carbon dioxide emissions.

Portugal was well poised to be a guinea pig because it has large untapped resources of wind and river power, the two most cost-effective renewable sources. Government officials say the energy transformation required no increase in taxes or public debt, precisely because the new sources of electricity, which require no fuel and produce no emissions, replaced electricity previously produced by buying and burning imported natural gas, coal and oil. By 2014 the renewable energy program will allow Portugal to fully close at least two conventional power plants and reduce the operation of others.

"So far the program has placed no stress on the national budget" and has not created government debt, said Shinji Fujino, head of the International Energy Agency's country study division.

If the United States is to catch up to countries like Portugal, energy experts say, it must overcome obstacles like a fragmented, outdated energy grid poorly suited to renewable energy; a historic reliance on plentiful and cheap supplies of fossil fuels, especially coal; powerful oil and coal industries that often oppose incentives for renewable development; and energy policy that is heavily influenced by individual states.

The relative costs of an energy transition would inevitably be higher in the United States than in Portugal. But as the expense of renewable power drops, an increasing number of countries see such a shift as worthwhile, said Alex Klein, research director, clean and renewable power generation, at IHS.

"The cost gap will close in the next decade, but what you get right away is an energy supply that is domestically controlled and safer," Mr. Klein said.

Necessity Drives Change

Portugal's venture was driven by necessity. With a rising standard of living and no fossil fuel of its own, the cost of energy imports — principally oil and gas — doubled in the last decade,

accounting for 50 percent of the country's trade deficit, and was highly volatile. The oil went to fuel cars, the gas mainly to electricity. Unlike the United States, Portugal never depended heavily on coal for electricity generation because close and reliable sources of natural gas were available in North Africa, and Europe's carbon trading system could make coal costly.

Portugal is now on track to reach its goal of using domestically produced renewable energy, including large-scale hydropower, for 60 percent of its electricity and 31 percent of its total energy needs by 2020. (Total energy needs include purposes other than generating electricity, like heating homes and powering cars.)

In making the shift, Portugal has overcome longstanding concerns about reliability and high cost. The lights go on in Lisbon even when the wind dies down at the vast two-year-old Alto Minho wind farm. The country's electricity production costs and consumer electricity rates — including the premium prices paid for power from renewable sources — are about average for Europe, but still higher than those in China or the United States, countries that rely on cheap coal.

Portugal says it has kept costs down by focusing heavily on the cheapest forms of renewable energy — wind and hydropower — and ratcheting down the premium prices it pays to lure companies to build new plants.

While the government estimates that the total investment in revamping Portugal's energy structure will be about 16.3 billion euros, or \$22 billion, that cost is borne by the private companies that operate the grid and the renewable plants and is reflected in consumers' electricity rates. The companies' payback comes from the 15 years of guaranteed wholesale electricity rates promised by the government. Once the new infrastructure is completed, Mr. Pinho said, the system will cost about 1.7 billion euros (\$2.3 billion) a year less to run than it formerly did, primarily by avoiding natural gas imports.

A smaller savings will come from carbon credits Portugal can sell under the European Union's carbon trading system: countries and industries that produce fewer emissions than allotted can sell permits to those that exceed their limits.

Mr. Fujino of the International Energy Agency said Portugal's calculations might be optimistic. But he noted that the country's transition had also created a valuable new industry: Last year,

for the first time, it became a net power exporter, sending a small amount of electricity to Spain. Tens of thousands of Portuguese work in the field. Energias de Portugal, the country's largest energy company, owns wind farms in Iowa and Texas, through its American subsidiary, Horizon Wind Energy.

Redesigning the System

A nationwide supply of renewable power requires a grid that can move electricity from windy, sunny places to the cities.

But a decade ago in Portugal, as in many places in the United States today, power companies owned not only power generating plants, but also transmission lines. Those companies have little incentive to welcome new sources of renewable energy, which compete with their investment in fossil fuels. So in 2000, Portugal's first step was to separate making electricity from transporting it, through a mandatory purchase by the government of all transmission lines for electricity and gas at what were deemed fair market prices.

Those lines were then used to create the skeleton of what since 2007 has been a regulated and publicly traded company that operates the national electricity and natural gas networks.

Next, the government auctioned off contracts to private companies to build and operate wind and hydropower plants. Bidders were granted rights based on the government-guaranteed price they would accept for the energy they produced, as well as on their willingness to invest in Portugal's renewable economy, including jobs and other venture capital funds. Some of the winners were foreign companies. In the latest round of bidding, the price guaranteed for wind energy was in the range of the price paid for electricity generated by natural gas.

Such a drastic reorganization might be extremely difficult in the United States, where power companies have strong political sway and states decide whether to promote renewable energy. Colorado recently legislated that 30 percent of its energy must come from renewable sources by 2020, but neighboring Utah has only weak voluntary goals. Coal states, like Kentucky and West Virginia, have relatively few policies to encourage alternative energies.

In Portugal, said Mr. Pinho, the former economy minister, who will join Columbia University's faculty, "the prime minister had an absolute majority."

"He was very strong, and everyone knew we would not step back," Mr. Pinho said.

A Flexible Network

Running a country using electricity derived from nature's highly unpredictable forces requires new technology and the juggling skills of a plate spinner. A wind farm that produces 200 megawatts one hour may produce only 5 megawatts a few hours later; the sun shines intermittently in many places; hydropower is plentiful in the rainy winter, but may be limited in summer.

Portugal's national energy transmission company, Redes Energéticas Nacionais or R.E.N., uses sophisticated modeling to predict weather, especially wind patterns, and computer programs to calculate energy from the various renewable-energy plants. Since the country's energy transition, the network has doubled the number of dispatchers who route energy to where it is needed.

"You need a lot of new skills. It's a real-time operation, and there are far more decisions to be made — every hour, every second," said Victor Baptista, director general of R.E.N. "The objective is to keep the system alive and avoid blackouts."

Like some American states, Portugal has for decades generated electricity from hydropower plants on its raging rivers. But new programs combine wind and water: Wind-driven turbines pump water uphill at night, the most blustery period; then the water flows downhill by day, generating electricity, when consumer demand is highest.

Denmark, another country that relies heavily on wind power, frequently imports electricity from its energy-rich neighbor Norway when the wind dies down; by comparison, Portugal's grid is relatively isolated, although R.E.N. has greatly increased its connection with Spain to allow for energy sharing.

Portugal's distribution system is also now a two-way street. Instead of just delivering electricity, it draws electricity from even the smallest generators, like rooftop solar panels. The government aggressively encourages such contributions by setting a premium price for those who buy rooftop-generated solar electricity. "To make this kind of system work, you have to make a lot of different kinds of deals at the same time," said Carlos Zorrinho, the secretary of state for energy

and innovation.

To ensure a stable power base when the forces of nature shut down, the system needs to maintain a base of fossil fuel that can be fired up at will. Although Portugal's traditional power plants now operate many fewer hours than before, the country is also building some highly efficient natural gas plants.

To accommodate all this, Portugal needed new transmission lines from remote windy regions to urban centers. Portugal began modernizing its grid a decade ago. Accommodating a greater share of renewable power cost an additional 480 million euros, or about \$637 million, an expense folded into electricity rates, according to R.E.N.

Last year, President Obama offered billions of dollars in grants to modernize the grid in the United States, but it is not clear that such a piecemeal effort will be adequate for renewable power. Widely diverse permitting procedures in different states and the fact that many private companies control local fragments of the grid make it hard to move power over long distances, for example, from windy Iowa to users in Atlanta. The American Society of Civil Engineers gave the United States' grid a "D+," commenting that it is "in urgent need of modernization."

"A real smart national grid would radically change our technology profile," said John Juech, vice president for policy analysis at Garten Rothkopf, a Washington consulting firm that focuses on energy. "But it will be very costly, and the political will may not be there."

A 2009 report commissioned by the Pew Center on Global Climate Change estimated that the United States would have to spend \$3 billion to \$4 billion a year for the next two decades to create a grid that could accommodate deriving 20 percent of electricity from wind power by 2030 — a 40 percent to 50 percent increase over current spending.

The Drawbacks

Energy experts consider Portugal's experiment a success. But there have been losers. Many environmentalists object to the government plans to double the amount of wind energy, saying lights and noise from turbines will interfere with birds' behavior. Conservation groups worry that new dams will destroy Portugal's cork-oak habitats.

Local companies complain that the government allowed large multinationals to displace them.

Until it became the site of the largest wind farm south of Lisbon, Barão de São João was a sleepy village on the blustery Alentejo Coast, home to farmers who tilled its roller coaster hills and holiday homeowners drawn to cheap land and idyllic views. Renewable energy has brought conflict.

"I know it's good for the country because it's clean energy and it's good for the landowners who got money, but it hasn't brought me any good," said José Cristino, 48, a burly farmer harvesting grain with a wind turbine's thrap-thrap-thrap in the background. "I look at these things day and night." He said 90 percent of the town's population had been opposed.

In Portugal, as in the United States, politicians have sold green energy programs to communities with promises of job creation. Locally, the effect has often proved limited. For example, more than five years ago, the isolated city of Moura became the site of Portugal's largest solar plant because it "gets the most sun of anywhere in Europe and has lots of useless space," said José Maria Prazeres Pós-de-Mina, the mayor.

But while 400 people built the Moura plant, only 20 to 25 work there now, since gathering sunlight requires little human labor. Unemployment remains at 15 percent, the mayor said — though researchers, engineers and foreign delegations frequently visit the town's new solar research center.

Indeed, Portugal's engineers and companies are now global players. Portugal's EDP Renováveis, first listed on stock exchanges in 2008, is the third largest company in the world in wind-generated electricity output. This year, its Portuguese chief executive, Ana Maria Fernandes, signed contracts to sell electricity from its wind farm in Iowa to the Tennessee Valley Authority.

"Broadly, Europe has had great success in this area," said Mr. Juech, the analyst at Garten Rothkopf. "But that is the result of huge government support and intervention, and that raises questions about what happens when you have an economic crisis or political change; will these technologies still be sustainable?"

10(a)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2009-153

AGREEMENT: (#A.3.9.1.) A by-law to authorize the Agreement between the Corporation of the City of Sault Ste. Marie and Her Majesty the Queen in Right of Ontario as represented by the Minister of Citizenship and Immigration.

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

1. EXECUTION OF DOCUMENTS

The Acting Mayor and Clerk are hereby authorized for and in the name of the Corporation to execute and to affix the seal of the Corporation for the Agreement between the City and Her Majesty the Queen in Right of Ontario as represented by the Minister of Citizenship and Immigration confirming the funding deliverables for the Project and the City's performance commitments for the development of the Phase Three Video Library for the Immigration Portal.

2. SCHEDULE "A"

Schedule "A" hereto forms a 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 13th day of September, 2010,

ACTING MAYOR – LORENA TRIDICO

CITY CLERK – MALCOLM WHITE

cfBylaws/2010bylaws/2010-153 agr immigration

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

10(a)

IN WITNESS WHEREOF, the Province and the Recipient have respectively executed and delivered this Agreement as of the date set out above.

**HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO as represented
by the Minister of Citizenship and Immigration**

by:

Date

Name:
Position:

Authorized Signing Officer

CORPORATION OF THE CITY OF SAULT STE. MARIE

September 13, 2010

by:

Date

Name: Acting Mayor, Lorena Tridico
Position:

by:

Name: City Clerk, Malcolm White

I/we have authority to bind the Recipient

Witness Print Name:

10(a)

SCHEDULE A

ONTARIO FUNDING AGREEMENT

THIS AGREEMENT made as of September 1, 2010.

BETWEEN:

HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO as represented by the Minister
of Citizenship and Immigration

(the "Province")

- and -

CORPORATION OF THE CITY OF SAULT STE. MARIE

(the "Recipient")

WHEREAS the Recipient is carrying-out the Project (as defined in Schedule "A");

AND WHEREAS the Province wishes to provide funding to the Recipient for the purpose of assisting with the Project;

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which is expressly acknowledged, the parties agree as follows:

This Agreement, including:

Schedule "A" - General Terms and Conditions

Schedule "B" - Project Specific Information and Additional Provisions

Schedule "C" - Project Description and Timelines

Schedule "D" - Budget

constitutes the entire agreement between the parties with respect to the subject matter contained in this Agreement and supersedes all prior oral or written representations and agreements. There are no other agreements, understandings, representations, warranties, collateral agreements or conditions affecting this Agreement except as expressed or anticipated in it.

SCHEDULE "A" GENERAL TERMS AND CONDITIONS

1.0 Definitions

1.1 When used in this Agreement, the following terms will have the meanings ascribed to them below:

- (a) "**Additional Funding Requirements**" means the requirements referred to in paragraph 3.3(b) and as specified in Schedule "B";
- (b) "**Additional Provisions**" means the terms and conditions referred to in section 10.1 and as specified in Schedule "B";
- (c) "**Agreement**" means this agreement (including the cover and execution pages and all of the schedules) entered into between the Province and the Recipient and any instrument amending this agreement;
- (d) "**Budget**" means the Project budget set out in Schedule "D";
- (e) "**Claims**" means any and all liability, loss, costs, damages and expenses (including legal fees), causes of action, actions, claims, demands, lawsuits or other proceedings;
- (f) "**Expiration Date**" means the date on which this Agreement will expire and is the date set out in Schedule "B";
- (g) "**Fiscal Year**" means:
 - (i) in the case of the first Fiscal Year, the period commencing on the date of this Agreement and ending on first day that is March 31 following the date of this Agreement; and
 - (ii) in the case of Fiscal Years after the first Fiscal Year, the period commencing on the date that is April 1 following the end of the previous Fiscal Year and ending on the following March 31;
- (h) "**Funding**" means the funds provided to the Recipient by the Province pursuant to this Agreement and will be payable in lawful money of Canada;
- (i) "**Maximum Funding**" means the maximum amount of the Funding to be provided as set out in Schedule "B";
- (j) "**Project**" means the project described in Schedule "C".

2.0 Term of Agreement

2.1 The term of this Agreement will commence on the date set out on the first page of this Agreement and will expire on the Expiration Date unless terminated earlier pursuant to Article 16.0, 17.0 or 29.0.

3.0 Funding

3.1 The Province will provide Funding up to the Maximum Funding to the Recipient for the purpose of completing the Project.

3.2 The Province will disburse the Funding according to the schedule provided in Schedule "B".

3.3 Despite sections 3.1 and 3.2, the Province:

- (a) may adjust the amount of Funding to be provided to the Recipient in any Fiscal Year based upon the Province's assessment of the reports provided to the Province pursuant to Article 11.0;
- (b) will not provide any Funding to the Recipient until the insurance requirements described in Article 14.0 have been met and any Additional Funding Requirements have been met; and
- (c) shall not provide Funding instalments unless it is satisfied with the progress of the Project.

4.0 Project

4.1 The Recipient will carry out the Project and will do so in compliance with the description set out in Schedule "C" and all federal, provincial or municipal laws or regulations, or any orders, rules or by-laws related to any aspect of the Project. The Province is not responsible in any way for the carrying out of the Project.

4.2 The Recipient will not make any changes to the Project without the prior written consent of the Province.

4.3 The Recipient will carry out the Project in accordance with the timelines provided in Schedule "C".

4.4 If the Project involves the creation of intellectual property, the Recipient agrees that the Province may from time to time direct the Recipient to grant to one or more third parties a gratuitous, non-commercial license to reproduce all or part of such intellectual property.

5.0 Budget

5.1 The Recipient will only use the Funding for the purpose of carrying out the Project and will expend those funds only in accordance with the Budget.

5.2 The Recipient will not make any changes to the Budget (including re-allocating any part of the Funding to a different Fiscal Year) without the prior written consent of the Province.

6.0 Holding of Funding

6.1 Until it is used in accordance with this Agreement, the Funding will be placed in an account that:

- (a) resides at a Canadian financial institution; and
- (b) is in the name of the Recipient.

6.2 If the Province flows the Funding to the Recipient prior to the Recipient's immediate need for the Funding the Recipient shall place the Funding in an interest bearing account.

6.3 If the Recipient earns any interest on the Funding:

- (a) the Province may deduct the interest amount from any further Funding instalments; and/or
- (b) the Recipient shall pay any interest to the Province as directed by the Province.

7.0 Tendering for Goods and Services and Disposal of Assets

7.1 The Recipient will manage the Project wisely and prudently achieving value for money. The Recipient will acquire all supplies, equipment and services, including any advertising-related services, purchased with the Funding through an appropriate competitive process. Where the purchase price exceeds \$5,000, the Recipient will, at a minimum, obtain at least three written quotes unless:

- (a) the expertise the Recipient is purchasing is specialised and is not readily available; or
- (b) it is unreasonable for the Recipient to obtain three (3) written quotes because the Recipient has already researched the market for another similar purchase and knows the market.

7.2 The Recipient will not without the Province's prior written consent sell, lease or otherwise dispose of any assets purchased with the Funding, the purchase price of which exceeds \$1,000.

8.0 Conflict of Interest

8.1 The Recipient will carry out the Project and use the Funding in a manner that no person associated with the Project in any capacity will have a potential or actual conflict of interest.

8.2 For these purposes, a conflict of interest includes a situation in which a person associated with the Project or any member of his or her family is able to benefit financially from his or her involvement in the Project. Nothing in this Article prevents the Recipient from reimbursing its volunteers for their reasonable out of pocket expenses incurred in connection with the Project.

8.3 The Recipient will disclose to the Province without delay any situation that may be reasonably interpreted as either an actual or potential conflict of interest.

9.0 Representations, Warranties and Governance

9.1 The Recipient represents warrants and covenants that:

- (a) it is, and shall continue to be for the term of this Agreement, a validly existing legal entity with full power to fulfill its obligations under this Agreement;
- (b) it has the experience and expertise necessary to carry out the Project; and
- (c) all information (including information relating to any eligibility requirements for Funding) the Recipient provided to the Province in support of its request for funding was true and complete at the time the Recipient provided it, and shall continue to be true and complete for the term of this Agreement, in every respect except as set out to the contrary in this Agreement.

9.2 The Recipient represents and warrants that:

- (a) it has the full power and authority to enter into this Agreement; and
- (b) it has taken all necessary actions to authorize the execution of this Agreement.

9.3 The Recipient represents, warrants and covenants that it has

- (a) established, and shall maintain for the period during which this Agreement is in effect, by-laws or other legally necessary instruments to:
 - (i) establish decision-making mechanisms;
 - (ii) provide for the prudent and effective management of the Funding;
 - (iii) establish procedures to enable the successful completion of the Project; and
 - (iv) establish procedures to enable the preparation and delivery of all reports required pursuant to Article 11.0.

9.4 Upon request, the Recipient shall provide the Province with proof of the matters referred to in this Article.

10.0 Further Conditions

10.1 The Recipient will comply with any Additional Provisions.

10.2 The Recipient acknowledges that the Province may impose further terms and conditions on the use of the Funding which it considers appropriate for the proper expenditure and management of the Funding and the carrying out and completion of the Project.

11.0 Reporting, Accounting and Review

11.1 The Recipient will submit to the Province:

- (a) progress reports as required by Schedule "B";
- (b) a final report upon completion of the Project; and
- (c) such other reports as the Province may require from time to time.

11.2 The Recipient will deliver all reports in a form satisfactory to the Province.

11.3 Each report referred to in paragraphs 11.1(a) and (b) will include the following items:

- (a) details of how the Province's support has been acknowledged in accordance with Article 15.0;
- (b) an unaudited statement which accounts for Project revenue and expenditures;
- (c) an indication of whether the objectives of the Project are being / were met;
- (d) a description of how the success of the Project is being / was measured;
- (e) a description of the level of community participation and response;
- (f) in the case of the final report, an audited financial statement which accounts for Project revenue and expenditures, if audited statements are normally prepared by the Recipient; otherwise, a review engagement report which accounts for Project revenue and expenditures prepared by an accredited accountant external to the Recipient; and
- (g) any other details that may be requested by the Province.

11.4 The Recipient:

- (a) will keep and maintain all financial records, invoices and other financially-related documents relating to the Funding or otherwise to the Project in a manner consistent with generally accepted accounting principles and clerical practices;
- (b) will maintain such records and keep them available for review or investigation by the Province for a period of seven (7) years from the date of expiry or termination of this Agreement; and
- (c) will maintain all non-financial documents and records relating to the Funding or otherwise to the Project, including any records it receives about the people it serves, in a confidential manner consistent with all applicable law.

11.5 The Province or its authorized representatives may, upon twenty-four (24) hours' notice to the Recipient and during normal business hours:

- (a) enter upon the Recipient's premises to review the status and manner of operation of the Project;
- (b) inspect and copy any financial records, invoices and other financially-related documents in the possession or under the control of the Recipient which relate to the Funding or otherwise to the Project;
- (c) inspect and copy non-financial records in the possession or under the control of the Recipient which relate to the Funding or otherwise to the Project, except that, where such records relate to a third party served by the Project, the Province will obtain the consent of the third person before inspecting or copying such records; and
- (d) conduct a full or partial audit or investigation of the Recipient in respect of the Project.

11.6 The Recipient will cooperate with the Province in respect of the exercise of the Province's rights set out in section 11.5, and the Recipient will provide any information in respect of the Funding or the Project that the Province may reasonably request.

- 11.7 The purposes for which the Province may exercise its rights under this Article include:
- (a) determining for what items and purposes the Recipient expended the Funding;
 - (b) determining whether and to what extent the Recipient expended the Funding with due regard to economy and efficiency; and
 - (c) determining whether the Recipient completed the Project effectively and in accordance with the terms of this Agreement.

11.8 For greater clarity, the Province's rights under this Article are in addition to any rights provided to the Auditor General pursuant to Section 9.1 of the *Auditor General Act (Ontario)*.

12.0 Limitation of Liability

12.1 The Province, its officers, employees and agents will not be liable to the Recipient, its subcontractors or their respective directors, officers, agents, employees, partners, affiliates, volunteers or independent contractors for Claims howsoever caused that arise out of or are in any way related to the Project or this Agreement.

13.0 Indemnity

13.1 The Recipient will indemnify and hold harmless the Province from and against any and all Claims, by whomever made, sustained, incurred, brought or prosecuted, including for third party bodily injury (including death), personal injury and property damage, in any way based upon, occasioned by or attributable to anything done or omitted to be done by the Recipient, its subcontractors or their respective directors, officers, agents, employees, partners, affiliates, volunteers or independent contractors in the course of carrying out the Project under, or otherwise in connection with, this Agreement. The Recipient further agrees to indemnify and hold harmless the Province for any incidental, indirect, special or consequential damages, or any loss of use, revenue or profit, by any person, entity or organisation, including, without limitation, the Province, claimed or resulting from such Claims.

14.0 Insurance

14.1 The Recipient hereby agrees to put in effect and maintain insurance for the term of this Agreement, at its own cost and expense, with insurers having a secure A.M. Best rating of B + or greater, or the equivalent, all the necessary insurance that is appropriate for a prudent person in the business of the Recipient would maintain including, but not limited to, the following:

- (a) commercial general liability insurance on an occurrence basis for third party bodily injury, personal injury and property damage to an inclusive limit of not less than two million dollars (\$2,000,000) per occurrence. The policy is to include the following clauses:
 - (i) the Province as an additional insured with respect to liability arising in the course of performance of the Recipient's obligations under, or otherwise in connection with, this Agreement;
 - (ii) cross-liability clause;
 - (iii) contractual liability coverage; and
 - (iv) thirty (30) day written notice of cancellation, termination or material change.

14.2 Before beginning the Project, the Recipient will provide the Province with a valid Certificate of Insurance that references the Project and confirms the above requirements. The Recipient will provide the Province with a copy of the policy and any renewal replacement certificates as may be necessary.

15.0 Credit**15.1 The Recipient:**

- (a) will acknowledge, in a format approved by the Province, the support of the Province in all materials related to the Project;
- (b) will advise the Province in writing of any public communication, interview, media event, report or presentation that is expected to refer to the Project and provide the opportunity for the Province to be present where appropriate. The Recipient will provide the Province with a minimum of ten (10) business days prior written notice of such events, or as soon as the Recipient is aware of such events;
- (c) will not make any public announcement, news release, advertising or other form of publicity regarding the Funding until permission to do so is received from the Province; and
- (d) where applicable, will include a statement in any materials related to the Project that the views expressed in such materials are the views of the Recipient and do not necessarily reflect those of the Province.

16.0 Termination for Convenience

16.1 The Province may terminate this Agreement at any time, for any reason, upon giving at least thirty (30) days' notice to the Recipient.

17.0 Termination and Corrective Action

17.1 The Province may terminate this Agreement immediately upon giving notice to the Recipient if:

- (a) in the opinion of the Province:
 - (i) the Recipient has knowingly provided false or misleading information regarding its funding request or in any other communication with the Province;
 - (ii) the Recipient breaches any provision of this Agreement;
 - (iii) the Recipient is unable to complete the Project or is likely to discontinue it; or
 - (iv) it is not reasonable for any reason for the Recipient to complete the Project;
 - (b) the nature of the Recipient's business, or its corporate status, changes so that it no longer meets any applicable eligibility requirements under which the Province is providing the Funding;
 - (c) the Recipient makes an assignment, proposal, compromise, or arrangement for the benefit of creditors, or is petitioned into bankruptcy, or files for the appointment of a receiver; or
 - (d) the Recipient ceases to carry on business.
- 17.2 If the Province considers that it is appropriate to allow the Recipient the opportunity to remedy a breach of this Agreement, the Province may give the Recipient an opportunity to remedy the breach by giving the Recipient written notice:
- (a) of the particulars of the breach;
 - (b) of the period of time within which the Recipient is required to remedy the breach; and
 - (c) that the Province will terminate this Agreement:
 - (i) at the end of the notice period provided for in the notice if the Recipient fails to remedy the breach within the time specified in the notice; or
 - (ii) prior to the end of the notice period provided for in the notice if it becomes apparent to the

Province that the Recipient cannot completely remedy the breach within that time or such further period of time as the Province considers reasonable, or the Recipient is not proceeding to remedy the breach in a way that is satisfactory to the Province.

- 17.3 If the Province has provided the Recipient with an opportunity to remedy the breach, and
 - (a) the Recipient does not remedy the breach within the time period specified in the notice;
 - (b) it becomes apparent to the Province that the Recipient cannot completely remedy the breach within the time specified in the notice or such further period of time as the Province considers reasonable; or
 - (c) the Recipient is not proceeding to remedy the breach in a way that is satisfactory to the Province,
 the Province may immediately terminate this Agreement by giving notice of termination to the Recipient.
- 17.4 Despite the Province's right to terminate this Agreement pursuant to section 17.1, the Province may, in addition to and in the alternative to section 17.2, choose not to terminate this Agreement and may take whatever corrective action it considers necessary and appropriate, including suspending Funding for such period as the Province determines, to ensure the successful completion of the Project in accordance with this Agreement.
- 17.5 The effective date of any termination under this Article will be the last day of the notice period, the last day of any subsequent notice period or immediately, which ever applies.

18.0 Funding Upon Termination

- 18.1 Upon termination of this Agreement pursuant to either Article 16.0 or 29.0, the Province may:
 - (a) cancel all further Funding instalments; and/or
 - (b) demand the repayment of any Funding (including any interest) remaining in the possession or under the control of the Recipient;

and the Province will determine the Recipient's reasonable costs to terminate the Project (if such action is necessary) and allow the Recipient to set-off such costs against the amount owing by the Recipient to the Province. In no event will the Province be responsible for any amount by which the costs exceed the amount owing.

- 18.2 Upon termination of this Agreement pursuant to Article 17.0, the Province may:
 - (a) cancel all further Funding instalments; and/or
 - (b) demand the repayment of the Funding in whole or in part (including any interest), or an amount equal thereto.

19.0 Recipient's Repayment of Funds

- 19.1 If the Province demands the payment by the Recipient of any Funding or interest on the Funding pursuant to this Agreement, the amount demanded will be deemed to be a debt due and owing to the Province by the Recipient, and the Recipient will pay the amount to the Province immediately unless the Province directs otherwise.

19.2 The Province may charge the Recipient interest on any amount owing by the Recipient at the then current interest rate charged by the province of Ontario on accounts receivable.

19.3 The Recipient will pay the amount demanded by cheque payable to the Minister of Finance, Ontario.

19.4 The Recipient agrees that any part of the Funding which has not been used or accounted for by the Recipient by the time this Agreement expires or is terminated will be used only for the purposes agreed upon by the Province or will be returned to the Province immediately on the written request of the Province.

20.0 Notices

20.1 Any notice or communication required or permitted to be given under this Agreement will be:

(a) in writing;

(b) delivered personally or by pre-paid courier, or sent by facsimile, certified or registered mail or postage pre-paid mail with receipt notification requested; and

(c) addressed to the other party as provided in Schedule "B" or as either party will later designate to the other in writing.

20.2 All notices will be effective:

(a) at the time the delivery is made if the notice is delivered personally, by pre-paid courier or by facsimile; or

(b) three (3) days after the day the notice was deposited in the mail if the notice is sent by certified, registered or postage prepaid mail, unless the day the notice is effective falls on a day when the Province is normally closed for business, in which case the notice will not be effective until the next day that is a day when the Province is normally open for business.

21.0 Severability of Provisions

21.1 The invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of any other provision of this Agreement and any invalid or unenforceable provision will be deemed to be severed.

22.0 Amendment and Waiver

22.1 No amendment of or addition to this Agreement will be valid unless it is in writing and signed by each party.

22.2 A waiver of any failure to comply with any term of this Agreement will be in writing and signed by the party providing the waiver. Any waiver must refer to a specific failure to comply and will not have the effect of waiving any subsequent failures to comply.

23.0 Independent Parties

23.1 The parties are and will at all times remain independent of each other and are not and will not represent themselves to be the agent, joint venturer, partner or employee of the other. No representations will be made or acts taken by either party which could establish or imply any apparent relationship of agency, joint venture, partnership or employment and neither party will be bound in any manner whatsoever by any agreements, warranties or representations made by the other party to any other person nor with respect to any other action of the other party.

24.0 Assignment of Agreement or Funding

- 24.1 The Recipient will not assign this Agreement or the Funding or any part thereof without the prior written consent of the Province, which consent may be unreasonably and arbitrarily withheld.
- 24.2 This Agreement will enure to the benefit of and be binding upon the parties and their respective heirs, executors, administrators, successors and permitted assigns.

25.0 Governing Law

- 25.1 This Agreement and the rights, obligations and relations of the parties to this Agreement will be governed by and construed in accordance with the laws of the province of Ontario. The parties irrevocably attorn and submit to the exclusive jurisdiction of the courts of the province of Ontario and all courts competent to hear appeals therefrom.

26.0 Further Assurances and Consents

- 26.1 The parties agree to do or cause to be done all acts or things necessary to implement and carry into effect this Agreement to its full extent.
- 26.2 The Recipient acknowledges that the Province may impose conditions on any consent it provides pursuant to this Agreement.

27.0 Circumstances Beyond the Control of Either Party

- 27.1 Neither party will be responsible for damage caused by delay or failure to perform under the terms of this Agreement resulting from matters beyond the control of the Province and the Recipient including strike, lockout or any other action arising from a labour dispute, fire, flood, act of God, war, riot or other civil insurrection, lawful act of public authority, or delay or default caused by a common carrier which cannot be reasonably foreseen or provided against.

28.0 Survival

- 28.1 Upon the expiration or termination of this Agreement, the provisions in Articles 6.0 (Holding of Funding), 11.0 (Reporting, Accounting and Review), 12.0 (Limitation of Liability), 13.0 (Indemnity), 15.0 (Credit), 18.0 (Funding upon Termination), 19.0 (Recipient's Repayment of Funds), 28.0 (Survival), 32.0 (FIPPA) and sections 4.4 and 7.2 will survive.

29.0 Appropriation

- 29.1 Despite any other provision of this Agreement, any payment by the Province under this Agreement is subject to there being an appropriation for the Fiscal Year in which the payment is to be made and there being funds available. Furthermore, should the Province's funds be reduced or otherwise become unavailable by non-appropriation by the Legislative Assembly of Ontario, the Province may (1) reduce the amount of the Funding and/or (2) in accordance with section 18.1 terminate this Agreement immediately upon giving notice to the Recipient.

30.0 Interpretative Value of Agreement Documents

- 30.1 In the event of any conflict or inconsistency between any of the Schedules to this Agreement, Schedule "A" will prevail over any of the other Schedules.
- 30.2 The division of this Agreement into schedules, articles, sections, clauses, paragraphs and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement.

31.0 Counterparts

- 31.1 This Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. This Agreement will be considered fully executed when all parties have executed an identical counterpart, notwithstanding that all signatures may not appear on the same counterpart. This Agreement may be executed and delivered by facsimile signatures and will be binding on all parties as if executed by original signature and delivered personally.

32.0 Freedom of Information and Protection of Privacy Act (FIPPA)

- 32.1 The Recipient acknowledges that the Province is bound by the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.F. 31, as amended from time to time, and that any information provided to the Province in connection with this Agreement is subject to disclosure in accordance with the requirements of that Act.
- 32.2 The Recipient acknowledges that the Province may make public the name and business address of the Recipient, the amount of the Funding and the purpose for which the Funding has been provided.

33.0 Time of Essence

- 33.1 Time will be of the essence in all respects. No extension of or waiver pursuant to this Agreement will operate as a waiver of this provision.

34.0 Number and Gender

- 34.1 This Agreement will be read with all changes in gender or number as required by the context.

35.0 Joint and Several

- 35.1 Where the Recipient is made up of two or more entities, each such entity will be jointly and severally liable (each completely and individually liable) to the Province for the fulfillment of the obligations of the Recipient under this Agreement.

- END OF GENERAL TERMS AND CONDITIONS -

SCHEDULE "B"
PROJECT SPECIFIC INFORMATION AND ADDITIONAL PROVISIONS

PROJECT SPECIFIC INFORMATION AND ADDITIONAL PROVISIONS	
Maximum Funding	\$174,276
Funding Instalments	Subject to subsection 3.3(b) of Schedule "A" of this Agreement, \$148,135 upon both parties signing the Agreement \$17,427 upon the Recipient's completion of the Interim Report \$8,714 upon the Province's approval of the Final Report
Expiration Date	March 31, 2011
Address for notice if to the Province	Lynne Kranidis Senior Program Consultant, Information and Portal Immigration Policy Branch 400 University Avenue, 3rd Floor Toronto, Ontario M7A 2R9 416-327-8074 416-326-1044
Address for notice if to the Recipient	Frank F. Coccimiglio Manager, Information Technology Division 99 Foster Drive Sault Ste. Marie, Ontario P6A 5N1 705-759-5303
Reporting	Interim Report Due date: December 31, 2010 Final Report Due date: March 31, 2011
Additional Funding Requirements	The Province will not provide any Funding to the Recipient until the Recipient has provided a municipal by-law or resolution authorizing the Municipal Council to enter into this Agreement.
Additional Provisions	Nil

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SCHEDULE "C" PROJECT DESCRIPTION AND TIMELINES

Background

In 2009, the Corporation of the City of Sault Ste. Marie (SSM) launched its immigration portal, discoverthesault.ca, which assists in the attraction, recruitment and retention of newcomers to the community. This web portal provides a "one stop access point" to information about living, learning and working in Sault Ste. Marie. It is a critical component of a larger community effort to attract talented newcomers to fill existing labour gaps Sault Ste. Marie is experiencing and diversify the workforce.

The addition of a video library to www.discoverthesault.ca will further promote Sault Ste. Marie as a diverse community as well as target a higher volume of individuals through the use of an increasingly popular online feature. With the content on the website recently being translated into five other languages and the increase in visitors to the website since this transition, the video library will become a feature on the portal that will enhance the interest of current visitors while attracting new hits through popularity and effectiveness of online video.

Project Scope

Video Relocation Guide

Sault Ste. Marie would like to implement a 'video relocation guide' to the video library portion of the project that would compliment an existing relocation guide in text form created through a community effort and distributed by New to the Sault to newcomers in Sault Ste. Marie. The video relocation guide will consist of the development of 11 category specific videos ranging from approximately 2.5 – 3 minutes in length. Categories include:

Key Area	Description
Emergency Services	<ul style="list-style-type: none">• 9-1-1 Service• Police• Ambulance• Fire
Housing	<ul style="list-style-type: none">• Housing options• Buying or renting• Real estate agent assistance• Average cost per home
Education	<ul style="list-style-type: none">• School System – Elementary, Secondary, Post-Secondary• ESL classes
Shopping	<ul style="list-style-type: none">• Shopping Centres• Grocery Stores – Available ethnic foods
Employment	<ul style="list-style-type: none">• Resume and job search• Job search assistance• Skilled professions needed in SSM
Major Employer Overview	<ul style="list-style-type: none">• Highlight major employers in SSM
Recreation and Leisure	<ul style="list-style-type: none">• Sports in Sault Ste. Marie• Recreation facilities – ex. ESSAR Centre• Parks and beaches• Downtown core
Culture and Diversity	<ul style="list-style-type: none">• Introduction from local cultural clubs• Local cultural festivals and activities

Transportation	<ul style="list-style-type: none"> • Brief overview of City Transit and bus schedule • Taxi system • Owning a vehicle • Walking, Biking, Hub Trails, Boardwalk • Sault Ste. Marie Airport • International Bridge
Settlement Services	<ul style="list-style-type: none"> • New to the Sault Program • Algoma University International Students Program and ESL Program
Arts	<ul style="list-style-type: none"> • Sault Ste. Marie Art Gallery • Local Theatre and theatre groups • Museums

Discover the Sault staff will meet with community stakeholders to fully develop the information that will be included under each key area. Meetings will be held with organizations. It is through collaborative community efforts and participation that the video relocation guide will reach its full potential and become a key tool used by potential and recent newcomers in Sault Ste. Marie.

Newcomer Testimonials

Approximately six to twelve initial newcomer testimonials will be recorded in this video portion of the project. A goal for the newcomer testimonial videos will be to present at least one testimonial in each of the 5 languages available on the Sault Ste. Marie web portal, these include: Spanish, Mandarin, Korean, Hindi and French. The newcomer testimonials will be recorded in the first language of the newcomer as well as English if the participant is willing. Any languages other than the five listed above will be welcomed in this video as well.

Web portal staff will present the concept of the newcomer testimonial video to various groups in the community that have worked in partnership with the City of Sault Ste. Marie. Staff in the past has used this method as a tool to provide functionality testing and feedback. Some of these groups include: Northland Adult Learning Centre ESL Class, Algoma University International Students & SPELL Program Students and New to the Sault clients. Individuals willing to participate will have a face to face meeting with staff to discuss and develop testimonial in written format.

Employer Tool: Cultural Orientation

The cultural orientation video would be offered as a valuable tool for employers in Sault Ste. Marie. Along with Algoma University, Algoma District School Board (Northland Adult Learning Centre) and New to the Sault, major local companies such as Essar Algoma and Tenaris Algoma Tubes would greatly benefit from the development of this video as well.

Recent local research regarding immigration in Sault Ste. Marie has revealed that both local employers lack the appropriate tools to assist new immigrant employees upon their arrival and throughout the settlement process. Staff from major companies that participated in local research has stressed the importance of cultural orientation for immigrant employees to provide them with an increased level of comfort within the community and ease the integration process for the employee and their family.

The cultural orientation video would not only satisfy the need of major companies such as Essar Steel and Tenaris Algoma Tubes but it will serve as a tool for all local employers in the community. Cultural orientation will provide viewers with an overview of Sault Ste. Marie culture and our own unique make-up.

Employer Tool: Cultural Awareness Training

The cultural awareness training video will also act as a tool for local employers. Many local organizations that receive newcomer clients have expressed the need for staff training regarding working with immigrants. Sault Ste.

Marie does not have access locally to many immigrant services such as translators, settlement workers, or interpreters. The cultural awareness video will become a tool for employers to train staff to work with immigrant clients efficiently and effectively without the use of the above services. Research was conducted regarding cultural diversity/awareness training to develop the most beneficial employer training tool for this topic. The cultural awareness video would focus on information such as the awareness of increasing cultural diversity in the community and workplaces, understanding the importance of immigration to Sault Ste. Marie, and importance of using body language to assist in communication.

Many local employers would benefit from the use of this video; one main example is the City of Sault Ste. Marie Social Services Department. The Social Services Department is divided into many areas such as Ontario Works and Social Housing. All of the departments work with local residents on a daily basis. Cultural awareness training would assist staff in providing immigrant clients with the best possible service and positive results.

Technical Plan

Develop and implement a Video Hosting Server containing all the tools necessary to publish and host videos on the internet. The solution will allow for video hosting, encoding, content delivery, content management and searching capabilities. The Content management solution will allow for uploading and organization of media using intuitive browser-based management tools. This will involve the development of:

- Video Portal Content Management System Server/Storage with a disk based backup solution.
- Video Portal Content Management System Software and the development of video portal web server as an "add-on" to the "Discoverthesault" Immigration Portal.

Developing our own Video Hosting for "Discoverthesault" Immigration Portal has distinct advantages;

- An intuitive easy-to-use interface for posting videos for this project and future projects as well as any future video postings applicable to the Immigration Portal.
- Having this capability addresses the sustainability of the web site by making it easier to manage video content from an end user perspective. Any staff member dealing with immigration can post related material (videos) to the site within minutes without the involvement of I.T. staff.
- The purpose of this interface is to promote video posting well beyond this project. The intent is to continue posting video after this project comes to a close.
- Develop the video library with the same "Look and Feel" of the existing immigration portal. We hope to integrate the video library into the existing "discoverthesault" immigration portal so that access to the video is seamless. We do not want to re-direct the visitors to the site for viewing the video with the potential risk of them getting off on another tangent. Thus losing site of what is important.

Marketing

1. Social networking tools (i.e., Facebook) to send messages of new video features to existing group members;
2. Promotion of the website through links on other local and regional websites that do not already have it;
3. Presentations to Sault Ste. Marie's Local Immigration Partnership – promote use of training videos for staff and newcomer clients (LIP members include: local employers, local ethnic and cultural organizations, education institutions, settlement service providers, social service agencies, and newcomers);
4. Local media tools: online news, local newspapers, local radio ads;
5. Canadian Immigrant and Canada Newcomer Magazines.

Detailed Timeline**1. Video Relocation Guide**

Timeline	Activity
October 2010 to February 2011	<ul style="list-style-type: none"> • Develop final plan for all 11 category videos • Meet with production company to develop filming schedule • Develop introduction script for all 11 category videos • Begin production of 11 category videos

2. Newcomer Testimonials

Timeline	Activity
November 2011 to February 2011	<ul style="list-style-type: none"> • Meet with local organizations and newcomers deliver project overview • Face to face interviews with volunteer participants • Meet with production company to develop filming schedule • Development of testimonials in written format • Begin production of newcomer testimonials (approx. 6-12)

3. Cultural Orientation Package

Timeline	Activity
October 2010 to March 2011	<ul style="list-style-type: none"> • Cultural Orientation research completion • Development of finalized cultural orientation video plan • Meet with production company to develop filming schedule • Develop script for orientation video • Select necessary participants to be used in the video • Begin production

4. Cultural Awareness Training

Timeline	Activity
October 2010 to March 2011	<ul style="list-style-type: none"> • Cultural awareness training research completion • Development of finalized cultural awareness training video plan • Meet with production company to develop filming schedule • Develop script for training video • Select necessary participants to be used in the video • Begin production

5. CMS Development

Timeline	Activity
October 2010 to March 2011	<ul style="list-style-type: none"> • Acquire development software and hardware • Develop and program the CMS infrastructure. • Develop the "discoverthesault" web site with the same "look-and-feel" as the existing immigration portal for the video library. • Test the CMS functionality. • Populate the Video library with the developed videos.

6. Project Launch

Timeline	Activity
March 2011	<ul style="list-style-type: none"> • Develop and finalize marketing plan • Order marketing material for launch date • Develop and finalize invitations • Distribute invitations

Success Measurement

1. Increased number of visitors (new and returning); using Goggle Analytics.
2. Number of organizations and companies using orientation and awareness videos; staff maintained database.
3. Number of immigrants receiving cultural orientation through organizations using video (New to the Sault, Algoma U, Northland ESL).
4. Additions made to feedback form to include questions about videos, feedback from local employers and organizations using videos.

SCHEDULE "D"
BUDGET

Phase Three - Video Library Proposed Budget		
Project Budget	Cash	In-Kind
Human Resources		
Advisory Committee		\$10,000.00
Project Supervision		\$15,000.00
Subtotal		\$25,000.00
Wages, Benefits and Training(Project Time Frame)		
Content Researcher / Communication Coordinator	\$30,000.00	
I.T. Technician	\$30,000.00	
Employee Benefits/MERC (11%)	\$7,200.00	
Staff Training	\$2,000.00	
Subtotal	\$69,200.00	
Video Production		
Relocation Guide Videos(11 Videos)	\$15,000.00	
New Comer Testimonials Videos(6 to 12 Testimonials)	\$15,000.00	
Cultural Orientation Package Video(Tool for Employers)	\$15,000.00	
Cultural Awareness Employee Training Video(Tool for Employers)	\$15,000.00	
Subtotal	\$60,000.00	
Video Portal CMS Development		
Video Portal Content Management System Development Software	\$5,000.00	
Video Portal Content Management System Server/Storage & Backup	\$25,000.00	
Subtotal	\$30,000.00	
Marketing		
Marketing/Advertising/Promotion of Videos	\$10,000.00	
PROPOSAL SUBTOTAL	\$169,200.00	
Administration/Overhead (3% of Proposal Subtotal)	\$5,076.00	
Total Cash and In-Kind	\$174,276.00	\$25,000.00
Project Total	\$199,276.00	

10(b)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
BY-LAW NO. 2010-152

ZONING: A by-law to amend Sault Ste. Marie Zoning by-law 2005-150 concerning lands located at 556 Goulais Avenue.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to Section 34 of the Planning Act, R.S.O. 2000, chapter P.13 and amendments thereto, ENACTS as follows:

1. **556 GOULAIS AVE. (REAR); LOCATED ON THE EAST SIDE OF GOULAIS AVE., SOUTH OF THE MCMEEKEN CENTRE; CHANGE FROM R.2 (SINGLE DETACHED RESIDENTIAL) TO P.R. (PARKS AND RECREATION)**

The zone designation on the on the lands described as part of lot 8 plan 5943 located to the rear of 556 Goulais Avenue and shown on map 1-89 of Schedule "A" to By-law 2005-150 and also shown outlined and marked "subject property" on the map attached as Schedule "A" to this bylaw is changed from R.2., Single Detached Residential to P.R., Parks and Recreation Zone.

2. **SCHEDULE "A"**

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

3. **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.

PASSED in Open Council this 13th day of September, 2010.

ACTING MAYOR – LORENA TRIDICO

CITY CLERK – MALCOLM WHITE

c:\ZONING\2010-152 City (556 Goulais Avenue)\Zoning By-law 2010-152.doc

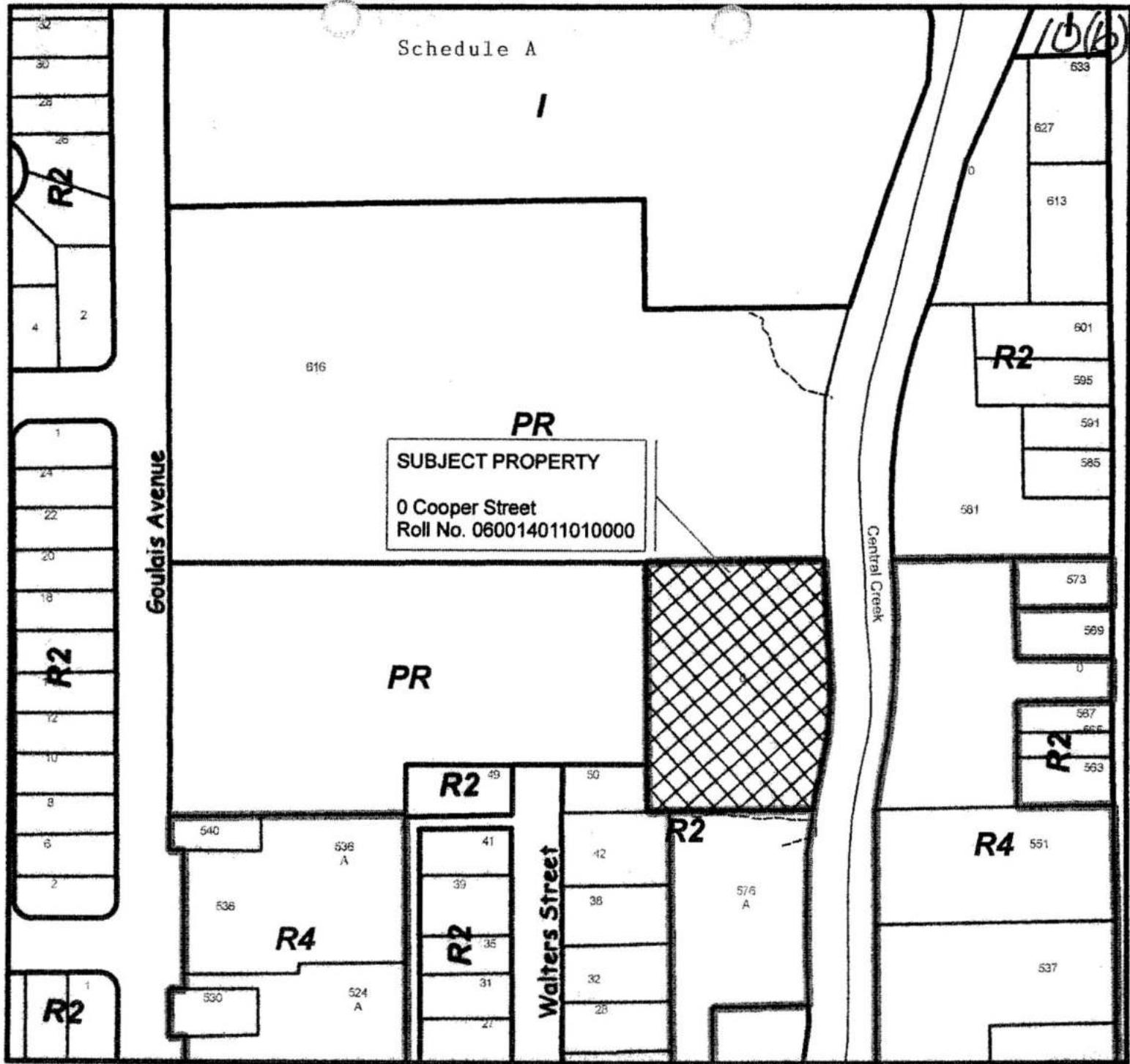
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CITY SOLICITOR

Schedule A

10(A)



EXISTING ZONING MAP

**APPLICATION
A-12-10-Z**

0 Cooper Street



-  Subject Property - 0 Cooper Street
 -  Bylaw 2005-150 - Zoning
 -  Bylaw 2005-150DC - Site Plan Control

Metric Scale
1 : 2250

MAPS
79 & 1-89

August 12, 2010

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
BY-LAW NO. 2010-154

ZONING: A by-law to amend Sault Ste. Marie Zoning by-law 2005-150 concerning lands located at 135 Glasgow Avenue.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to Section 34 of the Planning Act, R.S.O. 2000, chapter P.13 and amendments thereto, ENACTS as follows:

1. **135 GLASGOW AVENUE; LOCATED ON THE NORTHWEST CORNER OF GLASGOW AVENUE AND MCALLEN STREET; CHANGE FROM I (INSTITUTIONAL) TO R.3 (LOW DENSITY RESIDENTIAL)**

The zone designation on the lands described as lots 377-380 plan 1598 located at 135 Glasgow Avenue and shown on map 1-57 of Schedule "A" to By-law 2005-150 and also shown outlined and marked "subject property" on the map attached as Schedule "A" to this bylaw is changed from I., Institutional to R.3, Low Density Residential Zone.

2. **SCHEDULE "A"**

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

3. **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.

PASSED in Open Council this 13th day of September, 2010.

ACTING MAYOR – LORENA TRIDICO

CITY CLERK – MALCOLM WHITE

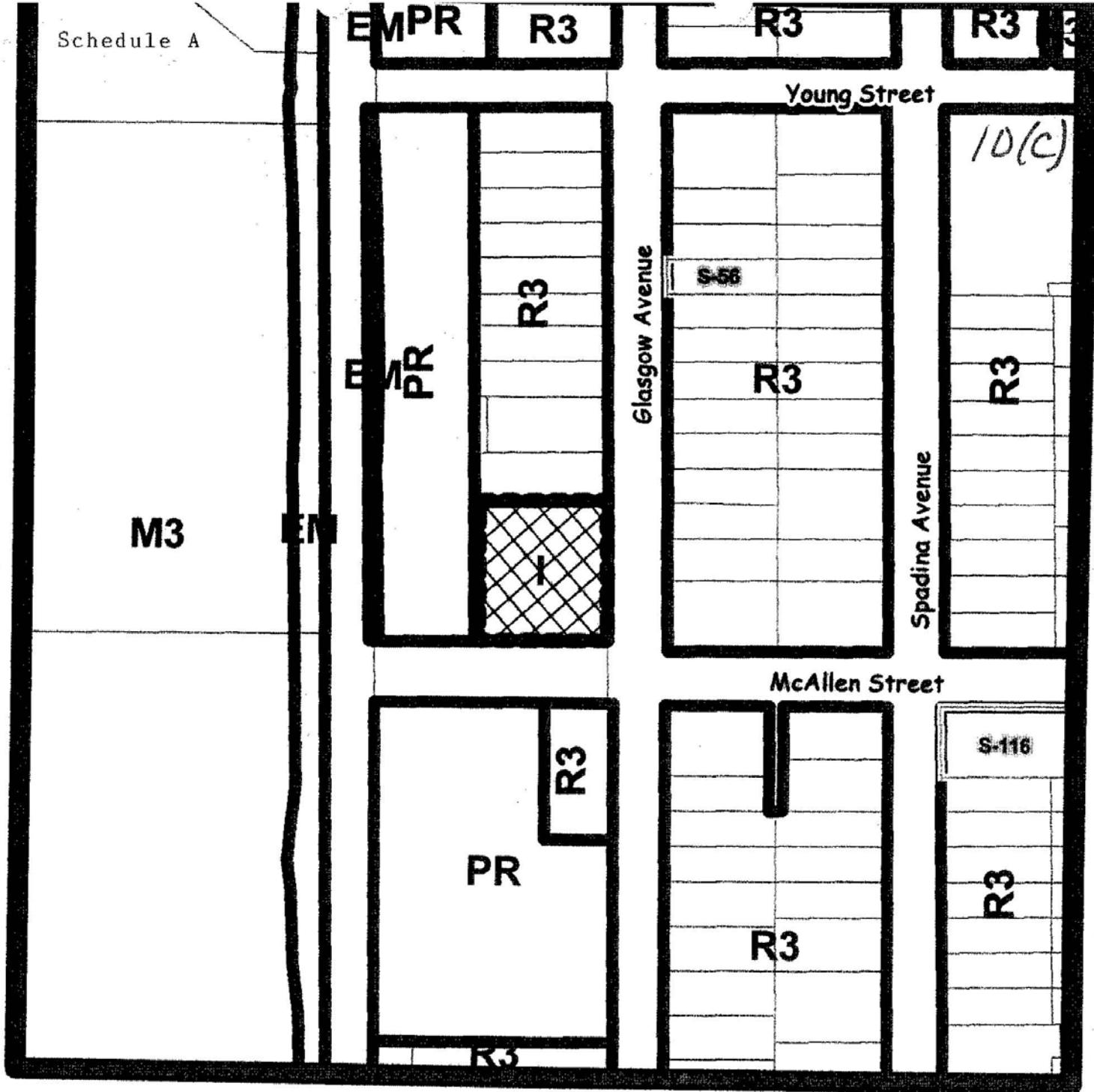
c:\ZONING\2010-154 Stapleford (135 Glasgow Avenue)\Zoning By-law 2010-154.doc

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CITY SOLICITOR

Schedule A



EXISTING ZONING MAP 135 GLASGOW AVENUE

APPLICATION
A-11-10-Z



SUBJECT PROPERTY -135 Glasgow Avenue



R3 - Low Density Residential Zone



I - Institutional Zone



M3 - Heavy Industrial Zone



EM - Environmental Management Zone



PR - Parks and Recreation Zone



JULY 30, 2010

Metric Scale
1 : 2000

Special Exception Zoning (S-No.)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO 2010-61

LANE CLOSING: a by-law to stop up, close and authorize the conveyance of a lane in the Laird Subdivision

WHEREAS the lane more particularly hereinafter described was established as a public lane and assumed for public use by By-law 2010-60;

NOW THEREFORE the Council of The Corporation of the City of Sault Ste. Marie, pursuant to the Municipal Act, S.O. 2001, **ENACTS** as follows:

1. **LANE CLOSED**

The lane more particularly described in Schedule "A" to this by-law, having been assumed by the Corporation for public use, is hereby stopped up and closed.

2. **LANE DECLARED SURPLUS**

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

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 give effect to this by-law.

4. **EASEMENTS TO BE RETAINED**

The laneway is subject to the retention of easements if required. The Corporation shall stop up, close and authorize the conveyance of the lane more particularly described in Schedule "A" to this by-law.

5. **SCHEDULE "A"**

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

6. **EFFECTIVE DATE**

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

READ the FIRST and SECOND time this 8th day of March, 2010.

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

ACTING MAYOR - JOHN ROWSWELL JAMES CAICCO

CITY CLERK - MALCOLM WHITE

1D(d)

READ a THIRD time and finally PASSED in open Council this 13th day of September 2010, after notice thereof had been published once a week for two consecutive weeks and after the Council had met to hear every person who had applied to be heard.

ACTING MAYOR - LORENA TRIDICO

CITY CLERK - MALCOLM WHITE

10(d)

SCHEDULE "A"
TO BY-LAWS 2010-60 AND 2010-61

The first north/south laneway lying west of Summit Avenue
and north of north of Borron Avenue, Laird Subdivision, Plan 71.

	MACDONALD AVENUE		
	L A I R D S T R E E T	S U M M I T A V E N U E	
#44	123.4' 59	123.4' 58	#99
#40	66' 60 66'	66' 57 66'	#95
#36	61	56	#93
#32	62	55	#85
#28	63	54	#83
#24	64	53	#81
#18	65	52	#75
#14	66	51	#71
	67	50	
	68	49	
	123.4'	123.4'	
<u>SUBJECT LANEWAY</u>		BORRON AVENUE	
		#61 #65	

4
N
Subdivision - Laird
Map - 18