

# **AGENDA**

## **REGULAR MEETING OF CITY COUNCIL**

**2012 03 19**

**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 2012 03 05 be approved.

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

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

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that the Agenda for 2012 03 19 City Council meeting as presented be approved.

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

- a) Kim Seabrook, President, Autism Ontario – Sault Ste. Marie Chapter will be in attendance concerning proclamation – Autism Awareness Month.
- b) Brian Curran, President and Kim Seabrook, Executive Director – Safe Communities Partnership will be in attendance to provide an information update.
- c) Finance Department Best Practices – Peter Liepa, City Tax Collector and Frank Coccimiglio, Manager – Information Technology Division will be in attendance concerning on-line property tax bills.

## **PART ONE – CONSENT AGENDA**

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

Mover: Councillor B. Watkins

Seconder: Councillor L. Turco

Resolved that all the items listed under date 2012 03 19 – Part One – Consent Agenda be approved as recommended.

- a) Correspondence from Ontario Small Urban Municipalities, AMO, and OGRA is attached for the information of Council.
- b) Correspondence from the City of Kingston (support for increase in provincial payment-in-lieu of taxes) and Town of Penetanguishene (payments-in-lieu of taxes for heads and beds) is attached for the information of Council..
- c) Correspondence from the Minister of Infrastructure/Transportation and from Prince Township concerning winter maintenance of Highways 550 and 565 is attached for the information of Council.

Mover: Councillor B. Watkins

Seconder: Councillor R. Niro

Whereas Council of the City of Sault Ste. Marie passed a resolution at its meeting of November 21, 2011 requesting the Ministry of Transportation to review and rethink the wisdom of its contract with Transfield Services for the winter maintenance of provincial highways 550 and 565 in Prince Township; and Whereas the Minister of Transportation, by correspondence dated March 1, 2012, advises that negotiations continue between the City and the Ministry with a view to the City providing winter maintenance of provincial highways 550 and 565; and

Whereas the Township of Prince, by correspondence dated March 7, 2012, advises that the winter maintenance provided by Transfield Services during the 2011/2012 winter season has deteriorated significantly and has been inconsistent both in the level and quality of service;

Now Therefore Be It Resolved that Council of the City of Sault Ste. Marie encourage the Ministry of Transportation to recognize the valid concerns and logistical issues previously stated by both the City of Sault Ste. Marie and the Township of Prince and that the Ministry amend the contract with Transfield Services such that the City of Sault Ste. Marie provide future winter maintenance of Highways 550 and 565 in Prince Township.

#### **d) Staff Travel**

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

Mover: Councillor P. Mick

Seconder: Councillor L. Turco

Resolved that the report of the Chief Administrative Officer dated 2012 03 19 concerning Staff Travel requests be approved as requested.

e) **Council Travel**

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that Councillor Lou Turco be authorized to travel to the AMO Board of Director's meeting being held in Toronto (2 days in March) at an estimated cost to the City of \$300.

f) **Council Chamber Refresh – Video Screens**

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

Mover: Councillor B. Watkins

Seconder: Councillor L. Turco

Resolved that the report of the City Clerk dated 2012 03 19 concerning Council Chambers Refresh – Video Screens be received and the recommendation that two flat screen monitors be purchased at an estimated cost of \$10,000 with funds to come from the unspent Council Travel reserve be approved.

g) **Corporate Strategic Plan 2011-2014 – Progress #2**

A report of the Deputy City Clerk and Manager of Quality Improvement is attached for the consideration of Council.

Mover: Councillor B. Watkins

Seconder: Councillor R. Niro

Resolved that the report of the Deputy City Clerk and Manager of Quality Improvement dated 2012 03 19 concerning 2011-2014 Strategic Plan – Update #2 be received as information.

h) **2012 Budget Meeting**

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

Mover: Councillor P. Mick

Seconder: Councillor L. Turco

Resolved that the report of the Commissioner of Finance and Treasurer dated 2012 03 19 concerning 2012 Budget Meeting be received as information.

i) **2011 Honoraria and Expenses – Mayor and Council and Board and Committee Members**

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

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that the report of the Commissioner of Finance and Treasurer dated 2012 03 19 concerning 2011 Honoraria and Expenses (Mayor, Council, Board and Committee members) be received as information.

j) **Tender for Microsoft Enterprise Licensing Agreement**

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

Mover: Councillor B. Watkins

Seconder: Councillor L. Turco

Resolved that the report of the Manager of Purchasing dated 2012 03 19 be endorsed and the tender for the supply and delivery of Microsoft Enterprise Licensing, required by the Information Technology Division of the Finance Department, be awarded as recommended.

k) **Rubber Sidewalk Pilot Project – Queen Street East**

A report of the Design and Construction Engineer is attached for the consideration of Council.

Mover: Councillor B. Watkins

Seconder: Councillor R. Niro

Resolved that the report of the Design and Construction Engineer dated 2012 03 19 be accepted and that a rubber sidewalk pilot project on the south side of Queen Street East from Pim to Church Streets be approved with funds to come from the overall project costs.

l) **Change to Building Permit Fees and Minor Amendments to Building By-law 2008-148**

A report of the Chief Building Official is attached for the consideration of Council.

The relevant By-law 2012-49 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

m) **Earth Hour 2012**

A report of the Environmental Initiatives Coordinator is attached for the consideration of Council.

Mover: Councillor P. Mick

Seconder: Councillor L. Turco

Resolved that the report of the Environmental Initiatives Coordinator dated 2012 03 19 concerning Earth Hour 2012 be received as information; further that citizens of Sault Ste. Marie be encouraged to turn out their lights on Saturday, March 31 from 8:30 to 9:30 p.m.

**n) Ontario Regulation 397/11 – Energy Conservation and Demand Management Plans**

A report of the Environmental Initiatives Coordinator is attached for the consideration of Council.

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that the report of the Environmental Initiatives Coordinator dated 2012 03 19 concerning Ontario Regulation 397/11 – energy conservation and demand management be received as information; further that authority to compile, publish and submit to the Minister of Energy the City's:

- energy consumption greenhouse gas emission template by July 1, 2013 and every year thereafter
- energy conservation and demand management plan by July 1, 2014 and a status update every five years thereafter

be delegated to the Environmental Initiatives Coordinator;

further that staff report to Council annually on major corporate-wide energy retrofit and renewable energy projects and their outcomes.

**o) Request to Declare Surplus City Owned Property East Side of South Market Street to McNabb Street**

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

Mover: Councillor B. Watkins

Seconder: Councillor L. Turco

Resolved that the report of the City Solicitor dated 2012 03 19 concerning request to declare surplus city owned property – east side of South Market Street to McNabb Street be accepted and that part of Part 21, Plan 1R-9431 be declared surplus to the needs of the City.

**p) Lane Closing Application – Laurentian Park Subdivision Plan H-535**

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

The relevant By-laws 2012-46 and 2012-47 are listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

**q) City Renewal of the Continuous Safety Services Agreement with the Electrical Safety Authority**

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

The relevant By-law 2012-51 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

r) **Lease Between the City and Sault Ste. Marie Kennel Club**

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

The relevant By-law 2012-50 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

## **PART TWO – REGULAR AGENDA**

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

**(1) ADMINISTRATION**

**(2) COMMUNITY SERVICES DEPARTMENT**

**(3) ENGINEERING**

**(4) FIRE**

**(5) LEGAL**

**(6) PLANNING**

**a) Application No. A-8-12-OP – Peggy and Frank Naccarato**

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

Mover: Councillor B. Watkins

Seconder: Councillor R. Niro

Resolved that the report of the Planning Division dated 2012 03 19 concerning Application No. A-8-12-OP – filed by Peggy and Frank Naccarato be received as information and the recommendation of 2012 03 05 that City Council deny this application be approved.

**b) Application No. A-9-12-Z – Jim Colizza**

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

Mover: Councillor P. Mick

Seconder: Councillor L. Turco

Resolved that the report of the Planning Division dated 2012 03 19 concerning Application No. A-9-12-Z – filed by Jim Colizza with the request to rezone the subject property from "R3" (Low Density Residential) to "CT2" (Commercial Transitional) and that the property be designated as an area of Site Plan Control be approved.

c) **Application No. A-10-12-OP – 1372055 Ont. Ltd. c/o Scott MacWilliam**

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

Mover: Councillor P. Mick

Seconder: Councillor R. Niro

Resolved that the report of the Planning Division dated 2012 03 19 concerning Application No. A-10-12-OP – filed by 1372055 Ontario Limited be received and the recommendation that City Council defer this application to a later date in order to allow staff the opportunity to conduct a comprehensive review of expanding the Urban Settlement Area to encompass the subject property be approved.

d) **Application No. A-11-12-Z.OP – Premiere Landscaping and Garden Centre Inc.**

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

Mover: Councillor B. Watkins

Seconder: Councillor L. Turco

Resolved that the report of the Planning Division dated 2012 03 19 concerning Application No. A-11-12-Z.OP – filed by Premiere Landscaping and Garden Centre Inc. be received and that this application be deferred until July 2012; further that staff report back to City Council with respect to the possibility of allowing limited residential development within certain parts of the Shield Zone.

e) **Application No. A-12-12-Z – Manon Leveille**

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

Mover: Councillor B. Watkins

Seconder: Councillor R. Niro

Resolved that the report of the Planning Division dated 2012 03 19 concerning Application No. A-12-12-Z – filed by Manon Leveille be received and the recommendation that City Council rezone the subject property from “R2” (Single Detached Residential) zone to “R2.S” (Single Detached Residential) zone with a Special Exception to permit a second dwelling unit to be located within a cellar in addition to those uses permitted in an “R2” zone be approved.

**(7) PUBLIC WORKS AND TRANSPORTATION**

**(8) BOARDS AND COMMITTEES**

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

- a) Mover: Councillor S. Butland  
Seconder: Councillor P. Christian

Whereas initial positive reaction from Suncor concerning the sale/lease of the ten acre "tank farm" to the City of Sault Ste. Marie has resulted in zero progress over the past six months; and

Whereas there is apparent reluctance to meet city officials in Sault Ste. Marie regarding this significant waterfront property;

Now Therefore Be It Resolved that Council authorize the Chief Administrative Officer and appropriate staff to propose a meeting of City and Suncor officials at a time and location of their preference.

- b) Mover: Councillor S. Myers  
Seconder: Councillor P. Mick

Whereas the City of Sault Ste. Marie recently hosted a very successful World Cup CARHA event; and

Whereas this event brought hundreds of visitors to our community from all over the world; and

Whereas this event is one of the largest sporting events ever held in Sault Ste. Marie, with an economic impact of about \$11,000,000; and

Whereas hosting this event would not have been possible without the excellent work and co-ordination by the local organizing committee and hundreds of local volunteers and the generous support of Essar Algoma Inc.;

Now Therefore Be It Resolved that a letter of congratulations and appreciation be sent to the organizing committee and Essar Algoma Inc. from the Mayor on behalf of City Council recognizing their valuable contribution to this great event.

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

Whereas the residents of 116 Hugill Street have been experiencing excessive rear yard flooding; and

Whereas these individuals have lived at this location for many years without experiencing such flooding; and

Whereas the residents believe this flooding to be related to a recent road development adjacent to the property; and

Whereas a preliminary investigation was undertaken by the Engineering Department in 2011;

Now Therefore Be It Resolved that Engineering staff be requested to further investigate and report back to City Council within one month with recommendations to mitigate this issue.

**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 TO BE PASSED which do not require more than a simple majority.

**AGREEMENTS**

**a) 2012-50**

A by-law to authorize a Lease agreement between the City and the Sault Ste. Marie Kennel Club for the use of the property at civic 76 Fourth Line West, Sault Ste. Marie, Ontario and to repeal By-law 2012-21.

A report from the City Solicitor is on the agenda.

**b) 2012-51**

A by-law to authorize the execution of an agreement between the City and the Electrical Safety Authority.

A report from the City Solicitor is on the agenda.

**BUILDING**

**c) 2012-49**

A by-law to amend By-law 2008-148 (a by-law respecting construction, demolition and change of use permits, inspections and related matters for the City of Sault Ste. Marie).

A report from the Chief Building Official is on the agenda.

**LANE ASSUMPTION**

**d) 2012-46**

A by-law to assume for public use and establish as a public lane, a lane in the Laurentian Park Subdivision, Plan H535.

A report from the City Solicitor is on the agenda.

**PARKING**

**e) 2012-48**

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.

- f) **2012-52**  
A by-law to appoint by-law enforcement officers to enforce the by-laws of the Corporation of the City of Sault Ste. Marie.

#### **TAXATION EXEMPTION**

- g) **2012-53**  
A by-law to provide for the taxation exemption for portions of the Essar Centre as a Municipal Capital Facility.

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

#### **LANE CLOSING**

- h) **2012-47**  
A by-law to stop up, close and authorize the conveyance of a lane in the Laurentian Park Subdivision, Plan H535.

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

### **12. ADDENDUM TO THE AGENDA**

### **13. ADJOURNMENT**

Mover: Councillor P. Mick  
Seconder: Councillor R. Niro  
Resolved that this Council now adjourn.

# **MINUTES**

## **REGULAR MEETING OF CITY COUNCIL**

**2012 03 05**

**4:30 P.M.**

## **COUNCIL CHAMBERS**

**Present:** Mayor D. Amaroso, Councillors L. Turco, S. Butland, S. Myers, M. Bruni, J. Krmpotich, B. Watkins, R. Niro, P. Christian, F. Fata, T. Sheehan, P. Mick, F. Manzo

**Officials:** J. Fratesi, M. White, N. Kenny, L. Girardi, S. Hamilton Beach, B. Freiburger, N. Apostle, D. Elliott, J. Dolcetti, C. Taddo, D. McConnell, A. Starzomski, D. Scott

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

Moved by: Councillor P. Mick

Seconded by: Councillor L. Turco

Resolved that the Minutes of the Regular Council Meeting of 2012 02 21 be approved. CARRIED

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

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

Moved by: Councillor B. Watkins

Seconded by: Councillor R. Niro

Resolved that the Agenda for 2012 03 05 City Council meeting as presented be approved. CARRIED

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

- a) Mike Peski, President, Canadian Adult Recreational Hockey Association (CARHA) was in attendance concerning proclamation – Adult Recreational

Hockey Week.

- b) Mike Delfre, Chair, Sault Ste. Marie Easter Seals Telethon and Jacob Causley-Wilkins, 2011 Easter Seals Provincial Ambassador were in attendance concerning proclamation – March is Easter Seals Month.
- c) Anna Lucic, Volunteer for Red Cross was in attendance for proclamation, March is Red Cross Month.
- d) Janine Brodie, Habitat for Humanity was in attendance concerning agenda item 5.(j).
- e) Mike Delfre and Hugh MacDonald, Bushplane Heritage Centre were in attendance concerning agenda item 5.(c).
- f) Glen Martin, POD Generating Group was in attendance concerning agenda item 5.(d).
- g) Rick Talvitie, AECOM Canada Ltd. was in attendance concerning agenda item 5.(h).
- h) Terry Greco, VP Financial Services and Dominic Parella, VP Operations and Engineering, PUC Inc. were in attendance concerning agenda item 6.(8)(a).
- i) Frank Naccarato was in attendance concerning agenda item 6.(6)(a).
- j) Karla Kolli, Dillon Consulting was in attendance concerning agenda item 5.(h).

## **PART ONE – CONSENT AGENDA**

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

Moved by: Councillor P. Mick

Seconded by: Councillor L. Turco

Resolved that all the items listed under date 2012 03 05 – Part One – Consent Agenda be approved as recommended. CARRIED

- a) Correspondence from AMO, OGRA, and FONOM was received by Council.
- b) An article from the Toronto Star titled “Ontario Municipalities Struggle with Cost of Essential Services” was received by Council.
- c) Correspondence from Canadian Bushplane Heritage Centre was received by Council.

Moved by: Councillor P. Mick

Seconded by: Councillor R. Niro

Whereas the Bushplane Museum is an important component tourism infrastructure in Sault Ste. Marie and Algoma District; and

Whereas the Bushplane Museum receives an annual grant of \$75,000 from the City to assist with operating costs including property taxes which they pay back in the approximate amount of \$43,600; and

Whereas the Bushplane Museum is reviewing its business plan to improve the long term operating viability of this important tourism destination, including discussions with other tourism properties; and

Whereas the Bushplane Museum requires additional assistance in 2012 during their business plan review process;

Now Therefore Be It Resolved that City Council provide the Bushplane Museum with an additional one time funding amount of \$40,000 in 2012 and that funding source be identified by staff in the upcoming 2012 budget process; and

Further that the Bushplane Museum updates City staff on its progress with its business plan review. CARRIED

- d) An excerpt from the "Sault Ste. Marie Smart Energy Strategy" was received by Council.

Moved by: Councillor S. Butland

Seconded by: Councillor T. Sheehan

Whereas Pod (Pod Generating Group) has shown previous commitment to Alternative Energy (solar farms) and sustainability (pod challenge); and

Whereas Pod has promoted Sault Ste. Marie and its energy attributes on the provincial, national and international scene; and

Whereas Pod's proposal to implement a pilot micro grid project fully aligns with the concept as recommended by Parker Venture Management Inc. in the Sault Ste. Marie Smart Energy Strategy paper tabled on February 6, 2012 (as attached); and

Whereas Pod is prepared to invest \$6,000,000 towards the initiative and also bring to Sault Ste. Marie the most advanced microgrid technology; and

Whereas yearlong discussions have been held with the Ministry of Energy regarding this project and an application for a \$6,000,000 funding application to the Smart Grid Fund is presently being considered for approval (PUC, Pod and Innovation Centre being signatories to the application); and

Whereas the \$12,000,000 investment would place Sault Ste. Marie at the forefront of smart grid technology with potential of creating a full-scale commercial micro-grid;

Now Therefore Be It Resolved that Council lends its strongest support for the proposed initiative in principle and requests MPP David Orazietti to arrange a meeting with the Minister of Energy, Chris Bentley to receive and consider our support with a view to allowing this important project to proceed in Sault Ste. Marie. CARRIED

- e) A letter of request for a temporary street closing was received by Council.

Lake Street from Queen Street East to Bellevue Park entrance;  
June 9, 2012 from 7:00 a.m. to 6:00 p.m.;

in conjunction with the Dragon Boat Festival.

The relevant By-law 2012-44 is listed under Item 10 of the Minutes.

f) **Staff Travel**

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

Moved by: Councillor B. Watkins

Seconded by: Councillor L. Turco

Resolved that the report of the Chief Administrative Officer dated 2012 03 05 concerning Staff Travel requests be approved as requested. CARRIED

g) **Quotation – Purchase of One (1) Compact Car – Engineering Department**

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

Moved by: Councillor B. Watkins

Seconded by: Councillor R. Niro

Resolved that the report of the Manager of Purchasing dated 2012 03 05 be endorsed and the quotation for the Purchase of One (1) Compact Car, required by the Engineering and Planning Department, be awarded as recommended. CARRIED

h) **Solid Waste Management Environmental Assessment**

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

Moved by: Councillor P. Mick

Seconded by: Councillor L. Turco

Resolved that the report of the Land Development and Environmental Engineer dated 2012 03 05 concerning Solid Waste Management Environmental Assessment be received as information. CARRIED

i) **2011 Building Division Annual Fee Report**

The report of the Chief Building Official was received by Council.

Moved by: Councillor P. Mick

Seconded by: Councillor R. Niro

Resolved that the report of the Chief Building Official dated 2012 03 05 concerning 2011 Building Division Annual Fee Report be received as information. CARRIED

j) **Proposal to Declare Surplus and Transfer to Habitat for Humanity, Property at 229 Bloor Street**

The report of the City Solicitor was received by Council.

The relevant By-law 2012-41 is listed under Item 10 of the Minutes.

k) **Request from Algoma District School Board – Easement over Penhorwood Park Property – 7m for Outlet Pipe**

The report of the City Solicitor was received by Council.

The relevant By-law 2012-35 is listed under Item 10 of the Minutes.

l) **1187839 Ontario Inc. – 843 Great Northern Road and 605 Third Line East – By-law 2011-129**

The report of the City Solicitor was received by Council.

Moved by: Councillor B. Watkins

Seconded by: Councillor L. Turco

Resolved that the report of the City Solicitor dated 2012 03 05 concerning 1187839 Ontario Inc. – 843 Great Northern Road and 605 Third Line East – By-law 2011-129 be received as information. CARRIED

m) **License Agreement Between City and Her Majesty the Queen in Right of Ontario as Represented by the Minister of Infrastructure**

The report of the City Solicitor was received by Council.

The relevant By-law 2012-42 is listed under Item 10 of the Minutes.

n) **Transit Operational Review – Recommendation for Re-design of the Cedar Heights Bus Route**

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

Moved by: Councillor B. Watkins

Seconded by: Councillor R. Niro

Resolved that the report of the Manager of Transit and Parking dated 2012 03 05 concerning Cedar Heights Bus Route Re-design be accepted and the proposed re-routing and implementation of the Cedar Heights bus route be approved. CARRIED

o) **Traffic Calming/Traffic Management Policy**

The report of the Deputy Commissioner, Public Works and Transportation was received by Council.

Moved by: Councillor P. Mick

Seconded by: Councillor L. Turco

Resolved that the report of the Deputy Commissioner, Public Works and Transportation dated 2012 03 05 concerning Traffic Calming/Traffic Management Policy be accepted and the policy be approved. CARRIED

p) **Recycling Contract Extension – Green Circle Environmental**

The report of the Deputy Commissioner, Public Works and Transportation was received by Council.

The relevant By-law 2012-43 is listed under Item 10 of the Minutes.

## **PART TWO – REGULAR AGENDA**

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

**(1) ADMINISTRATION**

**(2) COMMUNITY SERVICES DEPARTMENT**

**(3) ENGINEERING**

**(4) FIRE**

**(5) LEGAL**

**(6) PLANNING**

**a) Application No. A-8-12-OP – Peggy and Frank Naccarato – 790 Town Line Road**

The report of the Planning Division was received by Council.

Moved by: Councillor P. Mick

Seconded by: Councillor R. Niro

Resolved that the report of the Planning Division dated 2012 03 05 concerning Application No. A-8-12-OP – Peggy and Frank Naccarato be referred to allow for additional information concerning the number of severances that have been approved on both this property and at the former Thompson farm. CARRIED

Moved by: Councillor P. Mick

Seconded by: Councillor R. Niro

Resolved that the report of the Planning Division dated 2012 03 05 concerning Application No. A-8-12-OP – Peggy and Frank Naccarato be received and the recommendation that the request for an amendment to the City of Sault Ste. Marie Official Plan, by way of a Special Exception to facilitate the severance of three (3) rural residential lots be denied. REFERRED

**(7) PUBLIC WORKS AND TRANSPORTATION**

**(8) BOARDS AND COMMITTEES**

**a) Public Utilities Commission of the City of Sault Ste. Marie – Financial Plan for Water Supply**

A draft report of the Public Utilities Commission was received by Council.

Moved by: Councillor B. Watkins

Seconded by: Councillor L. Turco

Resolved that the draft report of the Public Utilities Commission dated 2012 02 09 concerning Financial Plan for Water Supply Services be received as information. CARRIED

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

- a) Moved by: Councillor F. Fata  
Seconded by: Councillor M. Bruni  
Whereas Carmen's Way was built to divert transport traffic away from streets like Korah Road; and  
Whereas there are transports that use Korah Road, especially local trucking companies, that if diverted would make conditions better for those residents on Korah Road; and  
Whereas these residents are experiencing structural issues such as vibration to their homes;  
Now Therefore Be It Resolved that the appropriate staff review this matter and report back to Council with information including a truck traffic report and possible plans for the reconstruction of Korah Road to deal with continued heavier loads. CARRIED

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

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

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

Moved by: Councillor P. Mick  
Seconded by: Councillor L. Turco

Resolved that all by-laws listed under Item 10 of the Agenda under date March 5, 2012 be approved save and except 2012-43. CARRIED

Moved by: Councillor P. Mick  
Seconded by: Councillor L. Turco

Resolved that By-law 2012-35 being a by-law to authorize an easement to the Algoma District School Board over a portion of Penhorwood Park for a storm sewer outlet pipe be PASSED in open Council this 5<sup>th</sup> day of March, 2012. CARRIED

Moved by: Councillor P. Mick  
Seconded by: Councillor L. Turco  
Resolved that By-law 2012-41 being a by-law to authorize the transfer of surplus property located at 229 Bloor Street to Habitat for Humanity be PASSED in open Council this 5<sup>th</sup> day of March, 2012. CARRIED

Moved by: Councillor P. Mick  
Seconded by: Councillor L. Turco  
Resolved that By-law 2012-42 being a by-law to authorize a License agreement between the City and Her Majesty the Queen in Right of Ontario as represented by the Minister of Infrastructure for the purpose of using a portion of 64 Church Street for the Hub Trail be PASSED in open Council this 5<sup>th</sup> day of March, 2012. CARRIED

Moved by: Councillor P. Mick  
Seconded by: Councillor L. Turco  
Resolved that By-law 2012-43 being a by-law to authorize an agreement between the Corporation of the City of Sault Ste. Marie and Green Circle Environmental Inc. dated March 5, 2012 be PASSED in open Council this 5<sup>th</sup> day of March, 2012.

Councillor Niro declared a pecuniary interest – proponent has a service agreement with his employer. CARRIED

Moved by: Councillor P. Mick  
Seconded by: Councillor L. Turco  
Resolved that By-law 2012-44 being a by-law to permit the temporary closing of Lake Street from Queen Street East to the Bellevue Park entrance to facilitate the Dragon Boat Festival on June 9, 2012 be PASSED in open Council this 5<sup>th</sup> day of March, 2012. CARRIED

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

Moved by: Councillor P. Mick  
Seconded by: Councillor L. Turco  
Resolved that Council shall now go into Caucus to consider:  
1. The proposed acquisition and disposition of property in the area of Carmen's Way; and  
Further Be It Resolved that should the said Caucus meeting be adjourned, Council may reconvene in Caucus to continue to discuss the same matters without the need for a further authorizing resolution. CARRIED

**12. ADDENDUM TO THE AGENDA**

**13. ADJOURNMENT**

Moved by: Councillor P. Mick

Seconded by: Councillor R. Niro

Resolved that this Council now adjourn. CARRIED

---

MAYOR

---

CITY CLERK



5(a)

Larry J. McCabe, Secretary-Treasurer  
57 West St., Goderich, ON N7A 2K5  
lmccabe@goderich.ca

RECEIVED  
MAY 1 2012

MAR 05 2012

52309

Agenda

February 28, 2012

Dear Head of Council, Members of Council and Municipal Staff,

RE: 2012 OSUM Conference & Trade Show

Please join us in the Town of Huntsville at Deerhurst Resort for the OSUM 59<sup>th</sup> Annual Conference and Trade Show from May 2<sup>nd</sup> to May 4<sup>th</sup>, 2012. This year's theme is the "Municipal Leaders Summit."

Registration, accommodation and program information have been distributed by the Town of Huntsville and general inquiries may be directed to Kate Austin at 1-705-789-4771, ext. 33 or at [kate@huntsvillelakeofbays.on.ca](mailto:kate@huntsvillelakeofbays.on.ca). Cheques for registration fees should be made payable to "The Huntsville/Lake of Bays Chamber of Commerce."

Additional Conference and Tradeshow details can also be provided by Ted Blowes, Conference and Trade Show Coordinator at 519-393-5877 or [ted.b@quadro.net](mailto:ted.b@quadro.net) or by clicking on the OSUM Conference link at [www.huntsville.ca](http://www.huntsville.ca) or [www.osum.ca](http://www.osum.ca)

For those interested in serving on the OSUM Executive Committee, a nomination form is enclosed and will be received by the undersigned until April 13, 2012.

The Conference Program has a wide variety of topics and allows for opportunity for delegate participation. There will be more than 75 Exhibitors in attendance. Please plan on attending the Conference to obtain current information on municipal issues.

We are pleased to announce that OSUM 2013 will be hosted by the Town of New Tecumseth at the Nottawasaga Inn May 1st to 3<sup>rd</sup>, 2013.

Yours truly,

Larry J. McCabe  
Administrative Officer

LJM/afl

Encl.

5(a)

ONTARIO SMALL URBAN MUNICIPALITIES  
Section of Association of Municipalities of Ontario

**2012 NOMINATION FORM**

Nomination for OSUM Executive Committee

Name of Nominee \_\_\_\_\_

Representing Municipality of \_\_\_\_\_

Is the municipality a current member of the Association of Municipalities of Ontario?

YES  NO  (please check one)

Title \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone \_\_\_\_\_

Fax \_\_\_\_\_

E-mail \_\_\_\_\_

Background information (municipal service, areas of municipal interest, etc.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nominees should be aware that OSUM is not responsible for the cost of expenses associated with OSUM activities. Those interested should have a Municipal Council motion supporting their nomination.

Signature of Nominee

Signature of Nominator

Date

Signature of Seconder

*Please return to Larry J. McCabe c/o Town of Goderich,  
57 West Street, Goderich ON N7A 2K5 by April 13, 2012 by 4:00 p.m.*

**Malcolm White**

---

**From:** communicate@amo.on.ca  
**Sent:** March 14, 2012 5:57 PM  
**To:** Malcolm White  
**Subject:** AMO breaking news re provincial budget 2012-2013

**TO THE IMMEDIATE ATTENTION OF THE CLERK AND COUNCIL**

March 14, 2012

**A Few Early Signals Related To Provincial Budget 2012-2013**

The provincial budget date has not been announced but speculation on a provincial date continues to swirl. The federal budget is being tabled March 29<sup>th</sup> which is somewhat later than previous years.

Below is what the Province has signaled already about the upcoming Budget:

- The Provincial-Municipal Fiscal and Service Delivery Review Agreement (the Upload Agreement between Ontario-AMO-Toronto) will not be altered as recommended by the Commission. The Premier recently re-committed to the ongoing upload of Ontario Works Benefits and court security costs to 2018.
- The government's commitment for a new, permanent fund for roads and bridges will not happen in the 2012 budget.
- It remains committed to its 10 year Infrastructure Plan which included provincial, municipal, universities, schools and hospitals infrastructure (note prior to the election and the Drummond Report, this Infrastructure Plan proposed \$35 billion over 3 years).
- The Province will be looking to increase its revenue by:
  - "... increasing driver and vehicle license fees to ensure safe roads and bridges are there for future generations, as recommended in the Drummond Report."
  - Increasing OLG gaming revenues through new gaming means. This modernization will end OLG payments to race track owners on March 31, 2013 which means several municipalities may lose their portion of slot proceeds.
- Full day kindergarten program will not be rolled back as proposed by the Commission.
- The Province has indicated that it will not act on the Commission's recommendation to charge parking fees at GO Transit parking lots.

AMO is continuing to advance its membership's interests through a variety of formal and informal ways. Watch for a Breaking News on Monday that highlights our Pre-Budget Submission.

**AMO Contact:** Pat Vanini, AMO Executive Director, email: [\(pvanini@amo.on.ca\)](mailto:pvanini@amo.on.ca), (416) 971-9856 ext. 316

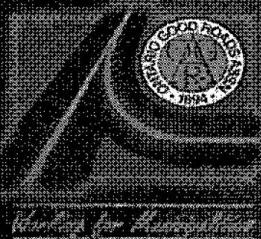
**PLEASE NOTE** AMO Breaking News will be broadcast to the member municipality's council, administrator and clerk. Recipients of the AMO broadcasts are free to redistribute the AMO broadcasts to other municipal staff as required. We have decided to not add other staff to these broadcast lists in order to ensure accuracy and efficiency in the management of our various broadcast lists.

**DISCLAIMER** These are final versions of AMO documents. AMO assumes no responsibility for any discrepancies that may have been transmitted with the electronic version. The printed versions of the documents stand as the official record.

# ONTARIO GOOD ROADS ASSOCIATION

## MANAGING YOUR ROAD SYSTEM RISK AND PERFORMANCE

MAY 23-24, 2012      MISSISSAUGA, ON



### Workshop Objectives

- How to interpret the ratings in the Inventory Manual for Municipal Roads
- How to recognize the implications of defects within the road allowance with respect to liability exposure and performance
- How to make decisions regarding road rehabilitation treatments
- How to differentiate between structural and non-structural defects
- How to relate the consequences of road rehabilitation treatments to capital budgets and programming

### Workshop Content

- Overview of the Inventory Manual for Municipal Roads
- Asset identification
- Existing road condition
- Traffic volume, type, and projected growth
- Point ratings of road elements
- Type and timing of required improvements
- Improvement costs
- Interpreting the data
- Liability exposure
- Managing your pavements
- Capital and maintenance budgets
- Developing strategies for optimal pavement management
- Interrelationship between pavements and other assets in the right-of-way
- Pavement defects and corrective treatments
- Case study examples of both urban and rural roads

Member Fee: \$465 + HST

Non-Member Fee: \$581.25 + HST

Government of Canada & Province of Ontario Employee: \$511.50 + HST

# 2012 General Registration Form

Last Name	First Name	Middle Initial	
Name			Title
Employer			Dept.
Business Address			
City/Town	Prov.	Postal Code	
Bus. Telephone	Fax	E-mail (mandatory):	
<b>PROGRAMS</b>			
Municipal Infrastructure Training	Municipal Infrastructure Training - Indicate preferences by course code.		
	#1 Choice	#2 Choice	\$
Guelph Road School	<input type="checkbox"/> T.J. Mahony Road School - Construction Section		
	<input type="checkbox"/> C.S. Anderson Road School - Indicate preferences by course code.		
	#1 Choice	#2 Choice	#3 Choice
Campus Accommodation for Guelph Road School courses only.			
<input type="checkbox"/> I do not require meals & accommodation on campus <input type="checkbox"/> I require meals & accommodation on campus			
Snow School	Snow School		
	<input type="checkbox"/> Package 1 (includes onsite accommodation)	<input type="checkbox"/> Package 2 (excludes accommodation)	\$
Other Courses	Course Title and/or Code		
<b>METHOD OF PAYMENT</b> (Please check one)			Sub-Total \$
<input type="checkbox"/> VISA	<input type="checkbox"/> MASTERCARD	<input type="checkbox"/> CHEQUE	
(If paying by cheque make payable to: Ontario Good Roads Association; 1525 Cornwall Road, Unit 22, Oakville, ON L6J 0B2. Indicate the student's name on the back of your cheque.)			+ 13% HST \$ # 104000450RT
Card #	Exp. Date		TOTAL \$
Name on card	Please Print		Signature

**HOW TO REGISTER**

- By email to [register@ogra.org](mailto:register@ogra.org)
- By fax to 289-291-6477
- To register online, please visit [www.ogra.org](http://www.ogra.org)

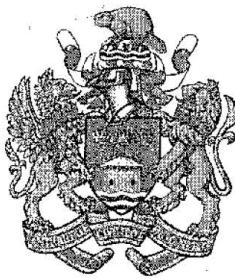
**REFUND POLICY**

- If written cancellation is received at least 10 working days in advance – 100% Refund. If written cancellation is received 9-3 working days in advance – 50% Refund
- If written cancellation is received less than 3 working days in advance – No Refund. If payment has not been received at the time of cancellation, an invoice will be issued for the appropriate amount as costs have already been incurred. If circumstances prevent a previously registered person from attending a course, substitutions are permitted up to and on the day of the event.

**NOTE**

There is a 25% surcharge on OGRA courses for non-members of OGRA, and on MIT and Water/Wastewater courses for non-members of OGRA and MEA; a 10% surcharge will be applied to Government of Canada and Province of Ontario employees.

Contact us at 289-291-OGRA (6472) or by e-mail at [info@ogra.org](mailto:info@ogra.org). If you have special needs, call the OGRA office to discuss your requirements.



Office of the City Clerk

5(b)

REF ID:	RECEIVED
FILE NUMBER:	52310
DATE:	10/10/12
DISP:	Agenda

February 24, 2012

To all Ontario municipalities with any of hospitals, post secondary institutions or provincial correctional institutions:

Dear Sir/Madam:

**RE: CITY COUNCIL MEETING – CITY OF KINGSTON SUPPORT FOR INCREASE IN PROVINCIAL PAYMENT-IN-LIEU OF TAXES – FEBRUARY 21, 2012**

I would confirm that Kingston City Council at its regular meeting held on February 21<sup>st</sup>, 2012, approved the following resolution, being Clause 1., New Motions:

- 1) *Moved Councillor Glover  
Seconded Councillor Schell*

**WHEREAS** in 1970 the rate of provincial payments in lieu of taxes for universities was arbitrarily set at \$25 per full time student; and

**WHEREAS** in 1973 that was doubled to \$50 per student and the payment was expanded to include hospitals and provincial correctional institutions; and

**WHEREAS** in 1987 that rate was increased by 50%, still without apparent justification, to \$75 per student and bed; and

**WHEREAS** that rate has remained constant since that time despite the fact that inflation would in 2012 require an almost doubling the payment (\$146); and

**WHEREAS** at least sixty-five communities have called for an increase in payments; and

**WHEREAS** heads of universities are supporting that call; and

**WHEREAS** Premier McGuinty has looked to the municipalities of the province to be the economic engine of Ontario; and

**WHEREAS** the payments in lieu of taxes do not meet the actual costs of municipalities to provide the necessary services for the various institutions, thus placing an unfair tax burden on their property tax payers, thereby jeopardizing a municipality's ability to meet infrastructure demands, and consequently weakening their ability to act as economic engines;

---

The Corporation of the City of Kingston  
216 Ontario Street, Kingston, ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

Fax: (613) 546-5232

[jbolognone@cityofkingston.ca](mailto:jbolognone@cityofkingston.ca)

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**THEREFORE BE IT RESOLVED THAT** the City of Kingston calls on the government of the Province of Ontario to include in the budget now being prepared an increase to the payments in lieu of taxes; and

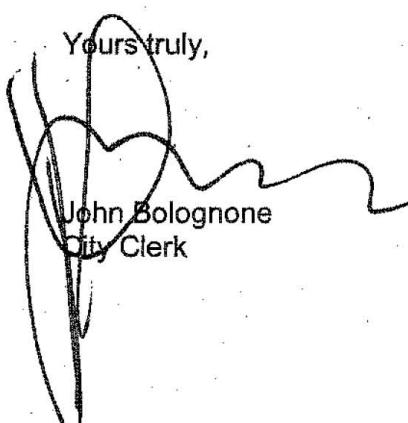
**THAT** the City of Kingston calls on the Province of Ontario to meet with the host municipalities for the purpose of reviewing the basis for payments in lieu of taxes, and determining a stable foundation going forward for those payments that meets associated costs prior to the 2013 budget cycle; and

**THAT** copies of this motion be sent to: the Premier Dalton McGuinty; the Honourable Dwight Duncan, Minister of Finance; the Honourable John Gerretsen, MPP for Kingston and Islands; all Ontario municipalities with any of hospitals, post secondary institutions or provincial correctional institutions; the Large Urban Mayors Caucus of Ontario (LUMCO); the Eastern Ontario Mayors Committee (EOMC), and the Association of Municipalities of Ontario (AMO).

**CARRIED UNANIMOUSLY**

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me.

Yours truly,



John Bolognone  
City Clerk

/ja

File No.

---

The Corporation of the City of Kingston  
216 Ontario Street, Kingston, ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

Fax: (613) 546-5232

[jbolognone@cityofkingston.ca](mailto:jbolognone@cityofkingston.ca)



March 8, 2012

Dalton McGuinty, Premier  
Legislative Building, Queen's Park  
Toronto, Ontario  
M7A 1A1

Dear Premier McGuinty:

**Re: Payment in Lieu of Taxes for Heads and Beds**

The Town of Penetanguishene at their Regular Council meeting of February 29<sup>th</sup>, 2012, approved the following motion:

***Whereas in 1970 the rate of provincial payments in lieu of taxes for universities was arbitrarily set at \$25 per full time student; and***

***Whereas in 1973 that was doubled to \$50 per student and the payment was expanded to include hospitals and provincial correctional institutions; and***

***Whereas in 1987 that rate was increased by 50%, still without apparent justification, to \$75 per student and bed; and***

***Whereas that rate has remained constant since that time despite the fact that inflation would in 2012 require an almost doubling the payment (\$146); and***

***Whereas at least sixty-five communities have called for an increase in payments; and***

***Whereas heads of universities are supporting that call; and***

***Whereas Premier McGuinty has looked to the municipalities of the province to be the economic engine of Ontario; and***

***Whereas the payments in lieu of taxes do not meet the actual costs of municipalities to provide the necessary services for the various institutions, thus placing an unfair tax burden on their property tax payers, thereby jeopardizing a municipality's ability to meet infrastructure demands, and consequently weakening their ability to act as economic engines;***



5(b)

**Therefore be it resolved that the Town of Penetanguishene calls on the government of the Province of Ontario to include in the budget now being prepared an increase to the payments in lieu of taxes; and**

**Further be it resolved that the Town of Penetanguishene calls on the Province of Ontario to meet with the host municipalities for the purpose of reviewing the basis for payments in lieu of taxes, and determining a stable foundation going forward for those payments that meets associated costs prior to the 2013 budget cycle; and**

**Further be it resolved that copies of this motion be sent to: the Premier Dalton McGuinty; the Honourable Dwight Duncan, Minister of Finance; Garfield Dunlop, MPP for Simcoe North; all Ontario municipalities with any of hospitals, post secondary institutions or provincial correctional institutions; the Ontario Small Urban Municipalities (OSUM); the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO), the Association of Municipal Tax Collectors of Ontario (AMTCO) and the Association of Municipalities of Ontario (AMO).**

The City of Kingston and other municipalities met with the Minister at the AMO conference in 2011. The Town has also requested on several occasions meetings with the Ministry of Finance to discuss this issue. To date, no progress has been made and the Town is hopeful that you as Premier will be able to ensure that the municipalities are compensated fairly for the services provided to these institutions.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me.

Yours truly,



Gerry Marshall  
Mayor

- c. The Honourable Dwight Duncan, Minister of Finance
- Garfield Dunlop, MPP (Simcoe North)
- AMCTO
- AMTCO
- AMO
- OSUM
- All Municipalities in Ontario

Ministry of Infrastructure

Ministère de l'Infrastructure

Ministry of  
TransportationMinistère des  
Transports

Office of the Minister

Bureau du ministre

Ferguson Block, 3<sup>rd</sup> Floor  
 77 Wellesley St. West  
 Toronto, Ontario  
 M7A 1Z8  
 416-327-9200  
[www.ontario.ca/infrastructure](http://www.ontario.ca/infrastructure)  
[www.mto.gov.on.ca](http://www.mto.gov.on.ca)

Édifice Ferguson, 3<sup>e</sup> étage  
 77, rue Wellesley ouest  
 Toronto (Ontario)  
 M7A 1Z8  
 416-327-9200  
[www.ontario.ca/infrastructure](http://www.ontario.ca/infrastructure)  
[www.mto.gov.on.ca](http://www.mto.gov.on.ca)



Ontario

MAR 01 2012

Mr. Michael Mantha, MPP  
 Algoma-Manitoulin  
 5 Elizabeth Walk  
 Elliot Lake ON P5A 1Z2

Dear Mr. Mantha:

*[Handwritten signature of Michael Mantha]*

Thank you for your letter providing Council Resolutions from the Township of Prince and the City of Sault Ste. Marie regarding winter maintenance on Highways 550 and 565. I welcome the opportunity to respond.

The safety of the people travelling on Ontario highways is a responsibility that the ministry takes very seriously. Highway maintenance across Ontario is performed by a number of different service providers and it is important that winter maintenance on all of our highways is performed in accordance with our established standards and operational requirements.

Historically, the City of Sault Ste. Marie has conducted winter maintenance operations on Highways 550 and 565 through a formal agreement with my ministry. We recently awarded an area maintenance contract to Transfield Services (Ontario) Ltd. in our Sault Ste. Marie area and this contract includes the winter maintenance on these highways. It is important to the ministry that there be consistency in our winter maintenance services and oversight and that the services be provided in a way that is cost effective to the province.

I understand that during the summer of 2011, Transfield Services met with the city to discuss the possibility of municipal crews performing winter maintenance services on their behalf and that negotiations were not successful.

On January 26, 2012, the ministry met again with the city to see if there may be an arrangement that is acceptable to both parties as well as Transfield Services. The meeting focused on the key objectives related to adhering to provincial standards and operational requirements, provisions for contract oversight and cost. The negotiations continue between the city and the ministry, and if successful, there may be an opportunity for the township to negotiate a more favourable arrangement with the city. In addition, the opportunity for the township to negotiate an arrangement with Transfield also exists and may assist in satisfying their needs for winter maintenance. An agreement has not yet been reached but both the ministry and the city are committed to further discussions in developing a mutually beneficial arrangement.

RECEIVED	
CITY CLERK	
MAR 08 2012	
NO.:	52315
DIST.:	Agenda

M2012-185

-2-

Thank you again for bringing this matter to my attention.

Sincerely,



Bob Chiarelli  
Minister

c:     Gilles Bisson, MPP, Timmins-James Bay  
         Peggy Greco, CAO/Administrator, Township of Prince  
         David Orazietti, MPP, Sault Ste. Marie  
         Malcolm White, City Clerk, City of Sault Ste. Marie



**The Corporation of the Township of Prince**

3042 Second Line West, R.R.#6  
Sault Ste. Marie, Ontario P6A 6K4

Phone 705-779-2992 Fax 705-779-2725

Reeve: Ken Lamming

CAO/Administrator: Peggy Greco

March 7, 2012

The Honourable Bob Chiarelli  
Minister of Transportation  
Ferguson Block, 3<sup>rd</sup> Floor  
77 Wellesley St. West  
Toronto ON  
M7A 1Z8

Dear Mr. Chiarelli,

**Re: Highways 550 and 565, Prince Township/Sault Ste. Marie**

Further to your letter to Mr. Mantha, which we received in our office today, it seems that the real concerns that the Township of Prince and the City of Sault Ste. Marie expressed to your staff have not been addressed.

You state in your letter that the safety of the people travelling on Ontario highways is a responsibility that your ministry takes very seriously. The letter mentions that it is important to the ministry that there be consistency in your winter maintenance services and oversight and that the services be provided in a way that is cost effective to the province. You also suggested that the township could negotiate an arrangement with Transfield to assist in our winter maintenance needs that are currently contracted to the City of Sault Ste. Marie.

Our concern is that the winter maintenance on Highways 550 and 565 has deteriorated significantly since the contract was pulled from the City of Sault Ste. Marie and awarded to Transfield. There has been no consistency in the level or quality of the service. When the City of Sault Ste. Marie was providing this service, the roads were always cleared before people had to be travelling to work, including the shoulders of the highway. This has not been our experience this winter. If, indeed, safety is a priority, then the ministry should consider revising the contract to have the City of Sault Ste. Marie provide the winter maintenance on these two highways.

When we met with your staff and City staff to discuss this possibility, the City offered to negotiate terms that would not be much different than your current contract obligations with Transfield. The City also agreed to meet the terms set out by your Ministry with the only exception being the penalties imposed by the Province. Mr. Fratesi, CAO for the City of Sault Ste. Marie, suggested that as this would be an agreement between two levels of government, the penalties would be unnecessary. Also, based on past performance, there would likely not be a situation where these penalties would need to be imposed.

SLC

With the level of service that Transfield has provided this winter, it is highly unlikely that the Township would want to consider entering into an agreement with Transfield, as you suggested, for our winter maintenance needs.

We are pleased to see that the Ministry and the City are still working to develop a mutually beneficial agreement. The Township of Prince would appreciate it if the Ministry recognizes our valid concerns and the logistics that make amending the contract with Transfield for these two highways a reasonable and sound decision.

Thank you for keeping an open mind and considering our suggestions.

Sincerely,

  
Peggy Greco  
CAO/Administrator

/pg

c:     Gilles Bisson, MPP, Timmins-James Bay  
         Joe Fratesi, CAO, City of Sault Ste. Marie  
         David Orazietti, MPP, Sault Ste. Marie  
         Malcolm White, City Clerk, City of Sault Ste. Marie

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](mailto:j.fratesi@cityssm.on.ca)  
[b.berlingieri@cityssm.on.ca](mailto:b.berlingieri@cityssm.on.ca)

2012 03 19

Mayor Debbie Amaroso and  
Members of City Council  
Civic Centre

**RE: STAFF TRAVEL REQUESTS**

Dear Council:

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

- 1. Don Dzama, Parks – Public Works & Transportation Department**  
Weed Inspector's Conference  
April 11-13, 2012  
Guelph, Ontario  
Estimated total cost to the City - \$615.32  
Estimated net cost to the City - \$615.32
- 2. Rick Cobean, Housing Division – Social Services Department**  
NOSDA AGM  
April 2-4, 2012  
Timmis, Ontario  
Estimated total cost to the City - \$413.75  
Estimated net cost to the City - \$413.75
- 3. Kim Streich-Poser – Social Services Department**  
NODSDA AGM  
April 2-4, 2012  
Timmis, Ontario  
Estimated total cost to the City - \$988.75  
Estimated net cost to the City - \$988.75
- 4. Jeff Barban – Social Services**  
ONPHA Regional Meeting  
April 3-4, 2012  
Sudbury, Ontario  
Estimated total cost to the City - \$527.00  
Estimated net cost to the City - \$527.00

5. **Barb Lederman – Social Services**  
SSSMP Design Engagement Session  
March 27-28, 2012  
Sudbury, Ontario  
Estimated total cost to the City - \$218.50  
Estimated net cost to the City - \$218.50

6. **Patti LeBel – Social Services**  
SSSMP Design Engagement Session  
March 27-28, 2012  
Sudbury, Ontario  
Estimated total cost to the City - \$493.50  
Estimated net cost to the City - \$493.50

7. **Norm Fera – Community Services Department**  
OHL Facilities MGT Meeting/Building Tour  
April 15-18, 2012  
Toronto, Ontario  
Estimated total cost to the City - \$1,355.75  
Estimated net cost to the City - \$1,355.75

8. **Pete Schell – Building Division**  
OBOA Training in Small Buildings  
April 23-27, 2012  
Woodbridge, Ontario  
Estimated total cost to the City - \$1,794.50  
Estimated net cost to the City - \$1,794.50

9. **Matthew Wiesel – Building Division**  
OBOA Training in Small Buildings  
April 23-27, 2012  
Woodbridge, Ontario  
Estimated total cost to the City - \$1,954.50  
Estimated net cost to the City - \$1,954.50

10. **Jim St. Jules – Fire Services**  
CriSys Annual User Group Meeting  
April 17-19, 2012  
Toronto, Ontario  
Estimated total cost to the City - \$1,269.46  
Estimated net cost to the City - \$1,269.46

Yours truly,



Malcolm White, B.P.H.E., CMO  
City Clerk



City Clerk's Office

Celebrate 100!  
\*1912 - 2012\*

2012 03 19

Mayor Debbie Amaroso and  
Members of City Council

## RE: COUNCIL CHAMBER REFRESH – VIDEO SCREENS

### PURPOSE

The purpose of this report is to advise of progress with Council Chamber refresh and audio-visual upgrades.

### BACKGROUND

As Council is aware, the Council Chamber is currently undergoing a refresh. New carpeting has been installed, and we are anticipating that the Chamber will be painted and the public gallery updated prior to the City's 100<sup>th</sup> anniversary Council meeting on April 16, 2012.

### ANALYSIS

The Clerk's Department, in co-operation with the Manager of Information Technology, the Superintendent of Building Services, and Shaw Cable 10, is currently researching various audio solutions for the Council Chamber. It is expected that upgrades to the audio system will be presented to Council for consideration during the 2013 budget process.

With respect to video, installation of two flat screen monitors in the Council Chamber will improve the quality and visibility of PowerPoint presentations both from within the Council Chamber and for television viewers. Shaw cable representatives have commented for a number of years on the difficulty of broadcasting the image projected from our current system. The meeting Agenda, resolutions and/or relevant reports could also be projected onto either (or both) screen(s).

Having flat screens installed prior to the April 16, 2012 anniversary Council meeting will assist greatly in showcasing the presentations for that evening.

### IMPACT

Information Technology has estimated a total cost for two flat screen monitors, mounting hardware, interface cabling and connectivity hardware at \$10,000. Funds are available under the unspent Council Travel reserve.

### STRATEGIC PLAN

Council Chambers refresh – audio/visual, etc. has been identified as an activity in the Corporate Strategic Plan under Strategic Direction 1: Developing Solid Infrastructure – Objective 1C – Property Management and Development.

2012 03 19

Page 2

### RECOMMENDATION

That the report of the City Clerk dated 2012 03 19 concerning Council Chambers Refresh – Video Screens be received and the recommendation that two flat screen monitors be purchased at an estimated cost of \$10,000 with funds to come from the unspent Council Travel reserve be approved.

Respectfully submitted,



Malcolm White  
City Clerk

c.c. Joseph M. Fratesi, CAO  
Bill Freiburger, Treasurer  
Frank Coccimiglio, IT Manager  
Roger Caron, Superintendent of Buildings

  
RECOMMENDED FOR APPROVAL

Joseph M. Fratesi  
Chief Administrative Officer

**Rachel Tyczinski**  
Deputy City Clerk and Manager  
of Quality Improvement



**City Clerk's Department**

2011 03 19

Mayor Debbie Amaroso and  
Members of City Council

## RE: CORPORATE STRATEGIC PLAN 2011-2014 – PROGRESS REPORT #2

### PURPOSE

The 2011-2014 Corporate Strategic Plan was approved by Council on September 26, 2011. Staff will report quarterly as to progress on activities outlined in the plan. The second progress report is attached under separate cover.

### IMPACT

There is no direct budgetary impact related to updating the Strategic Plan.

### STRATEGIC PLAN

This is the second progress report of the Strategic Plan.

### RECOMMENDATION

"That the report of the Deputy City Clerk and Manager of Quality Improvement concerning Progress Report #2 – 2011-2014 Corporate Strategic Plan be received as information."

Respectfully submitted,

Rachel Tyczinski  
Deputy City Clerk and  
Manager of Quality Improvement

Recommended for approval,

Malcolm White  
City Clerk

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi  
Chief Administrative Officer

5(h)

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



**Finance Department**

*Celebrate 100!*  
*\*1912 - 2012\**

2012 03 19

Mayor Debbie Amaroso and  
Members of City Council

**RE: 2012 BUDGET MEETING**

The 2012 Budget will be presented at the regularly scheduled Council Meeting of April 2, 2012.

We are requesting that City Staff keep the agenda light to accommodate the budget presentation.

We would also ask that Tuesday, April 3, 2012 be scheduled for an additional City Council Meeting for budget discussions and debate if necessary.

City Staff will provide all budget material to Council for their review prior to the budget meeting.

This report is provided for the information of Council.

Respectfully submitted,

W. Freiburger, CMA  
Commissioner of Finance and Treasurer

WF/kl

RECOMMENDED FOR APPROVAL  
  
Joseph M. Fratesi  
Chief Administrative Officer

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

**Finance Department**



2012 03 19

Mayor Debbie Amaroso  
and Members of City Council

**Re: 2011 Honoraria and Expenses –  
Mayor & Council and Board & Committee Members**

In accordance with Section 284(1) of The Municipal Act, attached is a Summary of Mayor & Council and Board & Committee Members Honoraria and Expenses paid during 2011.

Respectfully submitted,

  
W. Freiburger, CMA  
Commissioner of Finance & Treasurer

WF/kl  
attachment

The Corporation of the City of Sault Ste. Marie  
Finance Department

**Summary of Honoraria and Expenses paid during 2011  
for Mayor & Council, Board and Committee Members**

Sec. 284(1) The Municipal Act

By-law 2011-39

**Mayor & Councillors**

**Mayor**

D. Amaroso	- Honorarium	65,039.20
	- Car Allowance	4,332.24
	- Travel - Conferences	1,844.50
	- Other City Business - Meetings	<u>1,836.64</u>
		73,052.58

**Councillors**

M. Bruni	- Honorarium	20,901.14
	- Car Allowance	2,405.92
	- Travel - Conferences	<u>1,403.27</u>
		24,710.33
S. Butland	- Honorarium	20,901.14
	- Car Allowance	2,405.92
	- Travel - Conferences	<u>1,478.24</u>
		24,785.30
P. Christian	- Honorarium	20,901.14
	- Car Allowance	2,405.92
	- Travel - Conferences	<u>1,120.05</u>
		24,427.11
F. Fata	- Honorarium	20,901.14
	- Car Allowance	<u>2,405.92</u>
		23,307.06
J. Krmpotich	- Honorarium	20,901.14
	- Car Allowance	<u>2,405.92</u>
		23,307.06

**Summary of Honoraria and Expenses paid during 2011  
for Mayor & Council, Board and Committee Members**

F. Manzo	- Honorarium - Car Allowance	20,901.14 <u>2,405.92</u>	23,307.06
P. Mick	- Honorarium - Car Allowance	20,901.14 <u>2,405.92</u>	23,307.06
S. Myers	- Honorarium - Car Allowance - Travel - Conferences	20,901.14 2,405.92 <u>1,713.29</u>	25,020.35
R. Niro	- Honorarium - Car Allowance	20,901.14 <u>2,405.92</u>	23,307.06
T. Sheehan	- Honorarium - Car Allowance - Travel - Conferences - Other City Business - Meetings	20,901.14 2,405.92 1,662.04 <u>361.49</u>	25,330.59
L. Turco	- Honorarium - Car Allowance - Travel - Conferences - Executive Meetings - Other City Business	20,901.14 2,405.92 2,439.94 2,020.56 <u>152.64</u>	27,920.20
B. Watkins	- Honorarium - Car Allowance - Travel - Conferences	20,901.14 2,405.92 <u>968.76</u>	24,275.82

**Association of Municipalities of Ontario (AMO) Board**

Councillor L. Turco - Costs paid by AMO 2,912.39

**Summary of Honoraria and Expenses paid during 2011  
for Mayor & Council, Board and Committee Members**

**Committee of Adjustment** By-law 2011-39

M. Bruni	- Honorarium	38.04
F. DelBosco	- Honorarium	989.04
R. Dumanski	- Honorarium	989.04
A. Gualazzi	- Honorarium	1,206.63
S. Farrell	- Honorarium	951.00
M. Sanzosti	- Honorarium	903.30

**Committee of Revision** By-law 2011-39

C. Barban	- Honorarium	0.00
S. Farrell	- Honorarium	0.00
O. Grandinetti	- Honorarium	0.00
L. Robibaro	- Honorarium	0.00

**Fence Viewers Committee** By-law 2011-39

F. DelBosco	- Honorarium	0.00
T. Henderson	- Honorarium	0.00
L. Robibaro	- Honorarium	0.00
R. O'Neill	- Honorarium	0.00

**Police Services Board** By-law 2011-39

Judge J. Greco	- Honorarium	2,058.94
R. Ten Brinke	- Honorarium	1,799.98
I. MacKenzie	- Honorarium	1,784.12
B. O'Neill	- Honorarium	1,784.12

**Property Standards Appeal Committee** By-law 2011-39

C. Barban	- Honorarium	0.00
S. Farrell	- Honorarium	123.60
O. Grandinetti	- Honorarium	102.42

**Tim Gowans**  
**Manager of Purchasing**



**Finance Department**  
**Purchasing Division**

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*Celebrate 100!*  
*\*1912 - 2012\**

Mayor Debbie Amaroso and  
 Members of City Council

**RE: TENDER FOR MICROSOFT ENTERPRISE LICENSING AGREEMENT**

**PURPOSE**

Attached hereto for your information and consideration is a summary of the tenders received for the supply & delivery of Microsoft Enterprise Software Licensing, required by the City's Information Technology Division, in order for the City to be legally license compliant with Microsoft.

**BACKGROUND**

The tender was publicly advertised and tender documents forwarded to all firms on our bidders lists. A public opening of the tenders was held February 29, 2012 with Councillor Lou Turco representing City Council.

**ANALYSIS**

The tenders received have been thoroughly evaluated and reviewed with Mr. Frank Coccimiglio, Manager of Information Technology, and the low tendered price, meeting specifications, has been indicated on the attached summary.

**IMPACT**

Funding for this Software Licensing is provided within the PC Software Maintenance Account.

**STRATEGIC PLAN**

Microsoft Enterprise Software Licensing is not an activity listed in the Corporate Strategic Plan.

**RECOMMENDATION**

It is therefore my recommendation that the tender for the supply and delivery of Microsoft Enterprise Software Licensing be awarded to CDW Canada at their total tendered amount of \$418,368.93, including H.S.T., to be invoiced yearly: Year 1 - \$117,948.00 plus H.S.T.; Year 2 - \$123,417.16 plus H.S.T.; and Year 3 - \$128,888.76 plus H.S.T.

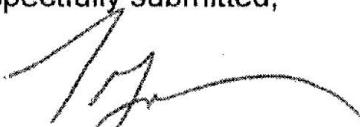
-More-

5CJ

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This report is submitted for Council's approval.

Respectfully submitted,

  
Tim Gowans

Manager of Purchasing

TG:nt  
Attach.

Recommended for approval,

  
W. Freiburger

Commissioner of Finance & Treasurer

RECOMMENDED FOR APPROVAL

  
Joseph M. Fratesi

Chief Administrative Officer

FINANCE DEPARTMENT  
PURCHASING DIVISION  
BUDGET: \$125,500.00 for 2012 (Year 1)

Received: February 29, 2012  
File: 2012IA01T

**SUMMARY OF TENDERS**  
**MICROSOFT ENTERPRISE LICENSING AGREEMENT**

<u>DESCRIPTION</u>	<u>CDW Canada Etobicoke, ON</u>	<u>CompuGen Inc. Richmond Hill, ON</u>	<u>SHI Canada ULC Orangeville, ON</u>	<u>Softchoice Corporation Toronto, ON</u>
<b>Year 1 (commencing Apr. 1, 2012) Enterprise &amp; Additional Product Licensing</b>	\$117,948.00	\$123,018.00	\$120,000.00	\$135,536.60
<b>Year 2 (commencing Apr. 1, 2013) Enterprise &amp; Additional Product Licensing</b>	123,417.16	128,723.81	125,576.30	135,536.60
<b>Year 3 (commencing Apr. 1, 2014) Enterprise &amp; Additional Product Licensing</b>	128,888.76	134,428.51	131,155.48	135,536.60
<b>Subtotal</b>	\$370,253.92	\$386,170.32	\$376,731.78	\$406,609.80
<b>H.S.T. (13%)</b>	48,133.01	50,202.14	48,975.13	52,859.27
<b>Total Tendered Price</b>	<b>\$418,386.93</b>	<b>\$436,372.46</b>	<b>\$425,706.91</b>	<b>\$459,469.07</b>
<b>Remarks</b>	Meets Specifications	Meets Specifications	Meets Specifications	Meets Specifications

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

It is my recommendation that the tendered prices as submitted by CDW Canada, be accepted.

The total net expenditure is \$376,770.39; net of H.S.T. rebates.

Tim Gowans  
Manager of Purchasing

55C

SLK)

Jerry Dolcetti, RPP  
Commissioner

Carl Rumiel, P. Eng.  
Design & Construction Engineer



Engineering & Planning  
Department

2012 03 19  
Our File: A-03-7-03

Mayor Debbie Amaroso and  
Members of City Council

#### **RE: RUBBER SIDEWALK PILOT PROJECT - QUEEN STREET EAST**

##### **PURPOSE**

The purpose of this report is to obtain Council direction on installing a rubber sidewalk made of material from recycled automobile tires.

##### **BACKGROUND**

At the Council meeting of January 23, 2012, Council requested that the Engineering Department investigate and report back on the feasibility of piloting a rubber sidewalk, including recommendations for a suitable location.

##### **ANALYSIS**

The Engineering Department has reviewed the product named Eco-Flex which was used by the City of Mississauga in a similar pilot project. The City of Mississauga received positive feedback from the public on the use of this product at two locations. The sidewalk stood up well to the winter pounding of ploughs and salt.

The Engineering Department has reviewed potential locations for constructing this sidewalk that may fit into our Capital Road Construction program for 2012. As Council is aware, the City is reconstructing Queen Street East from Pim Street to Simpson Street this summer. The sidewalk on the south side of the block between Pim Street and Church Street would be an ideal location for this trial installation.

The Engineering Department has some reservations regarding how it will handle winter maintenance; however, its performance would be closely monitored. If it is not successful, it can be replaced by a traditional concrete sidewalk.

##### **IMPACT**

The cost of installing a concrete sidewalk in 2011 was approximately \$75 per square metre while the rubber sidewalk cost approximately \$110 per square metre. Therefore, the rubber sidewalk on Queen Street from Pim Street to Church Street would cost approximately \$17,000 as opposed to \$12,000 for a concrete sidewalk.

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The Engineering Department has attempted to contact the Ontario Tire Stewardship to look into them participating in financing a pilot project in a Northern Ontario Municipality. We await a reply. If they do not participate, the premium will be covered under the capital project budget.

If this trial is unsuccessful, funds will need to be identified for its replacement.

### STRATEGIC PLAN

The design comments in this report are related to Objective 1B, Transportation Network Improvements under the Developing Solid Infrastructure strategic direction.

### RECOMMENDATION

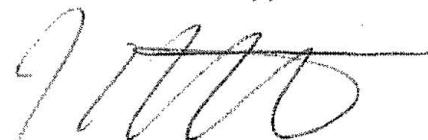
It is recommended that Council approve a trial construction of a recycled rubber sidewalk along the south side of Queen Street East between Pim Street and Church Street. The Engineering Department will monitor this installation closely and if its performance is found to be unsatisfactory, it will need to be replaced with a concrete sidewalk. The cost of this trial sidewalk can be covered under the overall project costs which will be brought to Council at the meeting of May 14, 2012 after the project is tendered. The Engineering Department will continue to investigate opportunities for financial participation from the Ontario Tire Stewardship.

Respectfully submitted,



Carl Rumiel, P. Eng.  
Design & Construction Engineer

Recommended for approval,



Jerry Dolcetti, RPP  
Commissioner  
Engineering & Planning Department

CR/al

RECOMMENDED FOR APPROVAL  
  
Joseph M. Fratesi  
Chief Administrative Officer

Jerry D. Dolcetti, RPP  
Commissioner

Don Maki, CBCO  
Chief Building Official



ENGINEERING & PLANNING  
DEPARTMENT

Building Division

2012 03 19

Mayor Debbie Amaroso and  
Members of City Council

**Re: Change to Building Permit Fees &  
Minor Amendments to Building By-Law 2008-148**

**PURPOSE**

This report has been prepared to outline proposed changes to Building By-Law 2008-148 and to illustrate the changes to the Building Permit Fee structure (Schedule "A"). Bylaw 2012-45 is used to amend Bylaw 2008-148 and Schedule "A", and appears elsewhere on this evening's agenda.

**BACKGROUND**

The permit fee structure is based on a service index. The index charges a fee based on the area of building being constructed. Recent changes to the Building Code have added a greater emphasis on energy efficiency for building, resulting in additional time being required to review applications as well as conducting inspections.

In order to offset this additional time and to keep pace with annual inflationary costs, we are proposing that service index fee be raised by 2.3% across the board. Recent changes to the energy efficiency requirements in the Ontario Building Code take effect January 1, 2012. These requirements are related to increased energy efficiency for buildings, specifically in the buildings ability to reduce the transfer heat through a building assembly and also the efficiency of mechanical and electrical systems that consume energy in the building. We are requiring all applicants to submit an energy efficiency matrix to show which measures have been chosen to meet the code requirements. We are also requiring the submittal of mechanical plans to demonstrate code compliance. Therefore we are proposing changes in the building by-law that would support these requests.

**ANALYSIS**

In general our fees charged are well below the average charged throughout Ontario. The average fee per \$1,000 construction value in an Ontario wide survey is \$9.57. Our fee is \$6.90 per \$1,000 construction value. There is substantial room to make a slight adjustment in our fees and not add a burden on our clients. The 2011 construction season proved to be very active having a total construction value of \$169,810,311.37. If we had at least collected

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the average fee, our revenues would have been 1.6 million. Based on our current permit fee structure, our revenues last year were \$1,083,817.88.

We also recorded a fee surplus after expenses of approximately \$61,778.33. This will be transferred to our reserve account. To offset any anticipated increase in costs due to inflationary pressures and increased demand for our services, it is proposed that we increase fees across the fee index structure. We would also increase service charges for specific service demands such as additional heating permit reviews requested after initial permit application.

### **IMPACT**

There would be no immediate impact on the overall municipal budget at this time. The Building Code Act allows a Building Division to charge sufficient fees that would cover costs. During the last few years construction has been at an all-time high allowing the Division to accumulate a fee surplus. This surplus will be used to offset any losses that may occur when there is a downward cycle in the construction industry. Fees collected at an increased rate will generate a surplus that will ensure that money is available in the fee reserve fund amount to offset any future losses. This would ensure that the Building Division can function at no cost to the overall city budget in future years.

### **STRATEGIC PLAN**

The proposed changes will further ensure fiscal responsibility and work to provide a level of service that is affordable and in line with most other municipal jurisdictions throughout Ontario.

### **RECOMMENDATION**

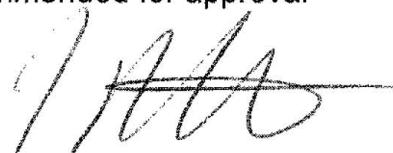
It is recommended that the proposed amendments to Building By-Law 2008-148 and Schedule "A" be approved as provided.

Respectfully submitted



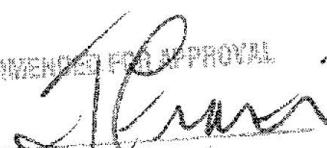
Don W. Maki, CBCO  
Chief Building Official

Recommended for approval



Jerry D. Dolcetti, RRP  
Commissioner of Engineering and Planning

DWM/ds  
Attach.

RECOMMENDED FOR APPROVAL  
  
Joseph M. Fratassi  
Chief Administrative Officer

Jerry D. Dolcetti, RPP  
Commissioner

Madison Zuppa, MES  
Environmental Initiatives Coordinator



ENGINEERING & PLANNING  
DEPARTMENT

Engineering & Construction Division

2012 03 19

Mayor Debbie Amaro and  
Members of City Council

**RE: EARTH HOUR 2012**

### PURPOSE

The purpose of this report is to request that Council encourage the citizens of Sault Ste. Marie to participate in Earth Hour 2012.

### BACKGROUND

Earth Hour is an annual event organized by the World Wildlife Fund on the last Saturday in March, where people from around the world turn out their lights for one hour to help raise awareness about climate change. This year the event will take place between 8:30-9:30 p.m. on Saturday, March 31, 2012. Detailed information about the event, activity ideas and promotional material (Appendix A) can be found at the following website: [wwf.ca/earthhour](http://wwf.ca/earthhour).

### IMPACT

There is no budgetary impact.

### STRATEGIC PLAN

The Corporate Strategic Plan contains numerous references to environmental awareness and a reduction in CO<sub>2</sub> emissions; however, Earth Hour is not included.

### RECOMMENDATION

That the report of the Environmental Initiatives Coordinator concerning Earth Hour 2012 be received and that Council encourage the citizens of Sault Ste. Marie to turn out their lights on Saturday March 31, 2012 from 8:30-9:30 p.m. to help raise awareness about climate change.

Respectfully submitted,

Madison Zuppa, MES  
Environmental Initiatives Coordinator

*RECOMMENDED FOR APPROVAL*

Recommended for approval,

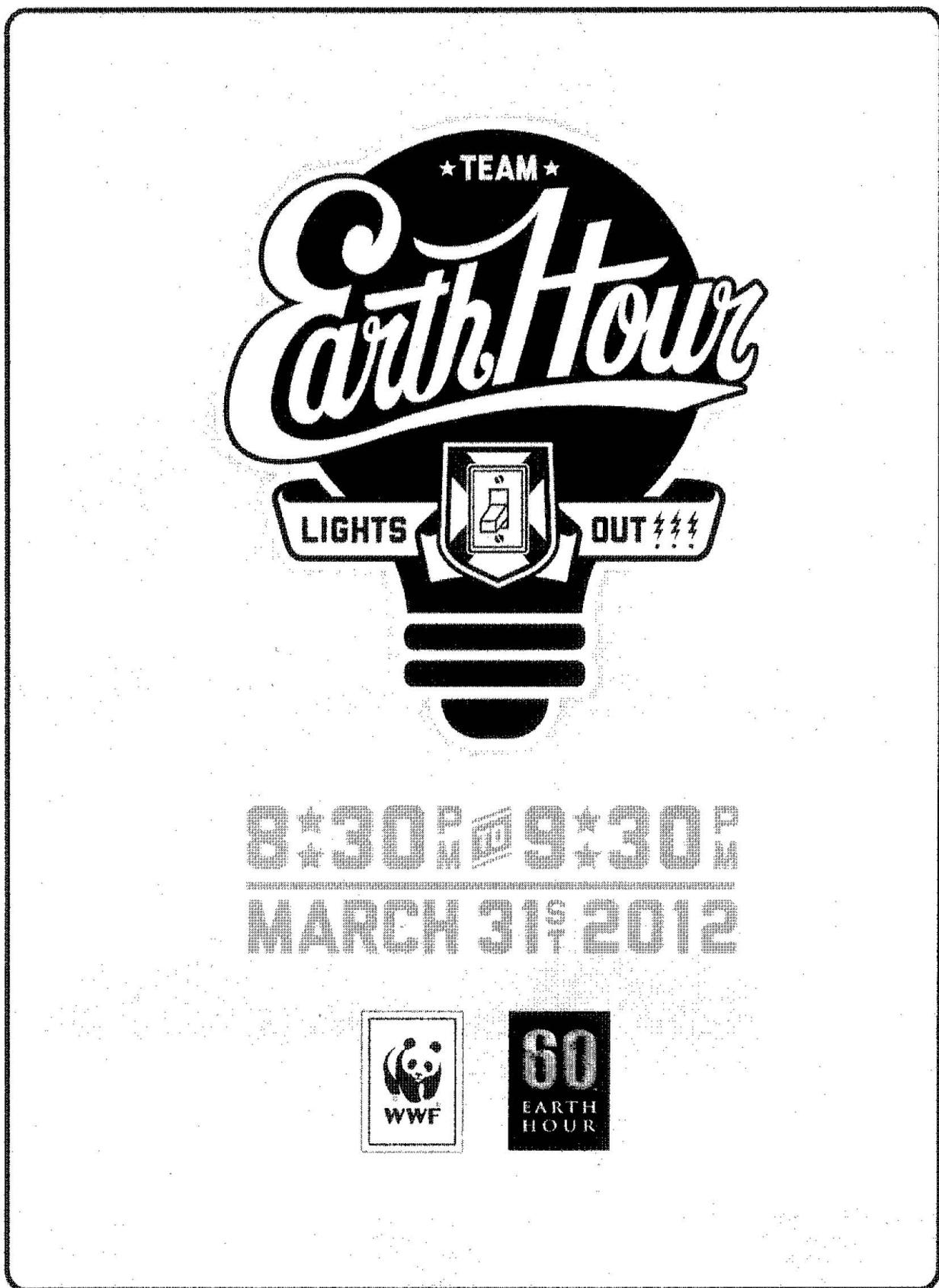
Jerry Dolcetti, RPP  
Commissioner  
Engineering & Planning Department

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(Earth Hour).doc

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Appendix A – Earth Hour 2012 Poster



Jerry D. Dolcetti, RPP  
Commissioner

Madison Zuppa, MES  
Environmental Initiatives Coordinator



ENGINEERING & PLANNING  
DEPARTMENT

Engineering & Construction Division

2012 03 19

Mayor Debbie Amaroso and  
Members of City Council

**RE: Ontario Regulation 397/11 – Energy Conservation and Demand Management Plans**

**PURPOSE**

The purpose of this report is to make Council aware of Ontario Regulation 397/11 – Energy Conservation and Demand Management Plans, and provide recommendations on how to ensure compliance.

**BACKGROUND**

The *Green Energy Act* (GEA), 2009, outlined that Energy Conservation and Demand Management Plans would be required by the broader public sector, including municipalities, universities, schools and hospitals. A draft regulation was posted to the Environmental Registry for comment until July 1, 2011, and Ontario Regulation 397/11 was filed on August 23, 2011.

This regulation requires the City of Sault Ste. Marie to:

- submit to the Minister, publish on its website and intranet site, and make available to the public in printed form a municipal Energy Consumption and Greenhouse Gas Emission Template for operations conducted in 2011, on or before July 1, 2013, and annually thereafter;
- prepare, publish on its website and intranet site, make available to the public in printed form, and implement an energy conservation and demand management plan approved by senior management by July 1, 2014; and
- prepare, publish on its website and intranet site, make available to the public in printed form an update to the original plan on or before July 1, 2019, and every five years thereafter that reviews current and proposed measures for conserving and otherwise reducing energy consumption and managing its demand for energy, a revised forecast, actual results achieved, and a description of any proposed changes to help the municipality in reaching any targets it has established.

The full regulation is attached with this report as Appendix A.

In the Municipal Environmental Initiatives Committee's Terms of Reference an Energy Conservation Plan is identified as a deliverable. Council can expect the Environmental Initiatives Coordinator to develop, in partnership with the Municipal Environmental Initiatives Committee and staff from the Engineering and Planning Department, Community Services Department, Finance, Fire Services, Public Works and Transportation, and the Sault Ste. Marie PUC, to compile Sault Ste. Marie's Energy Conservation and Demand Management Plan for presentation and approval by July 1, 2014, and the five year status updates thereafter.

Energy audits have been completed on five municipal facilities to date, including the Civic Centre, Public Works and Transportation facility, John Rhodes Community Centre, Fire Hall 1 and Fire Hall 3. Several energy audit recommendations from these facilities have been implemented or are underway. Information provided in the energy audits will assist staff in completing the Energy Conservation and Demand Management Plan, including identifying energy efficiency projects, potential costs, and savings.

## **ANALYSIS**

Energy consumption data has been collected by the Environmental Initiatives Coordinator dating back to 2007, for both electricity and natural gas, to help determine the corporate carbon footprint, and will be utilized to fulfill the requirements under Ontario Regulation 397/11. Acquisition of an energy management system is anticipated in 2012, which will assist with the collection, tracking and verification of energy consumption data.

The Environmental Initiatives Coordinator has reviewed energy management plans, policies and programs from the following communities: City of Greater Sudbury; City of Hamilton; City of North Bay; City of Thunder Bay; City of Toronto; City of Waterloo; Town of Caledon; Town of Oakville; and the Town of Richmond Hill. The Environmental Initiatives Coordinator also helps facilitate the Northern Ontario Municipal Environmental Network, which is an informal group of city staff from communities across Northern Ontario, to discuss energy management best practices, among other environmentally related topics.

## **IMPACT**

Staff time from impacted departments will be required to prepare and implement the plan. Additional costs to ensure compliance with the regulation have not yet been identified. Costs associated with any recommended energy projects will be outlined as part of the Energy Conservation and Demand Management Plan and will be presented before Council in the future for consideration and necessary approvals.

## **STRATEGIC PLAN**

Energy consumption and greenhouse gas emission reporting requirements and the Energy Conservation and Demand Management Plan are listed in the Strategic Plan under Strategic Direction 3 Objective 3B.

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## RECOMMENDATION

It is recommended that Council:

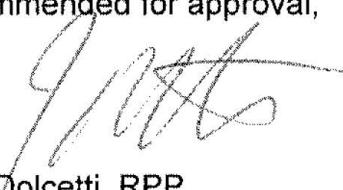
- (1) receive the report prepared by the Environmental Initiatives Coordinator concerning Ontario Regulation 397/11 – Energy Conservation and Demand Management Plans;
- (2) delegate authority to the Environmental Initiatives Coordinator to compile, publish and submit to the Minister the City of Sault Ste. Marie's Energy Consumption Greenhouse Gas Emission Template by July 1, 2013 and every year thereafter;
- (3) delegate authority to the Environmental Initiatives Coordinator to compile, publish and submit to the Minister the City of Sault Ste. Marie's Energy Conservation and Demand Management Plan by July 1, 2014 and a status update every five years thereafter; and
- (4) require staff to report back annually on major corporate-wide energy retrofit and renewable energy projects and their outcomes.

Respectfully submitted,



Madison Zuppa, MES  
Environmental Initiatives Coordinator

Recommended for approval,



Jerry Dolcetti, RPP  
Commissioner  
Engineering & Planning Department

RECOMMENDED FOR APPROVAL



Joseph M. Fratesi  
Chief Administrative Officer

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Appendix A – Ontario Regulation 397/11 Energy Conservation and Demand Management Plans

**ONTARIO REGULATION 397/11**

made under the

**GREEN ENERGY ACT, 2009**

Made: August 17, 2011

Filed: August 23, 2011

Published on e-Laws: August 25, 2011

Printed in *The Ontario Gazette*: September 10, 2011

**ENERGY CONSERVATION AND DEMAND MANAGEMENT PLANS**

**Definitions**

1. In this Regulation,

“municipal service board” means,

- (a) a municipal service board or joint municipal service board established or continued under the *Municipal Act, 2001*,
- (b) a city board or joint city board established or continued under the *City of Toronto Act, 2006*, or
- (c) a joint board established in accordance with a transfer order made under the *Municipal Water and Sewage Transfer Act, 1997*; (“commission de services municipaux”)

“post-secondary educational institution” means a university in Ontario, a college of applied arts and technology in Ontario or another post-secondary educational institution in Ontario, if the university, college or institution receives an annual operating grant; (“établissement d’enseignement postsecondaire”)

“public hospital” means,

- (a) a hospital within the meaning of the *Public Hospitals Act*, or
- (b) the University of Ottawa Heart Institute/Institut de cardiologie de l’Université d’Ottawa; (“hôpital public”)

“school board” means a board within the meaning of the *Education Act*. (“conseil scolaire”)

**Application**

2. Sections 4, 5 and 6 apply only to public agencies prescribed by section 3.

**Public agencies**

3. The following are prescribed as public agencies for the purposes of the Act:
1. Every municipality.
  2. Every municipal service board.
  3. Every post-secondary educational institution.

4. Every public hospital.
5. Every school board.

### **Energy conservation and demand management plans**

4. (1) A public agency shall prepare, publish, make available to the public and implement energy conservation and demand management plans or joint plans in accordance with sections 6 and 7 of the Act and with this Regulation.

(2) An energy conservation and demand management plan is composed of two parts as follows:

1. A summary of the public agency's annual energy consumption and greenhouse gas emissions for its operations.
2. A description of previous, current and proposed measures for conserving and otherwise reducing the amount of energy consumed by the public agency's operations and for managing the public agency's demand for energy, including a forecast of the expected results of current and proposed measures.

### **Summary of annual energy consumption and greenhouse gas emissions**

5. (1) Subject to subsection (2), a summary of the public agency's annual energy consumption and greenhouse gas emissions must include a list of the energy consumption and greenhouse gas emissions for the year with respect to each of the public agency's operations that are set out in Table 1 of this Regulation for the type of public agency to which the public agency belongs and that are conducted in buildings or facilities the public agency owns or leases that,

- (a) are heated or cooled and in respect of which the public agency is issued the invoices and is responsible for making the payments for the building or facility's energy consumption; or
- (b) are related to the treatment or pumping of water or sewage, whether or not the building or facility is heated or cooled, and in respect of which the public agency is issued the invoices and is responsible for making the payments for the building or facility's energy consumption.

(2) If only part of a building or facility where an operation is conducted is heated or cooled, the public agency's summary referred to in subsection (1) must only include energy consumption and greenhouse gas emissions for the part of the building or facility where the operation is conducted that is heated or cooled.

(3) The public agency's summary referred to in subsection (1) must be prepared using the form entitled "Energy Consumption and Greenhouse Gas Emissions Template" that is available from the Ministry and must include the following information and calculations for each of the public agency's operations:

1. The address at which the operation is conducted.
2. The type of operation.
3. The total floor area of the indoor space in which the operation is conducted.
4. A description of the days and hours in the year during which the operation is conducted and, if the operation is conducted on a seasonal basis, the period or periods during the year when it is conducted.

5. The types of energy purchased for the year and consumed in connection with the operation.
6. The total amount of each type of energy purchased for the year and consumed in connection with the operation.
7. The total amount of greenhouse gas emissions for the year with respect to each type of energy purchased and consumed in connection with the operation.
8. The greenhouse gas emissions and energy consumption for the year from conducting the operation, calculating,
  - i. the annual mega watt hours per mega litre of water treated and distributed, if the operation is a water works,
  - ii. the annual mega watt hours per mega litre of sewage treated and distributed, if the operation is a sewage works, or
  - iii. per unit of floor space of the building or facility in which the operation is conducted, in any other case.

(4) If a public agency conducts, in the same building or facility, more than one operation set out in Table 1 of this Regulation for the type of public agency to which the public agency belongs, it shall make a reasonable allocation of the amount of energy purchased and consumed for the year among each of those operations.

(5) In preparing its annual Energy Consumption and Greenhouse Gas Emission Template, a public agency may exclude its energy consumption and green house gas emissions relating to its temporary use of an emergency or back-up generator in order to continue operations.

(6) On or before July 1, 2013, every public agency shall submit to the Minister, publish on its website and intranet site, if it has either or both, and make available to the public in printed form at its head office the public agency's Energy Consumption and Greenhouse Gas Emission Template for operations conducted in 2011.

(7) On or before July 1 of each year after 2013, every public agency shall submit to the Minister, publish on its website and intranet site, if it has either or both, and make available to the public in printed form at its head office the public agency's Energy Consumption and Greenhouse Gas Emission Template for operations conducted in the year following the year to which the last annual Template related.

(8) The following information, if applicable, must also be submitted, published and made available to the public with every Energy Consumption and Greenhouse Gas Emission Template:

1. If the operation is a school operated by a school board,
  - i. the number of classrooms in temporary accommodations at the school during the year, and
  - ii. whether there is an indoor swimming pool in the school.
2. If the public agency is a public hospital, whether a facility operated by the public hospital is a chronic or acute care facility, or both.

### **Energy conservation and demand management measures**

**6.** (1) On or before July 1, 2014, every public agency shall publish on its website and intranet site, if it has either or both, and make available to the public in printed form at its head office,

- (a) the information referred to in subsection 6 (5) of the Act with respect to each of the public agency's operations set out in Table 1 of this Regulation for the type of public agency to which the public agency belongs;
- (b) the information referred to in paragraph 2 of subsection 4 (2) of this Regulation with respect to each of the public agency's operations set out in Table 1 of this Regulation for the type of public agency to which the public agency belongs; and
- (c) the following information:
  - (i) information on the public agency's annual energy consumption during the last year for which complete information is available for a full year,
  - (ii) the public agency's goals and objectives for conserving and otherwise reducing energy consumption and managing its demand for energy,
  - (iii) the public agency's proposed measures under its energy conservation and demand management plan,
  - (iv) cost and saving estimates for its proposed measures,
  - (v) a description of any renewable energy generation facility operated by the public agency and the amount of energy produced on an annual basis by the facility,
  - (vi) a description of,
    - (A) the ground source energy harnessed, if any, by ground source heat pump technology operated by the public agency,
    - (B) the solar energy harnessed, if any, by thermal air technology or thermal water technology operated by the public agency, and
    - (C) the proposed plan, if any, to operate heat pump technology, thermal air technology or thermal water technology in the future,
  - (vii) the estimated length of time the public agency's energy conservation and demand management measures will be in place, and
  - (viii) confirmation that the energy conservation and demand management plan has been approved by the public agency's senior management.

(2) In addition to publishing and making available the required information with respect to the operations mentioned in clauses (1) (a) and (b), a public agency may also publish information with respect to any other operation that it conducts.

(3) On or before July 1, 2019 and on or before every fifth anniversary thereafter, every public agency shall publish on its website and intranet site, if it has either or both, and make available to the public in printed form at its head office all of the information that is required to be published and made available under subsection (1), the Energy Consumption and Greenhouse Gas Emission Template that is required to be submitted and published on or before July 1 of that year and the following information:

1. A description of current and proposed measures for conserving and otherwise reducing energy consumption and managing its demand for energy.
2. A revised forecast of the expected results of the current and proposed measures.
3. A report of the actual results achieved.
4. A description of any proposed changes to be made to assist the public agency in reaching any targets it has established or forecasts it has made.

(4) If a public agency initiated energy conservation measures or energy demand management measures before July 1, 2014, the public agency may also include in its first plan information on the results of those measures.

TABLE 1

Column 1	Column 2	Column 3
Item	Type of public agency	Operation
1.	Municipality	<ol style="list-style-type: none"> <li>1. Administrative offices and related facilities, including municipal council chambers.</li> <li>2. Public libraries.</li> <li>3. Cultural facilities, indoor recreational facilities and community centres, including art galleries, performing arts facilities, auditoriums, indoor sports arenas, indoor ice rinks, indoor swimming pools, gyms and indoor courts for playing tennis, basketball or other sports.</li> <li>4. Ambulance stations and associated offices and facilities.</li> <li>5. Fire stations and associated offices and facilities.</li> <li>6. Police stations and associated offices and facilities.</li> <li>7. Storage facilities where equipment or vehicles are maintained, repaired or stored.</li> <li>8. Buildings or facilities related to the treatment or pumping of water or sewage.</li> <li>9. Parking garages.</li> </ol>
2.	Municipal service board	<ol style="list-style-type: none"> <li>1. Buildings or facilities related to the treatment or pumping of water or sewage.</li> </ol>
3.	Post-secondary educational institution	<ol style="list-style-type: none"> <li>1. Administrative offices and related facilities.</li> <li>2. Classrooms and related facilities.</li> <li>3. Laboratories.</li> <li>4. Student residences that have more than</li> </ol>

		three storeys or a building area of more than 600 square metres.
		5. Student recreational facilities and athletic facilities.
		6. Libraries.
		7. Parking garages.
4.	School board	1. Schools. 2. Administrative offices and related facilities. 3. Parking garages.
5.	Public hospital	1. Facilities used for hospital purposes. 2. Administrative offices and related facilities.

**Commencement**

7. This Regulation comes into force on the later of January 1, 2012 and the day it is filed.

NUALA KENNY  
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK  
ASSISTANT CITY SOLICITOR



LEGAL  
DEPARTMENT

**FILE NO.:** Map 31

2012 03 19

Mayor Debbie Amaroso  
and Members of City Council

**RE: REQUEST TO DECLARE SURPLUS, CITY OWNED PROPERTY  
EAST SIDE OF SOUTH MARKET STREET TO MCNABB STREET**

**PURPOSE**

The purpose of this report is to recommend to Council that the property located at the east side of South Market Street extended to McNabb Street north of Trunk Road be declared surplus and put on the market for sale by the City.

**ATTACHMENT**

Attached is a plan from Genivar for the Project, City of Sault Ste. Marie McNabb/South Market Street Extension with the title, Property Legal Plan, with the property shown as "Subject Property".

**BACKGROUND**

In 2010 the City received two inquiries regarding this property asking if the property was available for sale. At that time both parties were advised that the City was not in a position to determine whether the property could be declared surplus. It has now been determined that the City does not need the property.

**ANALYSIS**

The procedure under City By-law 2007-150 is that City owned property must first be declared surplus by City Council. If Council declares the property surplus this evening a notice is placed on the City Webpage and once in the Sault Star advising that the property is surplus to the City's needs and bids are invited by a certain date.

-more-

---

The Corporation of the City of Sault Ste. Marie  
P.O. Box 580 ~ 99 Foster Drive ~ Sault Ste. Marie, ON P6A 5N1  
Telephone: (705) 759-5400 ~ Fax: (705) 759-5405  
[www.cityssm.on.ca](http://www.cityssm.on.ca)

2012 03 19

Page 2

### **IMPACT**

If the City decides to dispose of the property it would be consistent with the City's plan to dispose of surplus property. There would also be a tax benefit to the City.

### **STRATEGIC PLAN**

Not applicable.

### **RECOMMENDATION**

My recommendation is to declare this property surplus to the City's needs and dispose of it by closed bid.

Respectfully submitted,



Nuala Kenny,  
City Solicitor

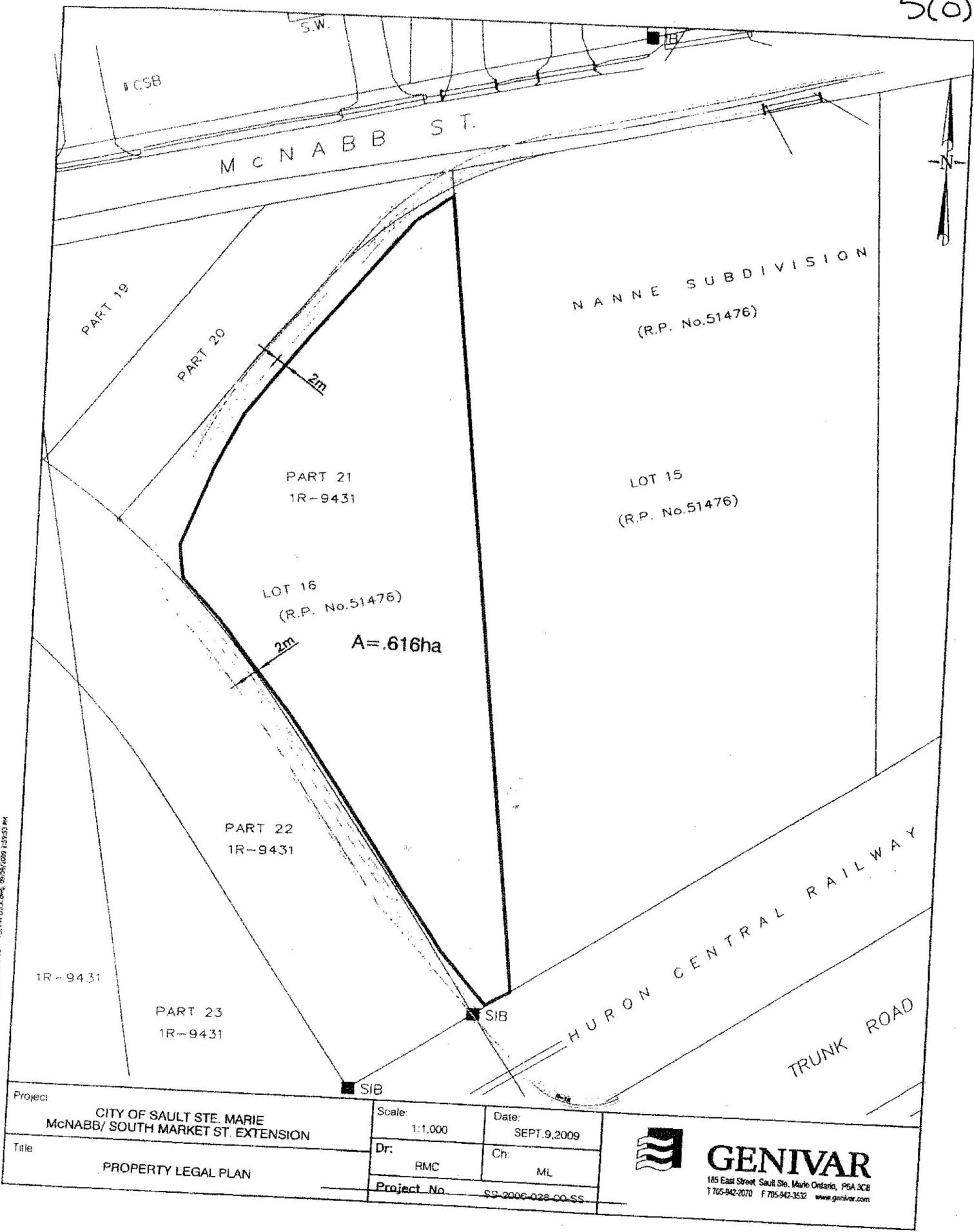
NK/da  
Enclosure



RECOMMENDATION APPROVAL  
Joseph M. Fratesi  
Chief Administrative Officer

da LEGAL\STAFF\COUNCIL REPORTS\2012\McNabb South Market Mar 19 2012.DOC

5(0)



NUALA KENNY  
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK  
ASSISTANT CITY SOLICITOR



LEGAL  
DEPARTMENT

FILE NO.: Map 31

2012 03 19

Mayor Debbie Amaroso  
and Members of City Council

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EAST SIDE OF SOUTH MARKET STREET TO MCNABB STREET**

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#### **ANALYSIS**

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-more-

---

The Corporation of the City of Sault Ste. Marie  
P.O. Box 580 ~ 99 Foster Drive ~ Sault Ste. Marie, ON P6A 5N1  
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2012 03 19  
Page 2

**IMPACT**

If the City decides to dispose of the property it would be consistent with the City's plan to dispose of surplus property. There would also be a tax benefit to the City.

**STRATEGIC PLAN**

Not applicable.

**RECOMMENDATION**

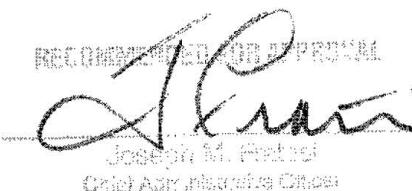
My recommendation is to declare this property surplus to the City's needs and dispose of it by closed bid.

Respectfully submitted,



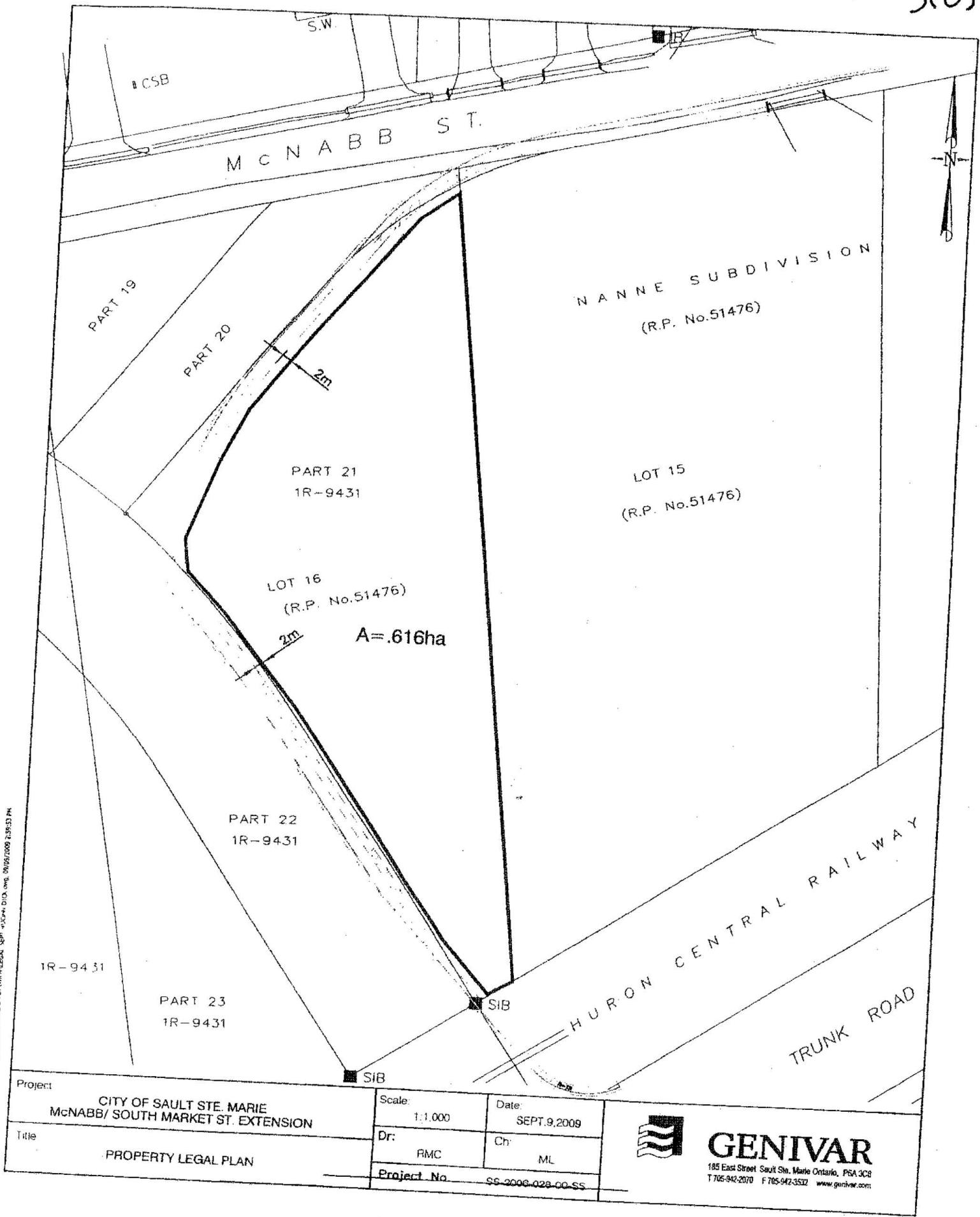
Nuala Kenny,  
City Solicitor

NK/da  
Enclosure



JOSEPH M. MARTINO  
Chief Asst. Municipal Counsel

da\LEGAL\STAFF\COUNCIL REPORTS\2012\McNabb South Market Mar 19 2012.DOC



NUALA KENNY  
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK  
ASSISTANT CITY SOLICITOR



LEGAL  
DEPARTMENT

File No. LC-7

2012 03 19

Mayor Debbie Amaroso and  
Members of City Council

**RE: LANE CLOSING APPLICATION – LAURENTIAN PARK SUBDIVISION,  
PLAN H-535**

**PURPOSE**

The purpose of this report is to seek Council's approval to close and convey a public lane in the Laurentian Park Subdivision.

**BACKGROUND**

The Legal Department received a petition to close and convey the public laneway described as:

The first north/south lane, west of Moss Side Road, north of Korah Road and south of unopened portion of McCulloch Street as described in PIN 31597-0063 (LT) being LANE PL H535 KORAH ABUTTING LT 94 TO 96, 102 TO 111; SAULT STE. MARIE.

Attached as Schedule "A" is a portion of Map 31 showing the subject property.

The request was circulated to the appropriate City departments. No department had any objection to the lane closure. Sault Ste. Marie Region Conservation Authority had the following comments:

-more-

2012 03 19

Page 2

- This 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 due to constructed Drainage. A site plan review would be required prior to any development on the subject property.
- There were no objections to the closure, with the understanding that the drainage course would not be filled, unless alternate means of drainage is provided and all appropriate approvals are obtained.

### **IMPACT**

There is no significant financial impact associated with this matter.

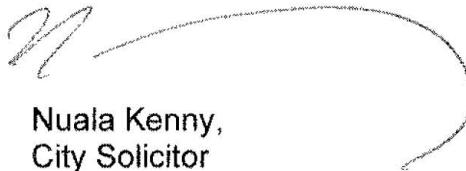
### **STRATEGIC PLAN**

N/A

### **RECOMMENDATION**

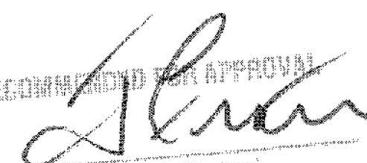
By-law 2012-46, a by-law to assume the lane for public use and establish it as a public lane and By-law 2012-47, a by-law to stop up, close and authorize the conveyance of the lane have been prepared for your consideration and appear elsewhere on your agenda. By-law 2012-47 is before Council for first and second reading this evening.

Respectfully submitted,



Nuala Kenny,  
City Solicitor

NK/da  
attachment(s)

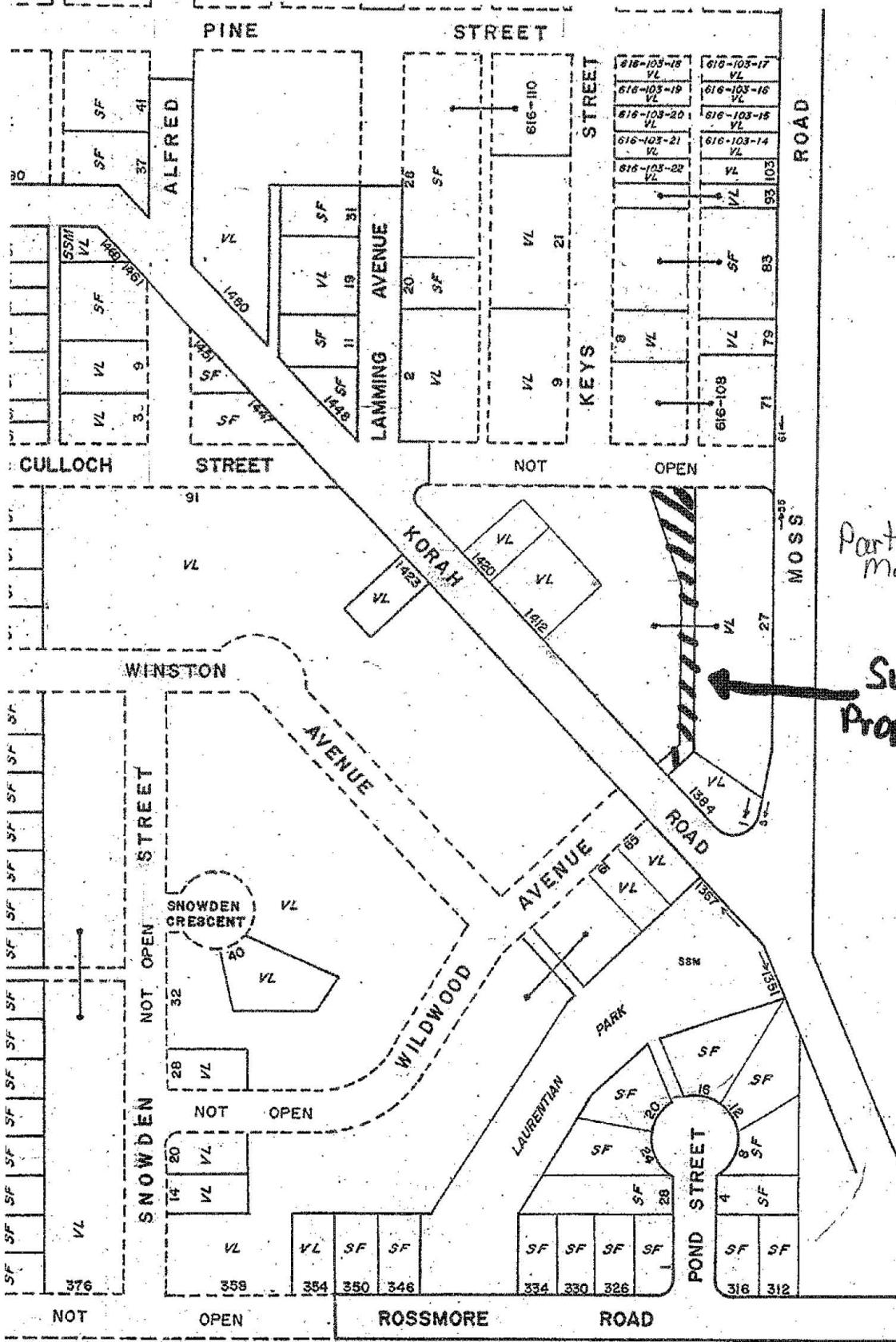


RECOMMENDED FOR APPROVAL  
Joseph M. Fratesi  
Chief Administrative Officer

5(LP)

**SCHEDULE "A"**

PIN 31597-0063 (LT)  
LANE PL H535 KORAH ABUTTING LT 94 TO 96, 102 TO 111; SAULT STE. MARIE



SC9

NUALA KENNY  
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK  
ASSISTANT CITY SOLICITOR

FILE NO.: C.4.2.

2012 03 19

Mayor Debbie Amaroso  
and Members of City Council

**RE: CITY RENEWAL OF THE CONTINUOUS SAFETY SERVICES  
AGREEMENT WITH THE ELECTRICAL SAFETY AUTHORITY**

**PURPOSE**

The purpose of this report is to recommend to City Council the renewal of the Agreement the City has had with the Electrical Safety Authority (ESA) for the Continuous Safety Services program (CSS).

**BACKGROUND**

The CSS program provides for the inspection of City buildings and facilities by the Electrical Safety Authority. These inspections highlight for the City possible electrical problems. City staff or electrical contractors can then fix those problems before they cause any injury. This program also provides inspections for other City installations such as traffic lights and electrical wiring for pumping stations. An important component of the ESA service under this program is the training offered by ESA. The training teaches City employees how to deal with electricity in a safe manner. City staff has found the program worthwhile in the years that the City has been involved in the program

**ANALYSIS**

This program is an important one for the City. It is expensive but at the same time it shows the City's due diligence in protecting its employees and members of the public from harm from electrical failures.

- more -

2012 03 19  
Page 2

## IMPACT

On Schedule "A" of the Agreement attached to By-law 2012-51 the annual fee is set out. For the period April 1, 2012 to March 31, 2013 the fee is \$36,158.00 plus HST. It is important to note that some services are not included in the CSS program. Those excluded services are set out in section 2.2 of the agreement. That is why the total cost of the program exceeds the amount set out in Schedule "A" of the agreement.

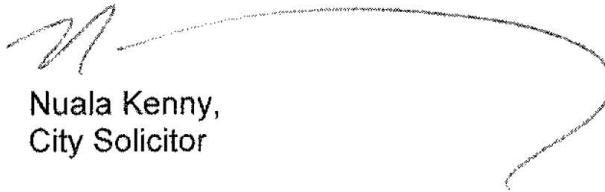
## STRATEGIC PLAN

Not applicable.

## RECOMMENDATION

By-law 2012-51 appears elsewhere on the Agenda and is recommended for your approval.

Respectfully submitted

  
Nuala Kenny,  
City Solicitor

NK/on

  
RECOMMENDED FOR APPROVAL  
Joseph M. Fratesi  
Chief Administrative Officer

NUALA KENNY  
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK  
ASSISTANT CITY SOLICITOR



LEGAL  
DEPARTMENT

File No. LE-27

2012 03 19

Mayor Debbie Amaroso and  
Members of City Council

## **RE: LEASE BETWEEN THE CITY AND SAULT STE. MARIE KENNEL CLUB**

### **PURPOSE**

The purpose of this report is to seek Council's approval for a new Lease agreement between the City and the Sault Ste. Marie Kennel Club.

### **BACKGROUND**

By By-law 2012-21 this property was declared surplus to the City's needs and the property was advertised for sale as per procedure. None of the offers received came close to the assessed value of the property.

### **IMPACT**

There is no significant financial impact with this lease as the rent is nominal and property taxes are paid by the Sault Ste. Marie Kennel Club as part of their lease agreement.

### **STRATEGIC PLAN**

Not Applicable

-more-

5(r)

2012 03 19

Page 2

## RECOMMENDATION

By-law 2012-50 which appears elsewhere on the agenda repeals By-law 2012-21 and authorizes a new Lease agreement between The Corporation of the City of Sault Ste. Marie and the Sault Ste. Marie Kennel Club and is recommended for approval.

Respectfully submitted,

  
Nuala Kenny  
City Solicitor

NK/da

  
RECOMMENDED FOR APPROVAL  
Joseph M. Fratesi  
Chief Administrative Officer

LEGAL\STAFF\COUNCIL REPORTS\2012\SSM KENNEL CLUB LEASE LE-27 MAR 19 12.DOC

Jerry D. Dolcetti, RPP  
Commissioner  
  
Donald B. McConnell, MCIP, RPP  
Planning Director



Celebrate 100!  
\*1912 - 2012\*

ENGINEERING & PLANNING DEPARTMENT

Planning Division  
  
Tel: (705) 759-5368  
Fax: (705) 541-7165

2012 03 19

Mayor Debbie Amaroso and  
Members of City Council

**RE: Application No. A-8-12-OP – filed by Peggy & Frank Naccarato**

**PURPOSE**

The applicants, Peggy & Frank Naccarato, are requesting an amendment to the City of Sault Ste. Marie Official Plan, by way of a Special Exception, to facilitate the creation of three (3) additional rural residential lots. The Official Plan permits the severance of one (1) rural residential lot only. The purpose of this application is to seek an amendment to the current Rural Area policies of the Official Plan. Should Council approve the Official Plan amendment, a subsequent application to the Committee of Adjustment will be required to formally sever the property.

**Subject Property:**

- Location – Sec 31 NW1/4 PT RP 1R9729 Part, located on the southeast corner of Second Line West and Town Line, civic no. 790 Town Line Road
- Size – Approximately 377.4m (1,238.2') frontage x 390.87m (1,282.4') depth; 13.1 ha (32.4 acres), irregular in shape
- Present Use – Rural Residential
- Owner – Peggy Naccarato

**BACKGROUND**

At the March 5, 2012 meeting, City Council deferred this application to allow for additional information concerning the number of severances that have been approved on both this property and at the former Thompson farm (the Brad Morley application).

In 2009 City Council adopted a one severance per lot policy in the rural area. Since that time, the following severances have been approved:

**Thomson Farm – 4057 Third Line West**

On October 5 2010, the Committee of Adjustment approved a severance from the original parcel in accordance with the "one severance per property" policy. This new lot was assigned civic address 1200 Town Line. On October 11 2011, even though the

Planning Director's recommendation was to deny, City Council approved Official Plan Amendment No. 181 to permit an application to the Committee of Adjustment to create two further lots. On March 7 2012, the Committee gave conditional approval to two additional severances with frontage on Town Line in accordance with City Council's decision. Hence, a total of three new lots will be created on this property.

**Naccarato Property – 2117 Second Line West**

On July 22 2010, the Committee of Adjustment approved a severance from the former Lamming farm property to allow a large portion of the property (approximately 42 hectares or 104 acres) to be attached (in part) to 790 Town Line (the Naccarato residence) and (in part) to 2187 Second Line West. The remaining property at 814 Town Line was a new lot in accordance with the "one severance per property" policy. Currently, the application before City Council is to create three additional new lots with frontage on Town Line. Hence, if approved, a total of four new lots will have been created from the original property since 2009.

This report is provided as supplemental to the original report. One letter of objection has been received and is attached.

**RECOMMENDATION**

That City Council accept this report as information.

Respectfully submitted,

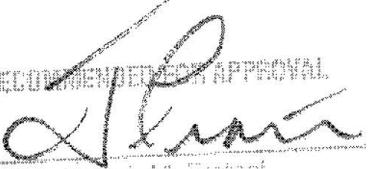
Recommended for approval,

(f)(3) Donald B. McConnell, MCIP, RPP  
Planning Director

Jerry Dolcetti, RPP  
Commissioner Engineering & Planning

DBM/ps

attachment

RECOMMENDED FOR APPROVAL  
  
Joseph M. Friesel  
Chief Administrative Officer

**Don McConnell**

**From:** Malcolm White  
**Sent:** March 07, 2012 1:15 PM  
**To:** Don McConnell  
**Subject:** FW: application No. A-8\_12-OP

**From:** Kim Vaudry On Behalf Of City Clerk  
**Sent:** March 07, 2012 11:42 AM  
**To:** Malcolm White  
**Subject:** FW: application No. A-8\_12-OP

**From:** Sherri Desjardins [mailto:[s\\_desjardins@yahoo.com](mailto:s_desjardins@yahoo.com)]  
**Sent:** March 07, 2012 8:22 AM  
**To:** City Clerk  
**Subject:** re: application No. A-8\_12-OP

M. White,

Why is the City continuing to consider these applications to sever rural properties? The Official Plan clearly states that it should not be done, yet Council does not feel that they need to adhere to the Official Plan. That field at the corner of Second Line West and Town Line Road has been hayed for years and the hay is used to feed several animals in Sault Ste. Marie. I do not want to see anymore properties being divided. The City should be looking at ways to utilize these fields, not obliterate them. I hope that council will not allow this severance to occur and not allow any future severances. Council tends to only see the short time advantage of collecting more taxes but if they stop and look at the future value of preserving the integrity of this land they will see a much different picture. I live at 140 Avery Rd and had a similar situation with Dennis Pepin being allowed to sever the Old Maki Farm. Thank you for your time.

Sherri Desjardins  
140 Avery Rd  
Sault Ste. Marie, ON  
(705)945-6476

Jerry D. Dolcetti, RPP  
Commissioner  
  
Donald B. McConnell, MCIP, RPP  
Planning Director



## ENGINEERING &amp; PLANNING DEPARTMENT

## Planning Division

Tel: (705) 759-5368  
Fax: (705) 541-7165

*Celebrate 100!*  
\*1912 ~ 2012\*

2012 03 05

Mayor Debbie Amaroso and  
Members of City Council

**RE: Application No. A-8-12-OP – filed by Peggy & Frank Naccarato**

### PURPOSE

The applicants, Peggy & Frank Naccarato, are requesting an amendment to the City of Sault Ste. Marie Official Plan, by way of a Special Exception, to facilitate the severance of three (3) rural residential lots. The Official Plan permits the severance of one (1) rural residential lot only. The purpose of this application is to seek an amendment to the current Rural Area policies of the Official Plan. Should Council approve the Official Plan amendment, a subsequent application to the Committee of Adjustment will be required to formally sever the property.

### Subject Property:

- Location – Sec 31 NW1/4 PT RP 1R9729 Part, Located on the southwest corner of Second Line West and Town Line Road, civic no. 790 Town Line Road
- Size – Approximately 377.4m (1,238.2') frontage x 390.87m (1,282.4') depth; 13.1 ha (32.4 acres), irregular in shape
- Present Use – Rural Residential
- Owner – Peggy Naccarato

### BACKGROUND

The subject property is located at the west end of the community, at approximately the southeasterly corner of Second Line West and Town Line. This area of the community is characterized by a mix of agricultural and rural residential development. Immediately across the street are rural residential properties within the boundaries of Prince Township. The subject property is a fairly large parcel, with the bulk of the lands appearing to be tilled for hay. The frontage of the property is irregular given historical severances in the area.

In July 2011, the subject property formed part of a severance application to the Committee of Adjustment. In that application, a 28.3 ha (70 acres) parcel, then known as 814 Town Line was split approximately in half, with the easterly 15.8 ha (39.2 acres)

of the property being conveyed to 2187 Second Line West, and the westerly 12.5 ha (30.8 acres) being conveyed to 790 Town Line. An approximately 0.63 ha (1.56 acre) parcel was retained in the conveyance, and is now known 902 Town Line.

## **ANALYSIS**

### **Conformity with the Official Plan**

The subject property is designated Rural Area on Schedule "C" of the Official Plan. The Rural Area policies of the Official Plan state that the further development of lots in the Rural Area shall be limited to the creation of one new lot, plus the remnant or retained parcel.

The request to sever three (3) additional lots does not conform to the Rural Area policies of the Official Plan. The policy limiting the creation of one new lot was passed by Council in November 2009. The reason for this policy was to ensure consistency with Provincial Policy allowing for limited Rural Area development and to guide the majority of development to areas of the community with full municipal services (i.e. within the existing urban area). The policy also seeks to maintain the unique and natural characteristics that are found in the rural area of the community.

As part of the 2009 staff report recommending the "one severance per lot" policy, it was noted that there existed 410 lots throughout the entire Rural Area with severance potential. For this reason the policy sought to create a balance that allows for some rural growth to be evenly distributed among all rural areas of the community, while focusing the majority of growth to urban areas.

The subject property is also within an area where the soils consist of Lacustrine Clay, as illustrated on Schedule "A" of the Official Plan. Any future domestic septic system will require the approvals of Algoma Public Health.

### **Comments**

The applicant is seeking an amendment to the policies of the Official Plan which limits the number of severances for rural properties to one per lot. As proposed in this application, the applicant is seeking approval to create three (3) rural area lots.

The current request by the applicant should be considered within the larger topic of multiple rural lot severances. Planning staff understands the desire to live in a rural setting, with larger lots, open spaces and proximity to natural environments. As well, Planning staff is supportive of providing this opportunity, but in a limited amount, as recommended by the existing Official Plan policies. The overall intent of these policies is to maintain the conditions that people find desirable in the rural area while avoiding increased costs to the City.

Multiple lot severances increase the population of the rural area which will force an eventual increase in required municipal services such as garbage collection, road maintenance, school buses, fire and EMS.

Although the true costs of rural development are not known, what is known is that it represents a negative opportunity cost for development in urban areas. When development occurs in rural areas, an opportunity is lost to increase the efficiency of existing services such as sewer and water lines, as well as parks, playgrounds and transit service.

It is also important to differentiate between the review process of draft subdivision approval (both urban and rural) and development that occurs through the process of severance. Both urban and rural subdivisions go through a rigorous review process by City staff and require the submission of technical studies submitted by the developer. The benefit of this review is that technical issues such as the provision of services, as well as transportation issues are vetted by City staff to ensure there are no long term impacts to the community. These technical reviews are especially important in rural areas, as they involve hydro-geological impact assessments to ensure that existing and future well water supplies will be adequate both in terms of quality and quantity.

Development by way of individual or multiple severances does not require these technical analyses. As such, the City cannot assess the cumulative effects of each rural severance, particularly on the long term provision of adequate water and septic systems, overall drainage patterns which may be affected by new development or the long-term fiscal impact of providing increased municipal services to accommodate increased development in these areas. As such, the limited development approach is encouraged, as per the current "one severance per lot" policy.

In addition, the "one severance per lot" policy seeks to create harmony between limited rural growth and existing and future agricultural uses. With the issues associated with current farming practises, smaller scale, local agriculture may not only be viable, but a necessity in the future.

### **Consultation**

The following departments/agencies commented on the application as part of the consultation process:

- See attached letters – Building Division, Ministry of Municipal Affairs and Housing
- No objections/comments – PWT, CSD, Municipal Heritage Committee, Fire Services, Conservation Authority, Accessibility Advisory Committee, EDC

Building Division has commented that a building permit is outstanding on the subject property.

The Ministry of Municipal Affairs and Housing has indicated that there are provincial interests in the proposed Official Plan amendment and wishes to make these interests known to the municipality in considering the proposed amendment. The Province specifically states that the proposed amendment is not in keeping with the policy direction of the City's Official Plan.

The Province, through the Provincial Policy Statement, 2005, encourages limited rural residential development. The City's policy of one lot per severance is consistent with the Province's mandate of promoting limited rural residential development, and was negotiated with the Province as a reasonable balance.

## **IMPACT**

The fiscal impact that rural area development could have on existing municipal service provisions is not fully understood. However, it is likely that the increase in rural development will lead to an increase demand for higher levels of municipal services in the rural area.

## **SUMMARY**

The applicant is seeking to create three rural area lots. At this time, the applicant is seeking an amendment to the Official Plan, which limits lot creation in the rural area to one severance per lot. Should Council approve the Official Plan amendment, a subsequent application to the Committee of Adjustment will be required to formally sever the property.

Planning staff are recommending that the request be denied as the further development of the rural area will lead to an increase demand for City services in an area that is very large and with very low density. The fiscal impact of providing these additional services in the rural area are not fully known, however, current levels of municipal services at a city-wide level are already stretched to their limits.

In addition, multiple lot severances threaten the natural character of the rural area by eliminating the wide open spaces and replacing them with rural roads characterized by continuous and spread out housing.

As well, with multiple lot severances, the cumulative effect of development is not fully assessed in terms of the long term quality and quantity of well water, the impact of additional individual septic systems, as well as area drainage patterns which could be affected by increased development.

Limiting the number of severances to one severance per lot aids in maintaining the existing character of the rural area. It also preserves this area for future community land use needs, whether they be future agricultural uses to provide locally sourced food, or future industrial uses to support long term economic stability.

## **STRATEGIC PLAN**

The Mission Statement of the City's strategic plan is "To provide quality and cost-effective municipal services in a responsible and supportive manner". The approval of multiple lot severances threatens this goal as increased development in the rural area will create demand for additional City services in this area.

## **RECOMMENDATION**

That the request for an amendment to the City of Sault Ste. Marie Official Plan, by way of a Special Exception, to facilitate the severance of three (3) rural residential lots be denied.

6(b)(a)

Respectfully submitted,

Recommended for approval,

Stephen Turco, MCIP, RPP  
Planner

Donald B. McConnell, MCIP, RPP  
Planning Director

Recommended for approval,

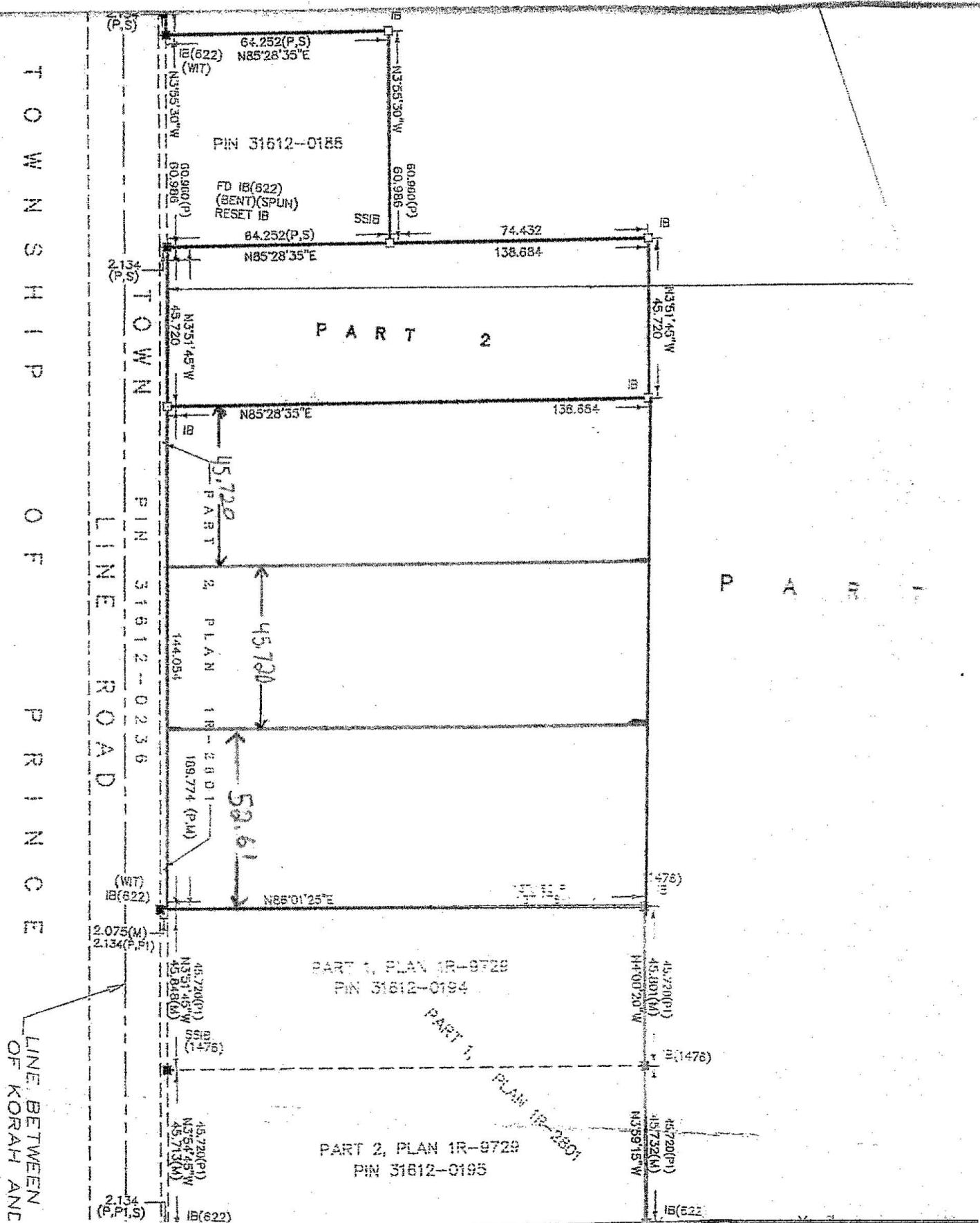
Jerry Dolcetti, RPP  
Commissioner Engineering & Planning

ST/ps

attachment(s)

Data\APPL\REPORTA-8-12-OP

6(6)(a)



**Pat Schinners**

**From:** Don Maki  
**Sent:** February 03, 2012 4:07 PM  
**To:** Don McConnell; Pat Schinners  
**Cc:** Larry Kennedy  
**Subject:** Rezoning Application A-8-12OP. 790 Town Line

Hi Don

Permit number 22345 to construct a new single family dwelling is outstanding and no occupancy permit has been issued. A final inspection should be arranged to close out this matter. This matter will be referred to the area building inspector to follow-up.

Don

Don Maki CBCO  
Chief Building Official  
City of Sault Ste. Marie  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6  
Phone (705) 759-5399  
[d.maki@cityssm.on.ca](mailto:d.maki@cityssm.on.ca)

[www.cityssm.on.ca](http://www.cityssm.on.ca)

[www.celebrate100saultstemarie.com](http://www.celebrate100saultstemarie.com)

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**Ministry of  
Municipal Affairs  
and Housing**

Municipal Services Office  
Northeastern  
159 Cedar Street, Suite 401  
Sudbury ON P3E 6A5  
Telephone: 705 564-0120  
Toll Free: 1 800 461-1193  
Fax: 705 564-6863  
Web : [www.mah.gov.on.ca/onramp-ne](http://www.mah.gov.on.ca/onramp-ne)

**Ministère des  
Affaires municipales  
et du Logement**

Bureau des services aux municipalités  
du Nord-Est  
159, rue Cedar, bureau 401  
Sudbury ON P3E 6A5  
Téléphone : 705 564-0120  
Sans frais : 1 800 461-1193  
Télécopieur : 705 564-6863  
Site Web: [www.mah.gov.on.ca/onramp-ne](http://www.mah.gov.on.ca/onramp-ne)



February 17, 2012

By Facsimile and Mail

Mr. Donald McConnell, MCIP, RPP  
Planning Director  
City of Sault Ste Marie  
P.O. Box 580  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5N1

Dear Mr. McConnell:

RE: Official Plan Amendments No. A-8-12-OP and A-10-12-OP  
City of Sault Ste. Marie

I am writing to you in respect of Official Plan Amendments (OPA) A-8-12-OP and A-10-12-OP which were circulated to the Ministry of Municipal Affairs and Housing (MMAH) by the City of Sault Ste. Marie on February 2, 2012 and February 10, 2012 respectively.

The City's Official Plan identifies that the subject lands are both located within the Rural Area designation outside of the identified urban settlement area.

In accordance with Section 3 of the Planning Act (as amended) a decision of the council of a municipality in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" the PPS, 2005. The PPS, 2005 applies to all applications, matters and proceedings commenced on or after March 1, 2005. There are provincial interests in the proposed OPA and MMAH wishes to make these interests known to you as you consider the proposed Official Plan Amendment at your March 19, 2012 meeting. The proposed OPA must have regard for matters of Provincial interest outlined in Section 2 of the Planning Act, such as:

- h) the orderly development of safe and healthy communities;*
- i) the protection of the financial and economic well-being of the Province and its municipalities;*
- p)the appropriate location of growth and development; and*
- q) the promotion of development that is designed to be sustainable, to support public transit and to oriented to pedestrians.*

The proposed OPA shall be consistent with several identified provincial policy areas directly related to building strong communities by wisely managing change and promoting efficient land

use and development patterns, identified in Section 1.1.1, Section 1.1.2, Section 1.1.3, Section 1.1.4, Section 1.4.3, Section 1.6.4, Section 1.6.5 and Section 1.6.8 of the PPS, 2005.

To ensure good planning principles are followed the municipality may wish to require the applicant to address the above policy areas in addition to Official Plan policy for the Rural Area so that Council may make a decision which is consistent with the City's Official Plan, the Planning Act and the PPS, 2005.

We note that the proposed OPA to allow the creation of more than 1 lot by consent, is not in keeping with the policy direction of the City's Official Plan, as amended by OPA 167 on November 9, 2009. This policy was intended to permit limited Rural residential development, a choice of location and affordable housing in the City while maintaining a rural character and maintaining the focus of new development to the identified Urban Settlement Area. The City appears to have received a number of requests for OPA to increase the limit on the number of severances, since the approval of OPA 167. In completing the City's 5 year Official Plan update there is an opportunity to review the Rural Area Policies. We would encourage the City to specifically define what "limited rural residential" is in the Sault Ste. Marie context and require applicants to meet that test.

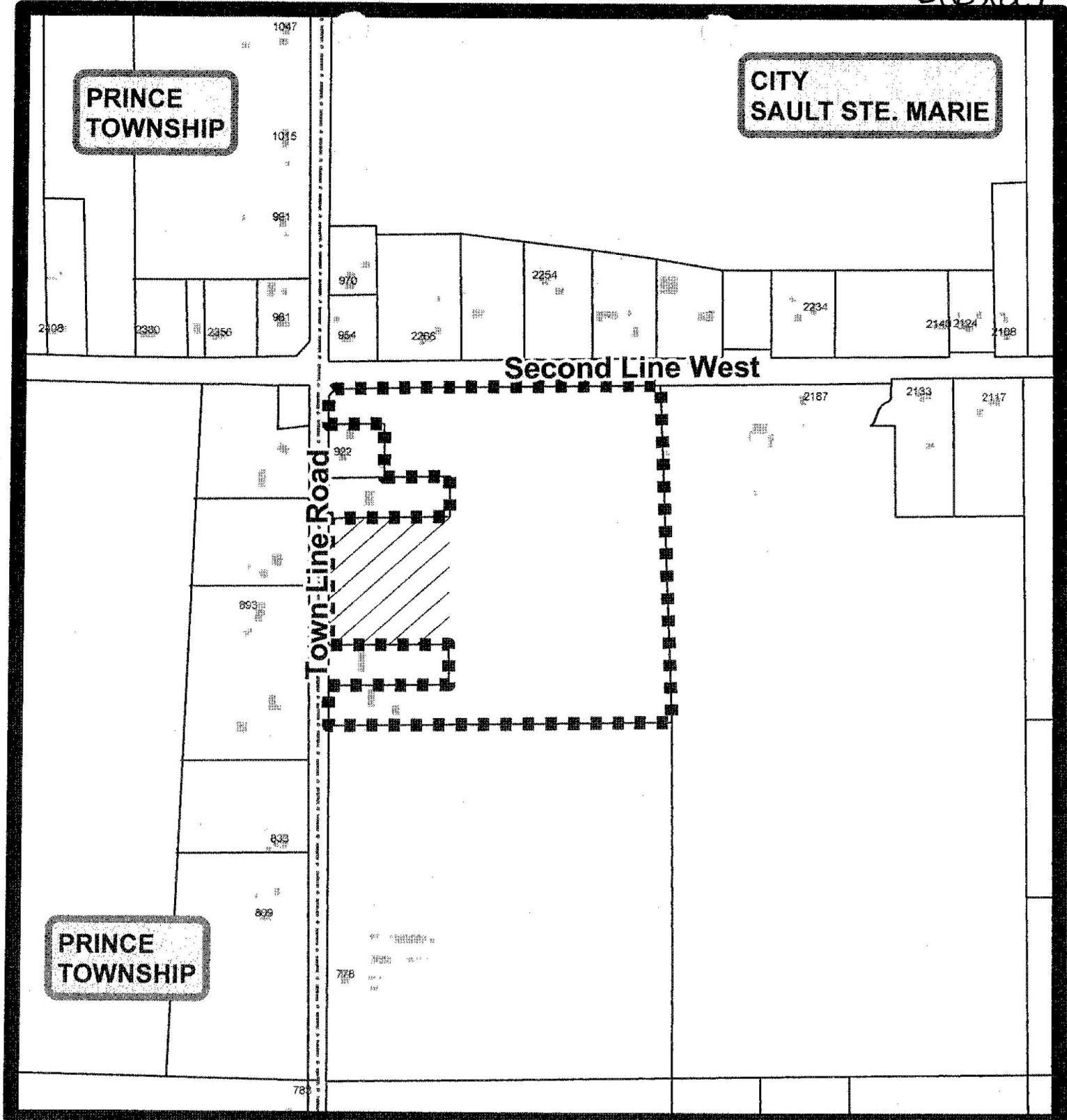
**The Ministry of Municipal Affairs and Housing would like to request that the City of Sault Ste. Marie forward to our office a copy of the Notice of Public Meeting published for this application in accordance with Ontario Regulation 543/06 s(3)(10)(12). In addition, the Ministry would like to receive Notice of Decision on this application, issued in accordance with the Planning Act section 17 (23) and Ontario Regulation 543/06 s(5)(2).**

Thank you for this opportunity to comment on the proposed application. If you have any questions or comments on any of the above, please contact me at (705) 564-6852 or [edouard.landry@ontario.ca](mailto:edouard.landry@ontario.ca)

Sincerely;



Edouard Landry, MCIP, RPP  
A1Team Lead, Community Planning and Development  
Northeastern Municipal Service Office



# SUBJECT PROPERTY MAP

## Planning Application A-8-12-OP

■ ■ ■ Subject Property = 790 Town Line

/// Proposed Lot Area

— Municipal Boundary

790 Town Line



Metric Scale  
1 : 6000

Maps  
512 & 2-27

Mail Label ID  
A-8-12-OP

0600

PRINCE  
TOWNSHIP

CITY  
SAULT STE. MARIE

Second Line West

Town Line Road

PRINCE  
TOWNSHIP

## 2008 ORTHO PHOTO

### Planning Application A-8-12-OP

Subject Property = 790 Town Line

Proposed Lot Area

Municipal Boundary

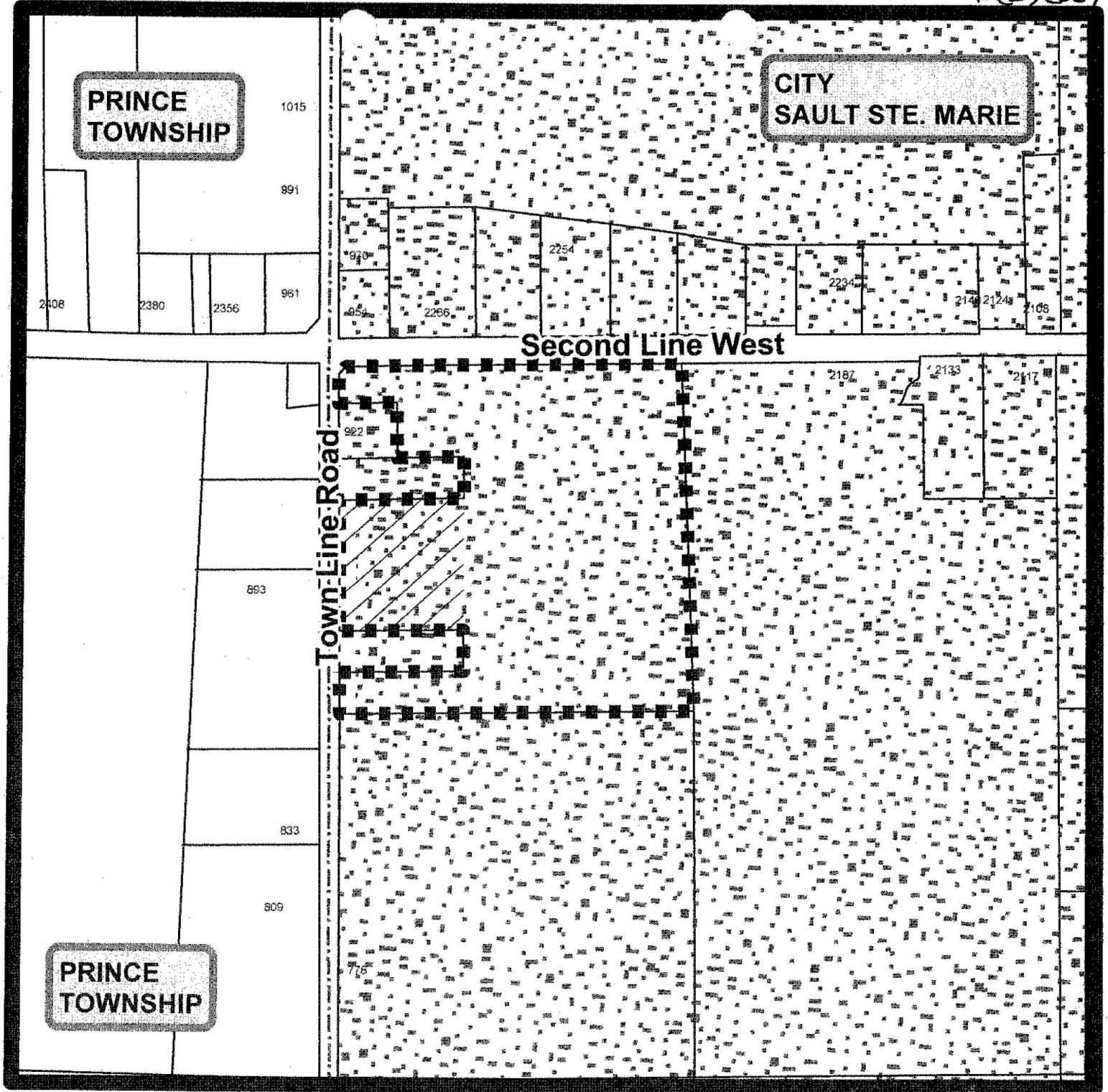
790 Town Line



Metric Scale  
1 : 6000

Maps  
512 & 2-27

Mail Label ID  
A-8-12-OP



# OFFICIAL PLAN MAP

Planning Application A-8-12-OP

790 Town Line



Metric Scale  
1 : 6000

Maps  
512 & 2-27

Subject Property = 790 Town Line Land\_Use\_Designation

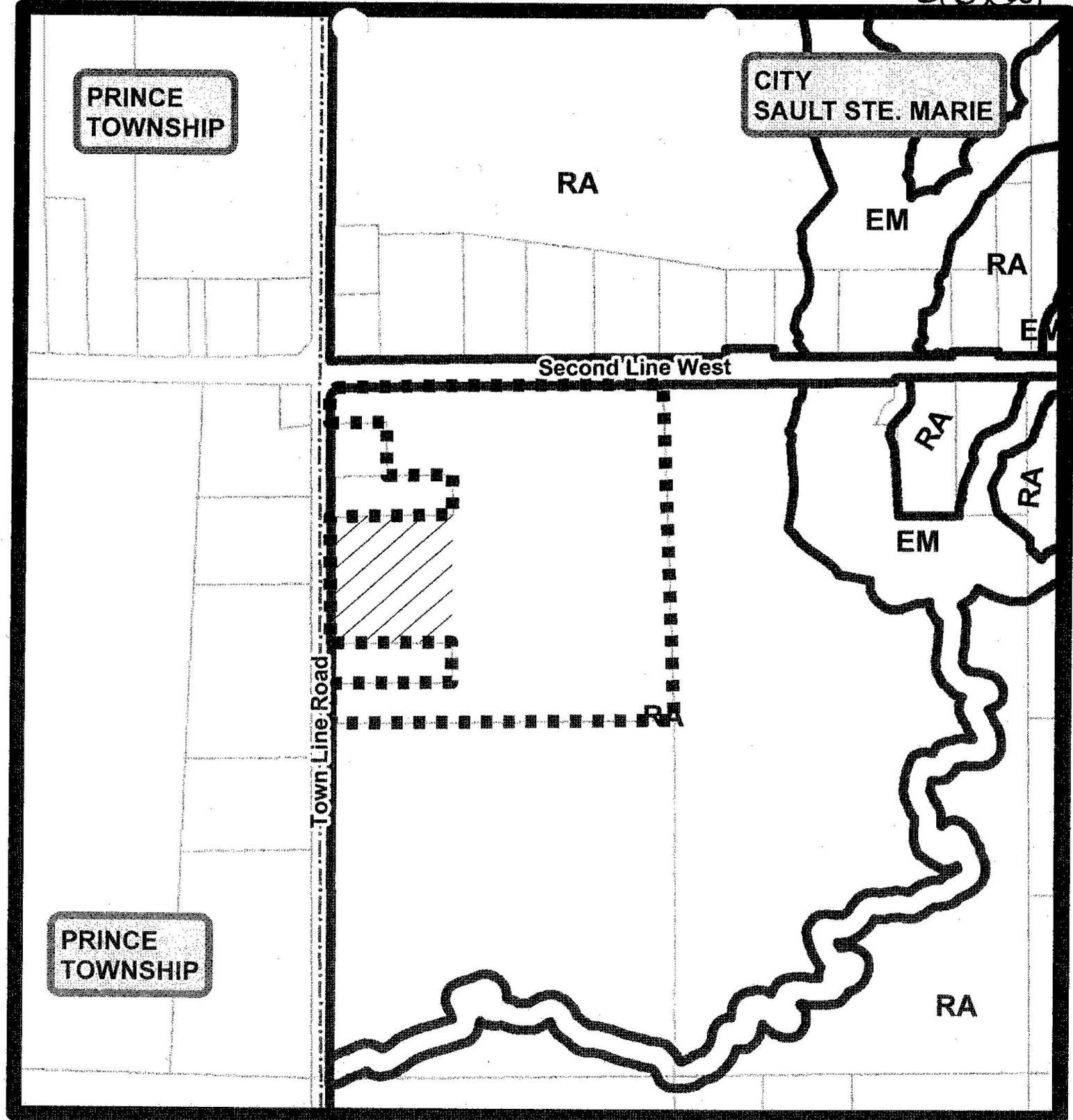
Proposed Lot Area

Rural Area

Municipal Boundary

Mail Label ID  
A-8-12-OP

(a6xw)



# EXISTING ZONING MAP

## Planning Application A-8-12-OP

 Proposed Lot Area

 Municipal Boundary

 RA - Rural Area Zone; RAhp

 EM - Environmental Management Zone

790 Town Line



Metric Scale  
1 : 6000

Maps  
512 & 2-27

Mail Label ID  
A-8-12-OP

**Malcolm White**

---

**From:** Kim Vaudry on behalf of City Clerk  
**Sent:** March 07, 2012 11:42 AM  
**To:** Malcolm White  
**Subject:** FW: application No. A-8\_12-OP

---

**From:** Sherri Desjardins [mailto:s\_desjardins@yahoo.com]  
**Sent:** March 07, 2012 8:22 AM  
**To:** City Clerk  
**Subject:** re: application No. A-8\_12-OP

M. White,

Why is the City continuing to consider these applications to sever rural properties? The Official Plan clearly states that it should not be done, yet Council does not feel that they need to adhere to the Official Plan. That field at the corner of Second Line West and Town Line Road has been hayed for years and the hay is used to feed several animals in Sault Ste. Marie. I do not want to see anymore properties being divided. The City should be looking at ways to utilize these fields, not obliterate them. I hope that council will not allow this severance to occur and not allow any future severances. Council tends to only see the short time advantage of collecting more taxes but if they stop and look at the future value of preserving the integrity of this land they will see a much different picture. I live at 140 Avery Rd and had a similar situation with Dennis Pepin being allowed to sever the Old Maki Farm. Thank you for your time.

Sherri Desjardins  
140 Avery Rd  
Sault Ste. Marie, ON  
(705)945-6476

Jerry D. Dolcetti, RPP  
Commissioner

Donald B. McConnell, MCIP, RPP  
Planning Director



## ENGINEERING &amp; PLANNING DEPARTMENT

## Planning Division

Tel: (705) 759-5368  
Fax: (705) 541-7165

Celebrate 100!  
\*1912 - 2012\*

2012 03 19

Mayor Debbie Amaroso and  
Members of City Council

**RE: Application No. A-9-12-Z – filed by Jim Colizza**

**PURPOSE**

The applicant, Jim Colizza, is requesting a rezoning, to permit residential and neighbourhood commercial uses within the existing building.

**PROPOSED CHANGE**

Requesting a rezoning from "R3" (Low Density Residential) zone, to "CT2" (Commercial Transitional) zone.

**Subject Property:**

- Location – Located on the south side of Albert Street West, approximately 35m (115') west of its intersection with Hudson Street, civic no. 421 Albert Street West
- Size – Approximately 20m (66') frontage x 55m (180') depth; 142.5m<sup>2</sup> (0.35 acres)
- Present Use – Residential
- Owner – Mrs. J. Colizza

**BACKGROUND**

The subject property has been used as the Colizza family home for many years. This property was identified as part of the International Bridge Plaza redevelopment and the owners entered into discussions to sell the property. In December, the applicant was advised by Public Works and Government Services Canada (PWGSC) that this property is no longer required. However in the interim, the owner had purchased another home and moved, leaving the building empty.

There are no previous rezoning applications on this property.

**ANALYSIS**

**Conformity with the Official Plan**

The subject property is designated Residential in the City's Official Plan. In addition to residential uses, the Official Plan also permits small scale commercial uses which are

compatible with the residential nature of the area, such as convenience stores, day care centres, home occupations and bed and breakfast establishments. Therefore this application to permit both residential and neighbourhood commercial uses conforms to the policies of the Official Plan.

### **Consultation**

The following departments/agencies commented on the application as part of the consultation process:

- See attached letters – Accessibility Advisory Committee, Building Division, SSMEDC
- No objections/comments – Conservation Authority, CSD, Municipal Heritage Committee, Fire Services, Engineering Dept., PUC Services

The Economic Development Corporation has expressed a concern about the broader issues related to this application; basically how will the decision to omit this property affect the overall International Bridge Plaza redevelopment. The EDC comments include a reference that the PWGSC letter may have been sent to the homeowners in error. Planning has no information that this was the case.

Planning staff share the concerns about a revised bridge plaza redevelopment plan, particularly the impact of the revised project on the remaining residences and on possible changes and required improvements to the traffic patterns in the area.

However the applicant has made this application in accordance with information from PWGSC that this property is no longer required for the bridge plaza redevelopment.

The Chief Building Official notes that a change of use permit will be required along with possible building upgrades.

### **Comments**

The applicant met with Planning Staff to discuss what uses may be appropriate to allow this property to be reused. It was agreed that some combination of residential uses and small scale, neighbourhood commercial uses would be appropriate given the size of the property and common desire to avoid any negative impact on the abutting neighbours.

The existing "R3" (Low Density Residential) zoning permits a bed and breakfast home, day care facility, group home or rooming house in addition to residential uses.

The proposed "CT2" (Commercial Transitional) zone is intended to allow for a mix of commercial and residential uses in areas that may be in transition from residential to commercial. In addition to the uses listed above in the "R3" zone, the "CT2" zone permits arts, culture and heritage uses, small scale food services, office uses, retail uses less than 300 sq. meters, personal services such as hair stylists, photographic studios, tailors, tattoo parlours and other similar uses.

Given that the property is quite large and adequate parking can be provided, the requested rezoning to "CT2" is recommended. The property should be designated as

being subject to Site Plan Control to permit a review should the building be demolished and the property redeveloped in the future.

### **IMPACT**

There are no significant impacts on municipal services as a result of approving the requested zoning change. However the overall municipal impact as a result of the International Bridge Plaza redesign is not known and may be considerable as it is likely that the proposed traffic plan with commercial vehicle access from Carmen's Way and passenger vehicles using Huron Street will not be possible.

### **SUMMARY**

The subject property was originally identified as part of the International Bridge Plaza redevelopment. The building was vacated and the owner has been advised that the property is no longer required for the revised redevelopment plan. The applicant is requesting a rezoning to reuse the existing building with a mix of residential and neighbourhood commercial uses. The application is recommended for approval.

### **STRATEGIC PLAN**

Approval of this application is not related to any activity identified in the City's Corporate Strategic Plan. However the redevelopment of the International Bridge Plaza is a major component of the community's transportation infrastructure and has been identified as a key strategic priority in the Destiny Sault Ste. Marie Economic Development Strategy. Destiny Sault Ste. Marie is a partnership of the City, Chamber of Commerce, Community Development Corporation, SSM Economic Development Corporation, Employment Solutions and Innovation Centre.

### **RECOMMENDATION**

That City Council approve the request to rezone the subject property from "R3" (Low Density Residential) to "CT2" (Commercial Transitional) and that the property be designated as an area of Site Plan Control.

Respectfully submitted,

Donald B. McConnell, MCIP, RPP  
Planning Director

Recommended for approval,

Jerry Dolcetti, RPP  
Commissioner Engineering & Planning

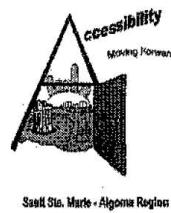
DBM/ps

attachment(s)

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RECOMMENDED FOR APPROVAL

Joseph M. Pratesi  
Chief Administrative Officer



Sault Ste. Marie - Algoma Region

February 16, 2012

Don McConnell  
Planning Director  
City Planning & Engineering Division

**SUBJECT: REZONING APPLICATION REVIEW – A-9-12-Z**

**421 Albert Street West**

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:
2. Walkways & Sidewalks:
3. Curb Cuts:
4. Ramping:
5. Transit Access:
6. Lighting:
7. Signage:
8. Other: We request site plans for commercial applications

Thank you for your attention to these recommendations.

We request a Site Plan

We do not want a Site Plan for review

Sincerely,

Gerard Taylor  
Chair, Site Plan Sub Committee  
on behalf of The Accessibility Advisory Committee

**Pat Schinners**

**From:** Don Maki  
**Sent:** February 10, 2012 2:15 PM  
**To:** Don McConnell; Pat Schinners  
**Subject:** Rezoning application A-9-12-Z 421 Albert Street West

Hi Don

If the applicant wants to change the use of the present building he would require a change of use permit and may be required to upgrade the building to meet the a minimum building standard.

Don

Don Maki CBCO  
Chief Building Official  
City of Sault Ste. Marie  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6  
Phone (705) 759-5399  
[d.maki@cityssm.on.ca](mailto:d.maki@cityssm.on.ca)

[www.cityssm.on.ca](http://www.cityssm.on.ca)

[www.celebrate100saultstemarie.com](http://www.celebrate100saultstemarie.com)

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## **Pat Schinners**

---

**From:** Don McConnell  
**Sent:** February 23, 2012 4:43 PM  
**To:** Pat Schinners  
**Subject:** FW: Property Applications

**From:** Dave Murphy  
**Sent:** February 23, 2012 4:36 PM  
**To:** Don McConnell  
**Cc:** Tom Dodds; John Febbraro  
**Subject:** Property Applications

Don:

Tom requested that I forward the following input from SSMEDC regarding these property applications:

### **Application A-8-12-OP - Frank and Peggy Naccarato - 790 Town Line Rd.**

The request from the applicant is to add 3 additional lots to his property. This does not require a zoning change as it is already zoned rural. The official plan only permits the severance of one rural residential lot. The designation would stay rural but there is a need for a special exception to allow for these additional lots.

After reviewing application A-8-12-OP, SSMEDC has no comments on this application.

### **Application A-9-12-Z - Jim Colizza - 421 Albert St West**

The request from the applicant is to change the existing R3 low density residential to CT2 commercial transitional. This back of this property is abutting to the new bridge plaza. This change would provide a greater range of uses for redevelopment that is proposed for that area.

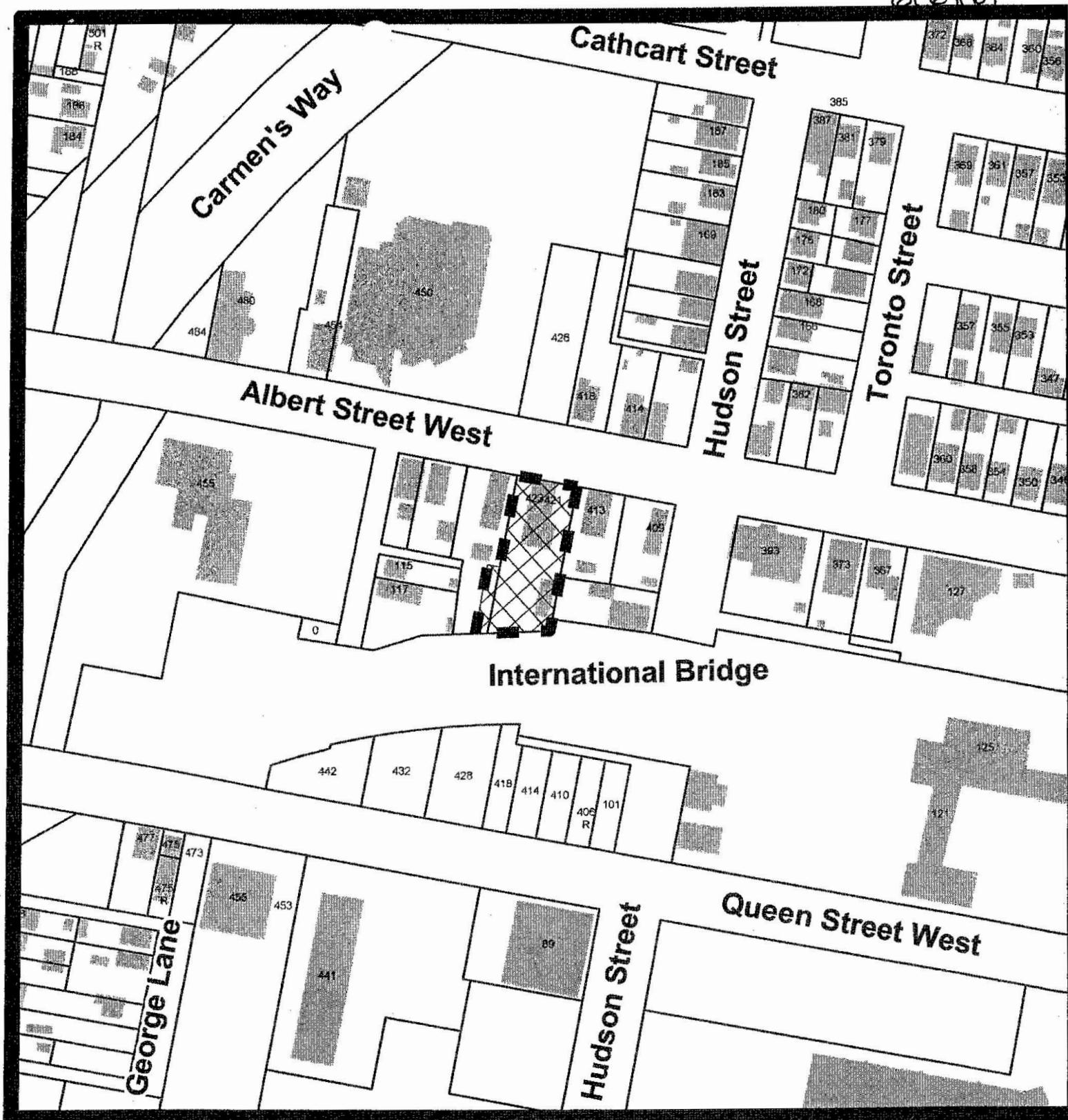
After reviewing application A-9-12-Z, SSMEDC is concerned about broader issues related to the development of the bridge plaza which directly affect this property. It is our understanding that this property was being purchased by the St. Mary's Bridge Company for the purposes of using it as part of the bridge plaza reconstruction project and associated transportation infrastructure requirements. While we appreciate that the full project is not expected to proceed as originally planned. We are of the understanding that the project will be developed in stages and that this property referred to in the application will be required in order to complete future stages of this bridge plaza infrastructure project.

In fact the environmental assessment includes these properties for that purpose. What is confusing and contrary to what I just described is the fact that Public Works and Government Services Canada appears to have advised the property owners in writing that their property is no longer required. My understanding from discussions with the Planning Department is that PWGSC was in error in sending this letter to the homeowners.

Therefore the SSMEDC is unable to provide comments on till the matter noted has been clarified. In principle we support those efforts that promote small business development, however in this instance there are other broader considerations which affect the property that render any comments that we may have moot.

### **Application A-10-12-OP - 1372055 Ontario Inc - 750 Korah Rd**

The request from the applicant is to change the existing rural area to add a notwithstanding clause with regards to Rural Area Policy 11 (OPA167) which restricts severance to the creation of 1 new lot. The applicant wishes to sever 2 parcels from the subject property. Sever the existing farmhouse as well as parcel the northwest corner for future residential purposes. This change would allow for future increase in tax revenue.



# SUBJECT PROPERTY MAP

421 Albert Street West

Planning Application A-9-12-Z



Metric Scale  
1 : 1800

Maps  
15 & 1-26

Mail Label ID  
A-9-12-Z



Subject Property = 421 Albert St W



Subject Property = 421 Albert St W



# 2008 ORTHO PHOTO

421 Albert Street West  
Planning Application A-9-12-Z



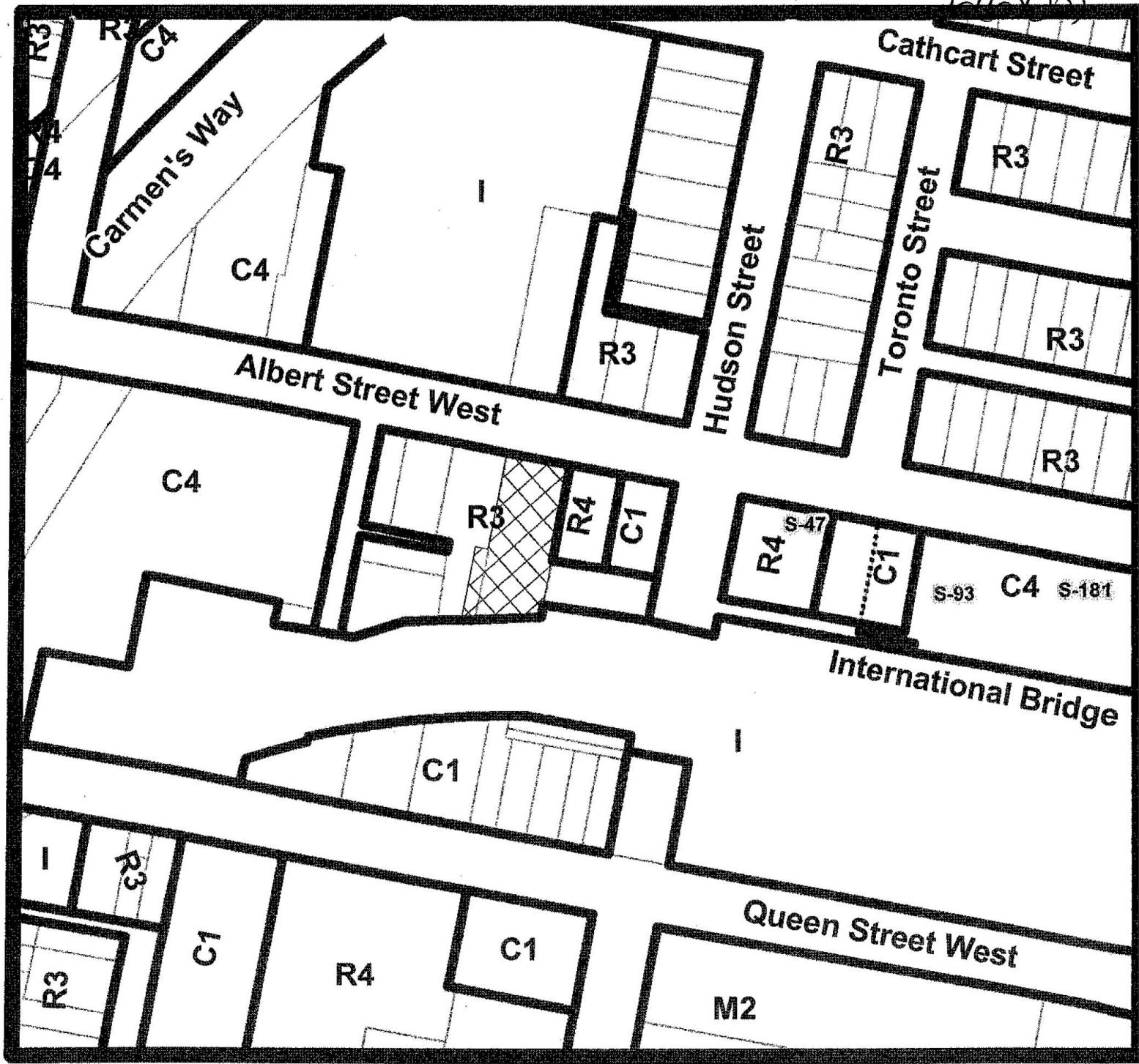
Metric Scale  
1 : 1800

■ ■ ■ Subject Property = 421 Albert St W

X X X Subject Property = 421 Albert St W

Maps  
15 & 1-26

Mail Label ID  
A-9-12-Z



## EXISTING ZONING MAP

**421 Albert Street West**

**Planning Application A-9-12-Z**



Metric Scale  
1 : 1800



Subject Property = 421 Albert St W



C1 - Traditional Commercial Zone



C4 - General Commercial Zone



M2 - Medium Industrial Zone



R3 - Low Density Residential Zone



R4 - Medium Density Residential Zone



I - Institutional Zone



PR - Parks and Recreation Zone

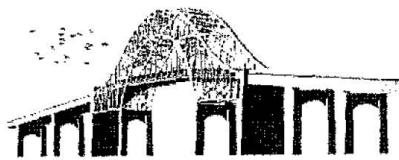


S-Number = Special Zoning

Maps  
15 & 1-26

Mail Label ID  
A-9-12-Z

(b)(6)(b)



THE ST. MARY'S RIVER BRIDGE COMPANY  
*La Société du pont de la Rivière Ste Marie*



March 13, 2012

City of Sault Ste. Marie  
Planning Division  
Civic Centre  
99, Foster Drive,  
Sault Ste. Marie, ON  
P6A 5X6

Attention: Mr. Peter Tonazzo, Planner

Dear Sir

**RE: Notice of Application**  
**421 Albert Street West**  
**Application No.: A-9-12-Z**  
**Applicant: Jim Colizza**

I refer to the above-mentioned Notice of Application which was received in our office on February 28, 2012.

The present will confirm that the St. Mary's River Bridge Company does not oppose the said application, as proposed, provided that the proposed Zoning By-Law amendment is fully consistent with the City's Official Plan and the CT2 zoning requirements. However, nothing in this letter is intended to nor should be construed as consent on the part of SMRBC to a change of the City's Official Plan within the referenced area.

SMRBC would like to be notified of the Council of the City of Sault Ste. Marie decision with respect to the above-mentioned application.

Yours truly,

Jim McIntyre  
Chairman

Canada

(6)(c)

Jerry D. Dolcetti, RPP  
Commissioner

Donald B. McConnell, MCIP, RPP  
Planning Director



Celebrate 100!  
\*1912 - 2012\*

ENGINEERING & PLANNING DEPARTMENT

Planning Division

Tel: (705) 759-5368  
Fax: (705) 541-7165

2012 03 19

Mayor Debbie Amaroso and  
Members of City Council

**RE: Application No. A-10-12-OP – filed by 1372055 Ontario Limited  
c/o Scott MacWilliam**

#### PURPOSE

The applicant, 1372055 Ontario Limited, is requesting an Official Plan amendment to facilitate an application to the Committee of Adjustment to permit two severances.

#### PROPOSED CHANGE

To sever two (2) new Rural Area lots, whereas the Rural Area policies of the Official Plan limit the creation of new lots in the Rural Area to one (1).

#### Subject Property:

- Location – Located on the east side of Korah Road and Moss Road, approximately 42m (138') north of the intersection of Korah Road and Rossmore Road, civic no. 750 Korah Road
- Size – Approximately 771m (2,530') frontage along Moss Road and Korah Road, 391m (1,283') depth; 29 ha (71.7 acres)
- Present Use – Rural Residential and Agricultural
- Owner – 1372055 Ontario Limited

#### BACKGROUND

There are no previous applications.

#### ANALYSIS

##### Conformity with the Official Plan

The subject property is designated 'Rural Area' on Land Use Schedule 'C' of the Official Plan. Rural Area Policy 11 of the Official Plan notes that "the further development of lots in areas zoned Rural Area shall be limited to the creation of one new lot, plus the remnant or retained parcel." In this instance, the applicant is requesting to create two (2) new lots, and thus, an amendment to the Official Plan is required.

##### Comments

Approved by City Council in December 2009, Official Plan Amendment No. 167 adopted new Rural Area Policies, including Policy R.A. 11 which limits Rural Area

severances to one new lot, plus the remnant. This limit is applied from the day Official Plan Amendment No. 167 was adopted, December 2009.

Planning staff has consistently recommended against multiple lot severances, however the circumstances surrounding this application are different.

The subject property is the western half of what has been traditionally known locally as 'Garson's Farm'. Referring to the maps attached, existing urban serviced residential development abuts the property to the south and west. The subject property and abutting parcel to the east have been identified as having urban residential development potential. Furthermore, the current Urban Settlement Area Boundary, as shown on the subject property and zoning maps attached, abuts the old 'Garson's Farm' to the west, south and east.

Recognizing this Urban Settlement Area (USA) anomaly, in June 2011, Planning staff forwarded an informal request to the Ministry of Municipal Affairs and Housing (MMAH), to incorporate an approximate 24ha (59acre) block of land within the USA. To date, MMAH has not responded. The block to be included within the USA would encompass the area of the old Garson Farm below the hill, which is also shown on the maps attached. Planning Staff is of the opinion that this Urban Settlement Area extension is logical and would round out this area resulting with urban development below the hill. The area above the hill would be difficult to service at this time, and was not included in the informal request to MMAH.

Although a USA extension seems logical due to the fact that the current USA surrounds but does not include the Garson Farm, existing Provincial Policies must also be adhered to.

Section 1.1.3 of the PPS sets policy direction for the establishment and expansion of Urban Settlement Areas. More specifically, Settlement Areas shall be the focus of growth, development, redevelopment and intensification; hence the current limited development policies that are applied to the Rural Area, which by definition are those areas outside of the USA. The PPS also notes that Urban Settlement Area boundaries may only be expanded at the time of a "Comprehensive Review" demonstrating that:

1. Sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
  - a. As part of an ongoing Comprehensive Official Plan Review, Planning staff conducted a population projection and household demand inventory, which was presented to City Council in September 2008. At that time it was determined that between 2006 and 2021 there was the potential to build up to 3,630 dwelling units, requiring a total of 418 acres of land. The residential land inventory identified a total of 750 acres of vacant lands having residential development potential. At that time it was determined that the additional 330 acres of vacant lands beyond those required was a healthy surplus to allow for choice in the market.

Since the initial projections, further research has indicated that the original average density inputs (units/acre) were high. Utilizing average densities based on existing residential developments throughout the community resulted in a much smaller vacant residential land surplus of 51 acres. While stronger demands for higher density dwelling types and a greater focus on intensification and re-development would extend this minimal surplus, based on the revised density calculations, an expansion to the USA is warranted. Of the properties identified within the Land Inventory Review, the 'Garson Farm' property is most appropriate at this time.

2. The infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety:
  - a. There is a substantial slope which bisects the subject property in a northwest/southeast direction. At this point in time the provision of services to the area below the hill is most feasible. Full services (water, sewer & storm) currently exist along Rossmore Road, which the subject property has frontage on.
3. The lands are not considered 'prime agricultural areas'; and
  - a. As per the Province's definition, the lands are not considered 'prime agricultural areas'.
4. Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated.
  - a. Traditionally the subject property, in conjunction with the abutting parcel to the east has been utilized for agricultural purposes. The subject property currently houses bison. While Provincial Policy states that the USA expansion must not hinder future agricultural development, in this case, existing urban residential development in close proximity to the subject property impacts the ability for new or expanded livestock facilities, as per the Ministry of Agriculture, Food and Rural Affairs' (OMAFRA) Minimum Distance Separation Guidelines (MDS).

There are also a number of development constraints on the subject property, including but not limited to archaeological potential, fish habitat and significant slopes, however a substantial portion of the subject property appears to be appropriate for future urban residential development.

Finally, it is worth noting that the preceding paragraphs are not intended to justify a USA expansion or detail specific development constraints as they pertain to urban development, but rather provide a general understanding of the property's future urban development potential and inclusion within the USA. A more detailed analysis would be conducted as part of a formal USA expansion report, and if approved, an even more detailed analysis would be conducted in regards to a specific

development proposal. Based on a preliminary comprehensive review, current Provincial Policies, and site specific opportunities and constraints, Planning staff believes that an Urban Settlement Area expansion to encompass the subject property is appropriate.

It is therefore Planning staff's opinion that this application is premature, and it is recommended that it be deferred, until such time that a comprehensive review in accordance with Provincial Policy can be completed.

### **Consultation**

The following departments/agencies commented on the application as part of the consultation process:

- See attached letters – Engineering Dept., Building Division, Conservation Authority, Ministry of Municipal Affairs & Housing
- No objections/comments – PWT, Fire Services, CSD, Municipal Heritage Committee, Accessibility Advisory Committee, PUC Services, SSMEDC

Engineering, Building and the Conservation Authority provided comments which have been attached to this report. They are not addressed within this report because they are specific to the actual development proposal, rather than the larger USA and Provincial Policy issues which this Report aims to address.

Ministry of Municipal Affairs and Housing has provided a generic letter which speaks to this application, as well as another multiple lot severance application which City Council heard at its last meeting. The correspondence outlines relevant Provincial Policies and notes that Official Plan Amendment's must be consistent with these policies. While on the surface this application does not adhere to Provincial Policy, the attached correspondence fails to recognize that in June 2011 Planning staff requested MMAH's opinion on the feasibility of expanding the current Urban Settlement Area to encompass the portion of the subject property that is below the hill. Although a response has not been received to date, MMAH has indicated that direction is forthcoming.

The applicant, as well as the owner of the abutting property to the east individually contacted staff in spring 2011. At that time both owners were advised to wait with making an application to City Council until such time that staff could explore a USA expansion with MMAH. After a number of follow up requests to MMAH, and no immediate direction or timeline in sight, the applicant decided to make this formal application to City Council.

### **IMPACT**

While the financial impacts of 'rural sprawl' are not well understood, given the long term development potential of the subject property is urban residential, and that the proposed severances will not impact this development potential, the approval of this application will not result in any direct financial impacts to the Municipality.

### **SUMMARY**

As previously mentioned, Planning staff has consistently recommended against multiple lot severances within the Rural Area, however in this case, it is Planning's opinion that an USA expansion to encompass a portion of the subject property (below the hill) is

appropriate. Once incorporated within the USA, this application would only result in the creation of one new lot, in the Rural Area, which adheres to the current Rural Area Policies of the Official Plan.

Given this application, staff has had recent discussions with MMAH staff who have indicated that a formal response to the original USA expansion request is forthcoming. It is anticipated that this response would not provide a decision, but rather direction of what studies would be required in order to support a decision to expand the USA, which requires Provincial approval in addition to City Council's approval.

Finally, it is worth noting to City Council and the applicant that there are no guarantees, and at this time, the Province is unwilling to give a general timeline. It is therefore recommended that this application be deferred until a later date, rather than outline a specific date. It is likely that a staff review would require six months, however Provincial approval would take substantially longer.

Alternatively, the Applicant has the right to proceed with an application to the Committee of Adjustment to create 1 new lot plus the remnant.

### **STRATEGIC PLAN**

Deferring of this application will not directly impact the Strategic Plan.

### **RECOMMENDATION**

That City Council defer this application to a later date, in order to allow staff the opportunity to conduct a Comprehensive Review of expanding the Urban Settlement Area to encompass the subject property.

Respectfully submitted,

Peter Tonazzo, MCIP, RPP  
Planner

Recommended for approval,

(for) Donald B. McConnell, MCIP, RPP  
Planning Director

Recommended for approval,

Jerry Dolcetti, RPP  
Commissioner Engineering & Planning

PT/ps

attachment(s)

Data\APPL\REPORTA-10-12-OP

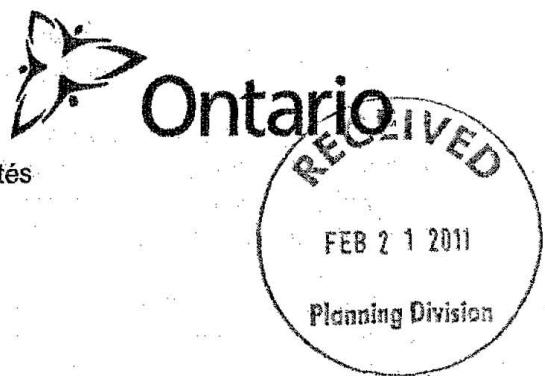
(6)(c)

**Ministry of  
Municipal Affairs  
and Housing**

Municipal Services Office  
Northeastern  
159 Cedar Street, Suite 401  
Sudbury ON P3E 6A5  
Telephone: 705 564-0120  
Toll Free: 1 800 461-1193  
Fax: 705 564-6863  
Web : [www.mah.gov.on.ca/onramp-ne](http://www.mah.gov.on.ca/onramp-ne)

**Ministère des  
Affaires municipales  
et du Logement**

Bureau des services aux municipalités  
du Nord-Est  
159, rue Cedar, bureau 401  
Sudbury ON P3E 6A5  
Téléphone : 705 564-0120  
Sans frais : 1 800 461-1193  
Télécopieur : 705 564-6863  
Site Web: [www.mah.gov.on.ca/onramp-ne](http://www.mah.gov.on.ca/onramp-ne)



February 17, 2012

By Facsimile and Mail

Mr. Donald McConnell, MCIP, RPP  
Planning Director  
City of Sault Ste Marie  
P.O. Box 580  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5N1

Dear Mr. McConnell:

RE: Official Plan Amendments No. A-8-12-OP and A-10-12-OP  
City of Sault Ste. Marie

I am writing to you in respect of Official Plan Amendments (OPA) A-8-12-OP and A-10-12-OP which were circulated to the Ministry of Municipal Affairs and Housing (MMAH) by the City of Sault Ste. Marie on February 2, 2012 and February 10, 2012 respectively.

The City's Official Plan identifies that the subject lands are both located within the Rural Area designation outside of the identified urban settlement area.

In accordance with Section 3 of the Planning Act (as amended) a decision of the council of a municipality in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" the PPS, 2005. The PPS, 2005 applies to all applications, matters and proceedings commenced on or after March 1, 2005. There are provincial interests in the proposed OPA and MMAH wishes to make these interests known to you as you consider the proposed Official Plan Amendment at your March 19, 2012 meeting. The proposed OPA must have regard for matters of Provincial interest outlined in Section 2 of the Planning Act, such as:

- h) the orderly development of safe and healthy communities;*
- i) the protection of the financial and economic well-being of the Province and its municipalities;*
- p)the appropriate location of growth and development; and*
- q) the promotion of development that is designed to be sustainable, to support public transit and to oriented to pedestrians.*

The proposed OPA shall be consistent with several identified provincial policy areas directly related to building strong communities by wisely managing change and promoting efficient land

use and development patterns, identified in Section 1.1.1, Section 1.1.2, Section 1.1.3, Section 1.1.4, Section 1.4.3, Section 1.6.4, Section 1.6.5 and Section 1.6.8 of the PPS, 2005.

To ensure good planning principles are followed the municipality may wish to require the applicant to address the above policy areas in addition to Official Plan policy for the Rural Area so that Council may make a decision which is consistent with the City's Official Plan, the Planning Act and the PPS, 2005.

We note that the proposed OPA to allow the creation of more than 1 lot by consent, is not in keeping with the policy direction of the City's Official Plan, as amended by OPA 167 on November 9, 2009. This policy was intended to permit limited Rural residential development, a choice of location and affordable housing in the City while maintaining a rural character and maintaining the focus of new development to the identified Urban Settlement Area. The City appears to have received a number of requests for OPA to increase the limit on the number of severances, since the approval of OPA 167. In completing the City's 5 year Official Plan update there is an opportunity to review the Rural Area Policies. We would encourage the City to specifically define what "limited rural residential" is in the Sault Ste. Marie context and require applicants to meet that test.

**The Ministry of Municipal Affairs and Housing would like to request that the City of Sault Ste. Marie forward to our office a copy of the Notice of Public Meeting published for this application in accordance with Ontario Regulation 543/06 s(3)(10)(12). In addition, the Ministry would like to receive Notice of Decision on this application, issued in accordance with the Planning Act section 17 (23) and Ontario Regulation 543/06 s(5)(2).**

Thank you for this opportunity to comment on the proposed application. If you have any questions or comments on any of the above, please contact me at (705) 564-6852 or edouard.landry@ontario.ca

Sincerely;



Edouard Landry, MCIP, RPP  
A\Team Lead, Community Planning and Development  
Northeastern Municipal Service Office

(6)(c)

Jerry D. Dolcetti, RPP  
Commissioner

Daniel Perri  
Junior Engineer



ENGINEERING & PLANNING  
DEPARTMENT

Engineering & Construction Division



2012 02 15  
Our File: A-10-12-OP

Donald B. McConnell, MCIP, RPP  
Planning Director  
Engineering and Planning Department  
City of Sault Ste. Marie

Dear Mr. McConnell:

**RE: A-10-12-OP – 750 KORAH ROAD  
REQUEST FOR AN AMENDMENT TO THE OFFICIAL PLAN**

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

- The subject property is regulated under Ontario Regulation 176/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.
- Algoma Public Health should be contacted in relation to septic system requirements.

Yours truly,

A handwritten signature in black ink that appears to read "D. Perri".

Daniel Perri  
Junior Engineer

c: Jerry Dolcetti, Commissioner, Engineering & Planning  
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT  
Steve Turco, Planner, Planning Division

**Pat Schinners**

---

**From:** Don Maki  
**Sent:** February 10, 2012 2:02 PM  
**To:** Don McConnell; Pat Schinners  
**Subject:** Rezoning application A-10-12-OP 750 Korah Road

Hi Don

The site plan shown does not show the newly erected 40 x 60 implement shed on the property. The new building would be very close to the shown new lot lines. It would also be located on a lot with no other buildings. The property is zoned RA and the building was erected to support this agricultural use. The applicant has not told us of the proposed uses are for the remaining property. The applicant is a roofing contractor and had equipment stored at the new implement building however had removed the equipment from the property when he was advised to.

Don

Don Maki CBCO  
Chief Building Official  
City of Sault Ste. Marie  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6  
Phone (705) 759-5399  
[d.maki@cityssm.on.ca](mailto:d.maki@cityssm.on.ca)

[www.cityssm.on.ca](http://www.cityssm.on.ca)  
[www.celebrate100saultstemarie.com](http://www.celebrate100saultstemarie.com)  
*Celebrating 100 years as a city in 2012!*

**Pat Schinners**

---

**From:** Marlene McKinnon <mmckinnon@ssmrca.ca>  
**Sent:** February 21, 2012 12:03 PM  
**To:** Pat Schinners  
**Cc:** Peter Tonazzo; Frank Tesolin (Home); Linda Whalen  
**Subject:** SSMRCA Response - A-10-12-OP

February 21, 2012

Donald B. McConnell, MCIP, RPP,  
Planning Director  
City of Sault Ste. Marie  
P.O. Box 580  
Sault Ste. Marie, ON P6A 5N1

**Conservation Authority Comments:**

**Application #** A-10-12-OP  
1372055 Ontario Limited  
750 Korah Road  
Sault Ste. Marie

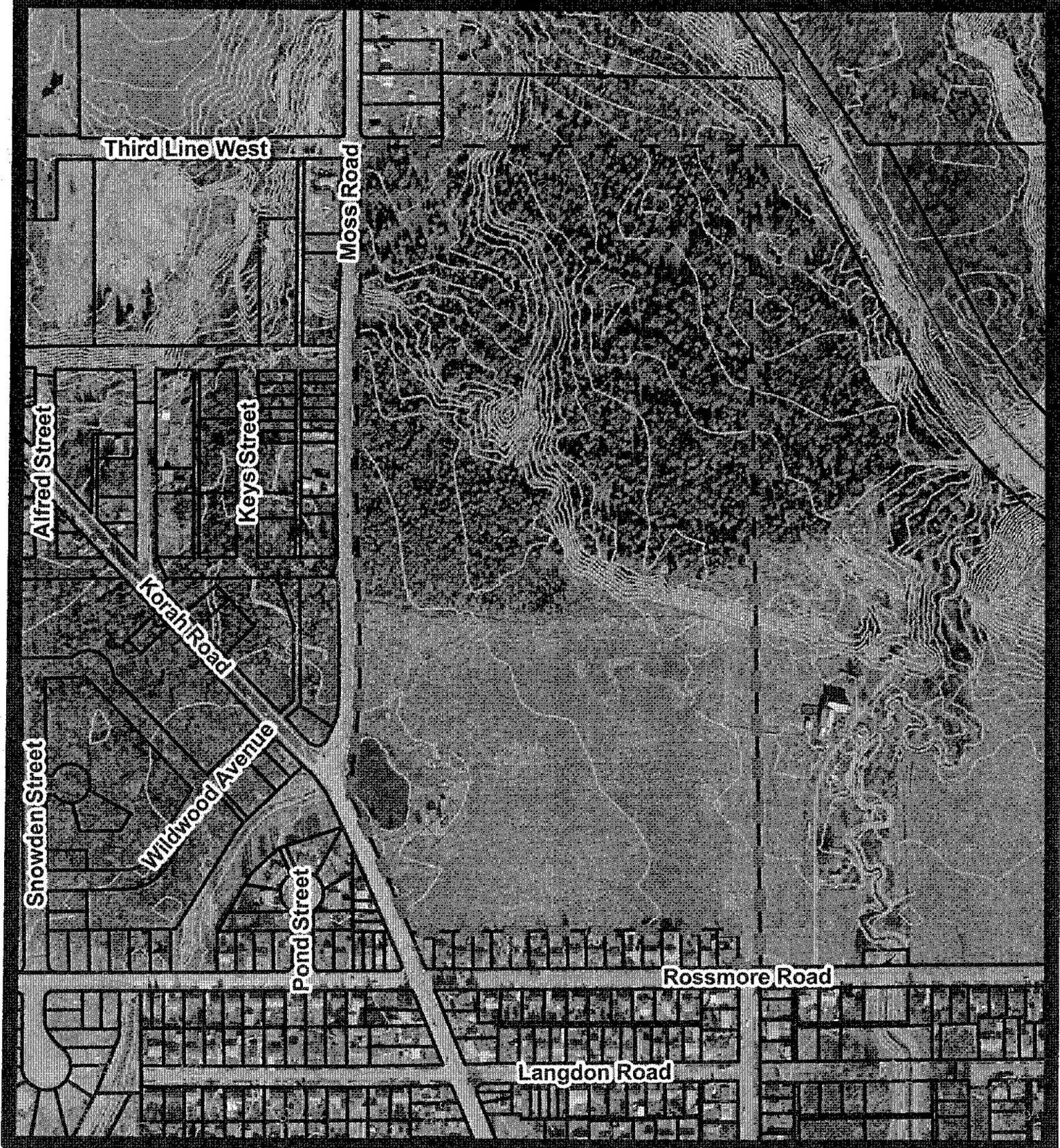
The subject property is located in an area under the jurisdiction of the Conservation Authority with regard to the O. Reg. 176/06 for Development, Interference with Wetlands and Alterations to Shoreline and Watercourses. A permit is required for development on the subject property and the proposed severed lots.

The subject property is not under consideration of the Drinking Water Source Protection Program of the Conservation Authority with regard to Drinking Water Source Protection.

Should you have any questions on our comments please contact our office.

*Marlene McKinnon*  
GIS Specialist  
Sault Ste. Marie Region Conservation Authority  
1100 Fifth Line East,  
Sault Ste. Marie, Ontario P6A 5K7  
Business: (705) 946-8530 ext 204  
Fax: (705) 946-8533  
Email: [mmckinnon@ssmrca.ca](mailto:mmckinnon@ssmrca.ca)

6(6)(C)



## 2008 ORTHO PHOTO 750 KORAH ROAD

Planning Application A-10-12-OP

Subject Property = 750 Korah Road  
 Proposed Lot  
 Land Contours

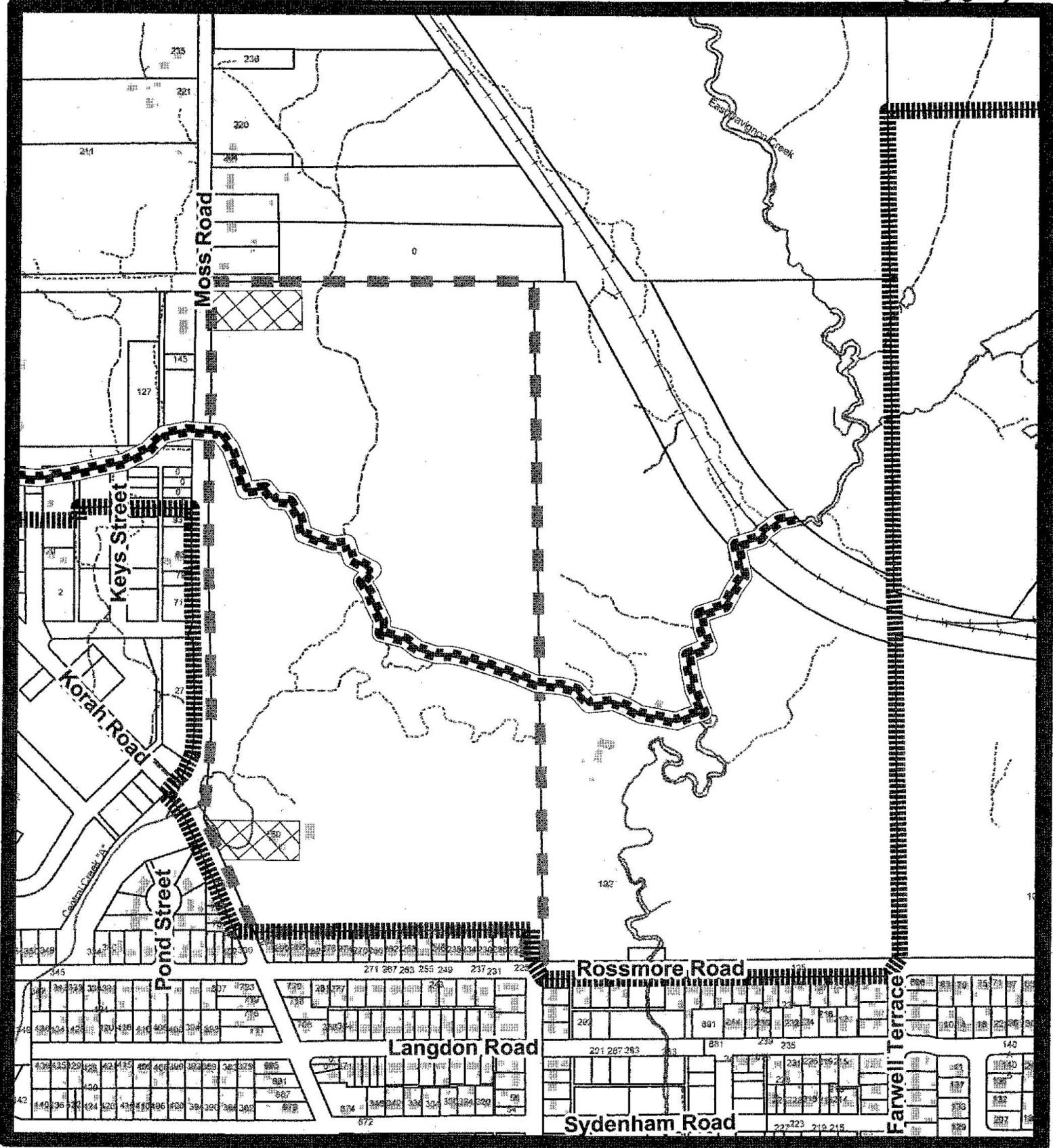
Maps  
94 & 1-107

Mail Label ID  
A-10-12-OP

Metric Scale  
1 : 5000



6(6)(C)



# **SUBJECT PROPERTY MAP**

**750 KORAH ROAD      Planning Application A-10-12-OP**



Subject Property = 750 Korah Road

**Proposed Lot**

## **Urban Settlement Area**

## Bottom pf Slope

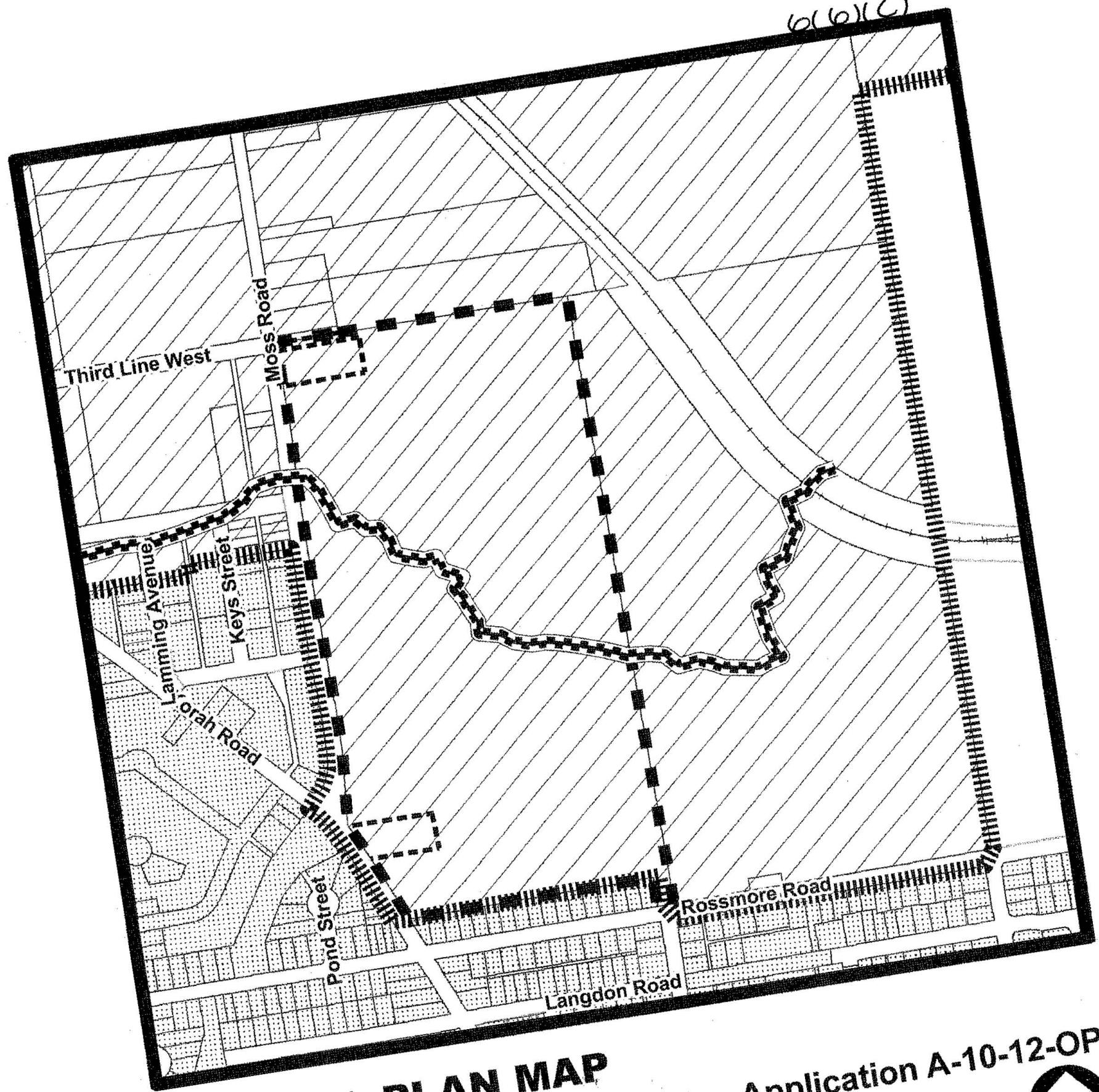
**Maps  
94 & 1-107**

Mail Label ID  
**A-10-12-OP**

**Metric Scale  
1 : 6000**



(b)(6)(C)



## OFFICIAL PLAN MAP 750 KORAH ROAD

Planning Application A-10-12-OP



Subject Property = 750 Korah Road

Lot Proposal



Urban Settlement Area



Bottom of Slope

Official Plan Land Use  
Land\_Use\_Designation

Residential

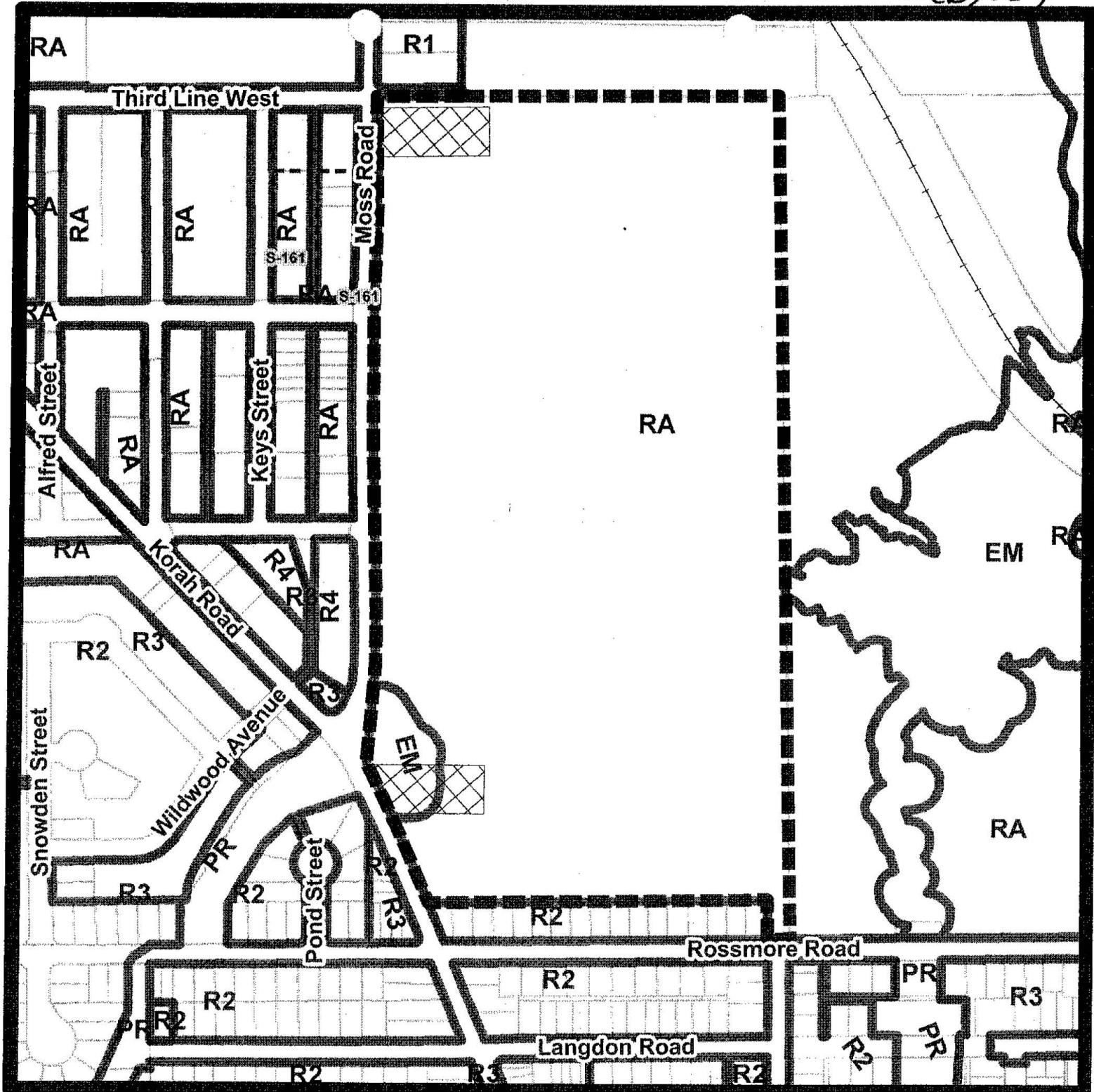
Rural Area

Metric Scale  
1 : 6000

Mail Label ID  
A-10-12-OP



Maps  
94 & 1-107

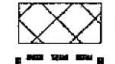


# EXISTING ZONING MAP

## 750 KORAH ROAD Planning Application A-10-12-OP



Subject Property = 750 Korah Road



Proposed Lot



S-Number = Special Zoning



R1 - Estate Residential Zone



R2 - Single Detached Residential Zone



R3 - Low Density Residential Zone



R4 - Medium Density Residential Zone



RA - Rural Area Zone; RAhp



EM - Environmental Management Zone

Metric Scale  
1 : 5000

Maps  
94 & 1-107

(6)(d)

Jerry D. Dolcetti, RPP  
Commissioner  
  
Donald B. McConnell, MCIP, RPP  
Planning Director



ENGINEERING & PLANNING DEPARTMENT

Planning Division  
  
Tel: (705) 759-5368  
Fax: (705) 541-7165

2012 03 19

Mayor Debbie Amaroso and  
Members of City Council

**RE: Application No. A-11-12-Z.OP  
filed by Premiere Landscaping & Garden Centre Inc.**

**PURPOSE**

The applicant, Premier Landscaping & Garden Centre Inc., is requesting an Official Plan amendment and Rezoning.

**PROPOSED CHANGE**

To permit the existing single detached dwelling and the outdoor storage of goods in association with a landscaping contractor's yard, whereas existing Official Plan policies and the Zoning By-law do not permit development north of the Shield Line.

**Subject Property:**

- Location – Located on the west side of Maki Road, approximately 425m (1,394') south of its intersection with Sixth Line West, civic no. 1465 Maki Road
- Size – Approximately 164m (538') frontage x 260m (853'); 5.26 ha (13 acres)
- Present Use – Outdoor storage of disassembled greenhouses
- Owner – Premiere Landscaping & Garden Centre Inc. C/O Peter Notte

**BACKGROUND**

The subject property was created by a Severance application (B-78-46) in 1978.

This application is the result of legal action between the applicant and the City. The applicant constructed a single detached dwelling on the subject property, without the benefit of proper zoning or a building permit.

**ANALYSIS**

**Conformity with the Official Plan**

The subject property is located within the Rural Area north of the 'Shield Line', as shown on Land Use Schedule 'C' of the Official Plan. Rural Area Policy 4 notes that

'the area north of the shield line should not be developed for residential purposes.' Therefore, an amendment to the Official Plan is required.

### Consultation

The following departments/agencies commented on the application as part of the consultation process:

- See attached letters – Engineering Department, Building Division, SSMEDC, Conservation Authority, Legal Department
- No objections/comments – CSD, Municipal Heritage Committee, Fire Services, Accessibility Advisory Committee, PWT, PUC Services

It is further alleged that the applicant has stripped topsoil from the subject property and stored a large amount of debris in association with a landscaping contractor, without the benefit of proper zoning.

Based on follow-up inspections, it appears that the topsoil stripping activity has ceased and the applicant has removed a significant amount of debris from the property.

### Comments

As part of the New Zoning By-law in 2005, the Rural Precambrian Uplands zone was created. This new zone encompassed the area north of the 'Shield Line', which is characterized as the first outcroppings of exposed rock. Running in an east-south-east, west-north-west direction, the Shield Line is especially visible just north of Second Line near the west city limit.

As part of staff's Rural Area review in 2009, City Council also adopted Official Plan Amendment No. 167, which included "RA" Policy 4, noting that the area north of the Shield Line should not be developed for residential purposes. Zoning By-law 2005-150 only permits those lands to be utilized for 'Conservation Uses', which are defined as *'the use of land or water for the purposes of managing, preserving and enhancing the natural environment. Such uses may accommodate passive forms of recreation so long as the preservation of the natural features is maintained.'* The Zoning By-law further notes that buildings and structures are prohibited. Essentially, the Shield Area is a 'no development' zone, although it is recognized that there are a number of existing residences that were built prior to the adoption of the New Zoning By-law in 2005.

The rationale for prohibiting development within the Shield Zone was that the overwhelming majority of these lots do not have frontage on a publicly owned and maintained right-of-way. There are also a number of development constraints within the Shield Area, including shallow soils, steep slopes and numerous wetlands.

Since the wind turbine project, this portion of Maki Road is now maintained on a year round basis, and there are some lots that appear to have appropriate buildable areas.

Planning staff would like to conduct an in-depth study to review the possibility of amending the Official Plan to allow limited residential development on lots in the Shield Area, as long as they have frontage on a publicly owned and maintained roadway and can support development, including the provision of on-site services such as a well and

septic systems. The review will require inputs from a variety of agencies including the Conservation Authority, Public Works, Fire Services and Algoma Public Health.

It is therefore recommended that City Council defer this application until July 2012 in order to allow time to review development options within the Shield Area. Such a review would include public consultation and require City Council's approval.

It is worth noting to the applicant that there may be site specific constraints on the subject property that are not conducive to development. Furthermore, a deferral would give staff a better opportunity to assess the condition of the site once the snow cover is gone.

It is also worth noting that the subject property is in close proximity to the Kennel Club, which has existed at 1809 Maki Road for many years. The Kennel Club has a license to shoot firearms, which could result in future land use conflicts if future residences are permitted in close proximity. Therefore minimum distance separations from the Kennel Club would be reviewed and incorporated if appropriate.

### **IMPACT**

Deferring this application will give staff an opportunity to review among other things, the long term financial and maintenance impacts of allowing limited development within certain areas of the Shield Zone.

### **SUMMARY**

This application is the result of legal action. The applicant constructed a single detached dwelling, stripped topsoil and stored materials in relation to a landscaping contractor's yard, all without the benefit of a building permit or proper zoning.

This portion of Maki Road may be the only area within the Shield Zone that is conducive to limited residential development on existing lots. Planning staff is recommending that City Council defer this application until July 2012 so that staff can coordinate a comprehensive review aimed at determining the appropriateness of a policy change to allow limited residential development.

If Council defers this application, the applicant is reminded that during the interim, uses may not be continued or established upon the property except in accordance with zoning by-law 2005-150, which prohibits buildings and structures and restricts the use of the property to recreational. More specifically, the property cannot be utilized in association with a landscape contractor's yard, including topsoil stripping or storage of goods and materials. Additional work to the existing structure upon the property is also prohibited.

### **STRATEGIC PLAN**

Deferring this application will not directly impact the Corporate Strategic Plan.

6(6)(d)

**RECOMMENDATION**

That City Council defer this application until July 2012 so that staff can review and report back to City Council on the possibility of allowing limited residential development within certain parts of the Shield Zone.

Respectfully submitted,



Peter Tonazzo, MCIP, RPP  
Planner

Recommended for approval,



(for) Donald B. McConnell, MCIP, RPP  
Planning Director

Recommended for approval,



Jerry Dolcetti, RPP  
Commissioner Engineering & Planning

PT/ps

attachment(s)

RECOMMENDED FOR APPROVAL



Joseph M. Pratesi  
Chief Administrative Officer

Data\APPL\REPORT\A-11-12-Z.QP

(d)(d)

Jerry D. Dolcetti, RPP  
Commissioner

Daniel Perri  
Engineering Intern



ENGINEERING & PLANNING  
DEPARTMENT

Engineering & Construction Division



2012 02 22

Our File: A-11-12-Z.OP

Donald B. McConnell, MCIP, RPP  
Planning Director  
Engineering and Planning Department  
City of Sault Ste. Marie

Dear Mr. McConnell:

**RE: A-11-12-Z.OP – 1465 MAKI ROAD  
REQUEST FOR AN AMENDMENT TO THE OFFICIAL PLAN & ZONING BY-LAW**

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

- The subject property is regulated under Ontario Regulation 176/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.
- Algoma Public Health should be contacted in relation to septic system requirements.

Yours truly,

A handwritten signature in black ink that appears to read "D. Perri".

Daniel Perri  
Engineering Intern

c: Jerry Dolcetti, Commissioner, Engineering & Planning  
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT  
Steve Turco, Planner, Planning Division

## Pat Schinners

**From:** Don Maki  
**Sent:** February 15, 2012 11:59 AM  
**To:** Peter Tonazzo; Don McConnell; Pat Schinners  
**Subject:** RE: RE: Rezoning Application A-11-12-Z.OP - Peter Notte - 1465 Maki Road

Hi Peter/Don

I had brought the agreement to the attention of the legal department and they were of the opinion that the agreement made no merit at this time. You should seek a written confirmation of this from legal. Thus we proceeded with legal action. Mr. Notte had never filed a formal application for a permit. This matter was first brought to our attention via a complaint that the owner was stripping top soil from the land in April of 2010. There was some land stripping activity as well as a large amount of debris and a newly erected structure that could be used a dwelling on the property. No permits have been issued or applied for. We are also taking legal action for the condition of the yard. We have conducted an inspection of this property last week and the owner has significantly cleaned the property. We will do a follow-up inspection when the snow leaves to ensure compliance. The by-law enforcement officer states that the soil stripping operation has now ceased. Screening equipment has been removed.

Don

Don Maki CBCO  
Chief Building Official  
City of Sault Ste. Marie  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6  
Phone (705) 759-5399  
[d.maki@cityssm.on.ca](mailto:d.maki@cityssm.on.ca)

[www.cityssm.on.ca](http://www.cityssm.on.ca)

[www.celebrate100saultstemarie.com](http://www.celebrate100saultstemarie.com)

Celebrating 100 years as a city in 2012!

**From:** Peter Tonazzo  
**Sent:** February 15, 2012 9:50 AM  
**To:** Nuala Kenny; Jerry Dolcetti; Susan Hamilton Beach; Dan Perri; Don Maki; Nick Apostle; 'Kevin Bell'; Tom Dodds; Paul Milosevich; 'Linda Whalen'; Joe Cain; Lynn Rosso; 'Landry, Edouard (MAH)'  
**Subject:** RE: Rezoning Application A-11-12-Z.OP - Peter Notte - 1465 Maki Road

Hello,

Please find attached additional information pertaining to the above referenced application. More specifically, Section 17 of the application notes a previous severance contained an agreement that the applicant feels releases the subject property from applicable zoning provisions and Official Plan policies. This agreement is attached.

Regards,

Peter Tonazzo, MCIP, RPP  
Planner  
City of Sault Ste. Marie  
99 Foster Dr.  
Sault Ste. Marie, ON  
P6A 5X6  
Tel: 705.759.2780  
Fax: 705.541.7165  
[p.tonazzo@cityssm.on.ca](mailto:p.tonazzo@cityssm.on.ca)

6(b)(d)

After reviewing application A-10-12-OP, **SSMEDC has no comments on this application.**

**Application A-11-12-Z.OP - Premiere Landscaping and Garden Centre - 1465 Maki Rd**

The request from the applicant is to change the existing Rural Area North of 'Shield Line' to a Rural Area with a notwithstanding clause to Policy RA.4 (OPA 167) to permit a residential land use north of the 'Shield Line'. This would require a special exception to the existing zoning. The applicant feels that the RP zoning which prohibits new residences does not apply to this property based on previous registered agreements reached when property was severed. The applicant also wants to legalize the existing outdoor storage associated with the contractors yard.

After reviewing application A-11-12-Z.OP, **the Sault Ste. Marie Economic Development Corporation assumes that the owner will be expected to be in compliance with all bylaws and regulations associated with the property and associated buildings. SSMEDC has no other comments regarding this application .**

**Application A-12-12-Z - Manon Laveille - 492 Pine St.**

The request from the applicant is to add a special exception to the existing Single Detached Residential Zoning (R2) in order to allow for a 2nd dwelling unit. The applicant wishes to add a basement apartment.

After reviewing application A-12-12-Z, **SSMEDC has no comments on this application.**

Dave

Dave Murphy  
Executive Director, Business SSM  
Phone: (705) 759-5428  
Toll Free: 1-866-558-5144  
Fax: (705) 759-2185  
Email: [d.murphy@ssmedc.ca](mailto:d.murphy@ssmedc.ca)  
Web Site: [www.SaultCanada.com](http://www.SaultCanada.com)

**Pat Schinners**

**From:** Marlene McKinnon <[mmckinnon@ssmrca.ca](mailto:mmckinnon@ssmrca.ca)>  
**Sent:** February 21, 2012 12:12 PM  
**To:** Pat Schinners  
**Cc:** Peter Tonazzo; Frank Tesolin (Home); Linda Whalen  
**Subject:** SSMRCA Response - A-11-12-Z.OP

February 21, 2012

Donald B. McConnell, MCIP, RPP,  
Planning Director  
City of Sault Ste. Marie  
P.O. Box 580  
Sault Ste. Marie, ON P6A 5N1

**Conservation Authority Comments:**

**Application #** A-11-12-Z.OP  
**Premiere Landscaping & Garden Centre Inc.**  
**1465 Maki Road**  
**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. The subject property and the proposed severed lot will require a permit for any development.

The subject property is not under consideration of the Drinking Water Source Protection Program of the Conservation Authority with regard to Drinking Water Source Protection.

Should you have any questions on our comments please contact our office.

**Marlene McKinnon**  
GIS Specialist  
Sault Ste. Marie Region Conservation Authority  
1100 Fifth Line East,  
Sault Ste. Marie, Ontario P6A 5K7  
Business: (705) 946-8530 ext 204  
Fax: (705) 946-8533  
Email: [mmckinnon@ssmrca.ca](mailto:mmckinnon@ssmrca.ca)

6(6)(d)

## Pat Schinners

---

**From:** Don McConnell  
**Sent:** March 04, 2012 9:41 AM  
**To:** Pat Schinners  
**Subject:** FW: A-11-12-Z-OP 1465 Maki Road

**From:** Nuala Kenny  
**Sent:** February 28, 2012 10:10 AM  
**To:** Don McConnell  
**Cc:** Orsalina Naccarato; Matthew Caputo  
**Subject:** A-11-12-Z-OP 1465 Maki Road

I have reviewed the above noted zoning application and my comments are as follows:

The owner is currently facing charges under the zoning by-law, the property standards by-law and the Building code. Rezoning will not remedy the property standard's or building code violations.

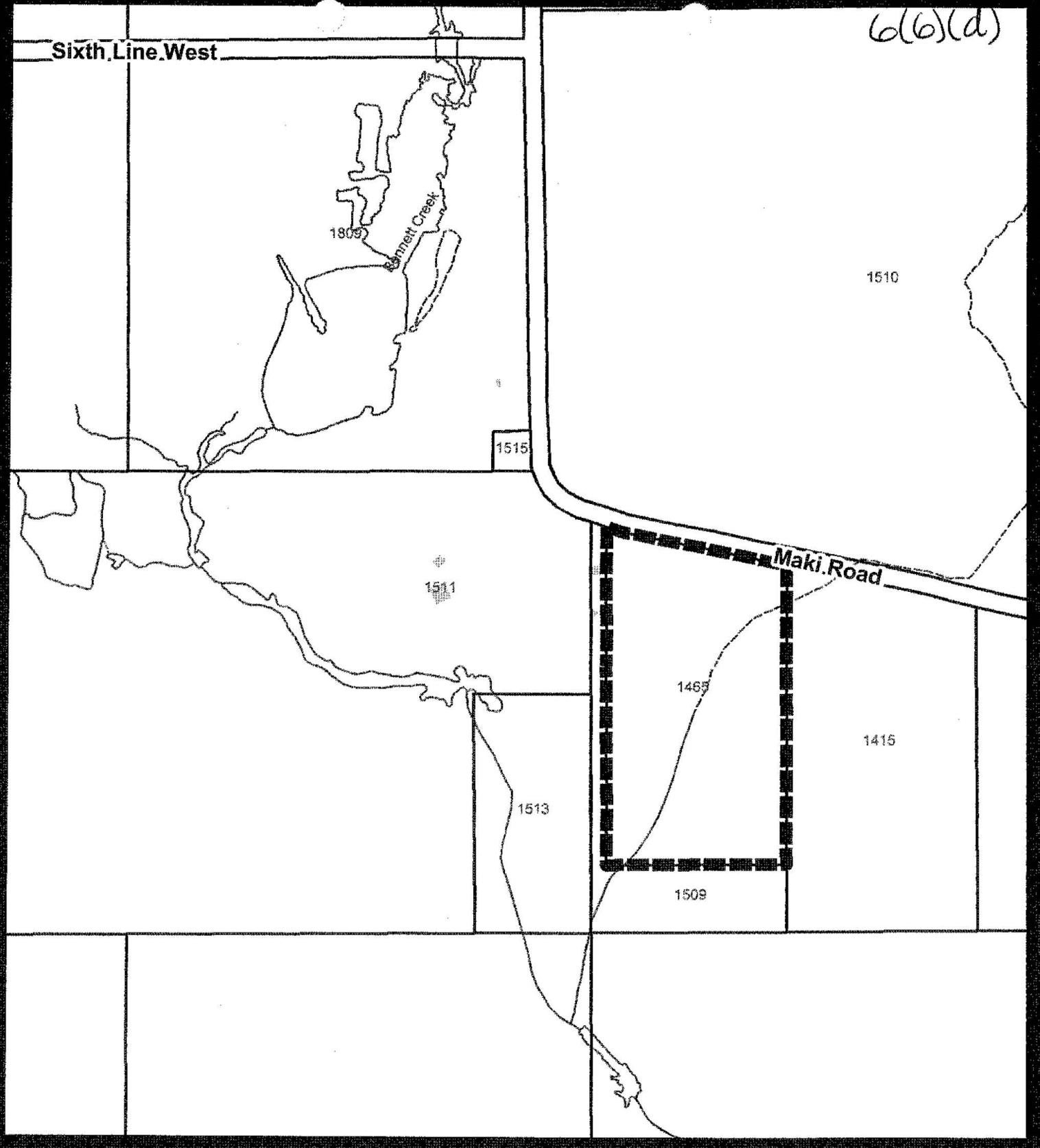
There is an agreement registered on title from 1979. It states that the subject property "will not be used for residential purposes until such time as Maki Road...has been assumed by the City and is being maintained by the City on a regular basis." This does not mean the property will automatically be rezoned to residential once the City assumes and maintains Maki Road. Rather it is a precondition before rezoning can be considered. The owner will still have to go through the entire rezoning process and the rezoning may or may not be granted.

Please let me know if you need anything further.

Nuala M. Kenny  
City Solicitor  
Corporation of the City of Sault Ste. Marie  
[www.cityssm.on.ca](http://www.cityssm.on.ca)  
[www.celebrate100saultstemarie.com](http://www.celebrate100saultstemarie.com)  
*Celebrating 100 years as a city in 2012!*  
[n.kenny@cityssm.on.ca](mailto:n.kenny@cityssm.on.ca)

6(6)(d)

Sixth Line West



# SUBJECT PROPERTY MAP

Planning Application A-11-12-Z-OP

1465 Maki Road



Subject Property = 1465 Maki Road



Metric Scale  
1 : 4500

Maps 501 & 2-56 Mail Label ID  
A-11-12-Z

(606)LU

Sixth Line West



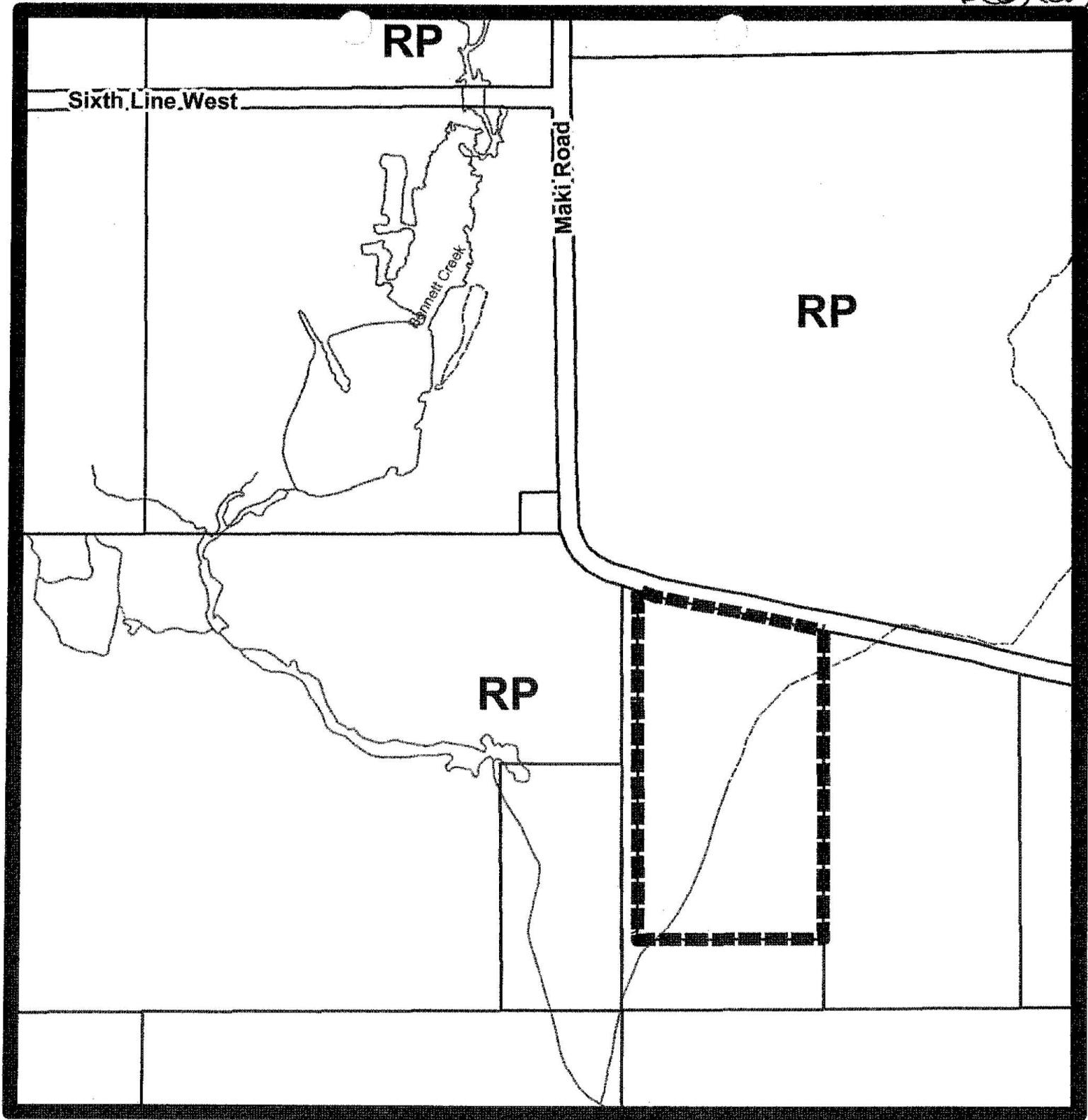
**2008 ORTHO PHOTO**  
Planning Application A-11-12-Z-OP  
**1465 Maki Road**  
 Subject Property = 1465 Maki Road



Metric Scale  
1 : 4500

Maps  
501 & 2-56 Mail Label ID  
A-11-12-Z

(d)(6)(C)



## ZONING MAP

Planning Application A-11-12-Z-OP

1465 Maki Road



Metric Scale  
1 : 4500



Subject Property = 1465 Maki Road

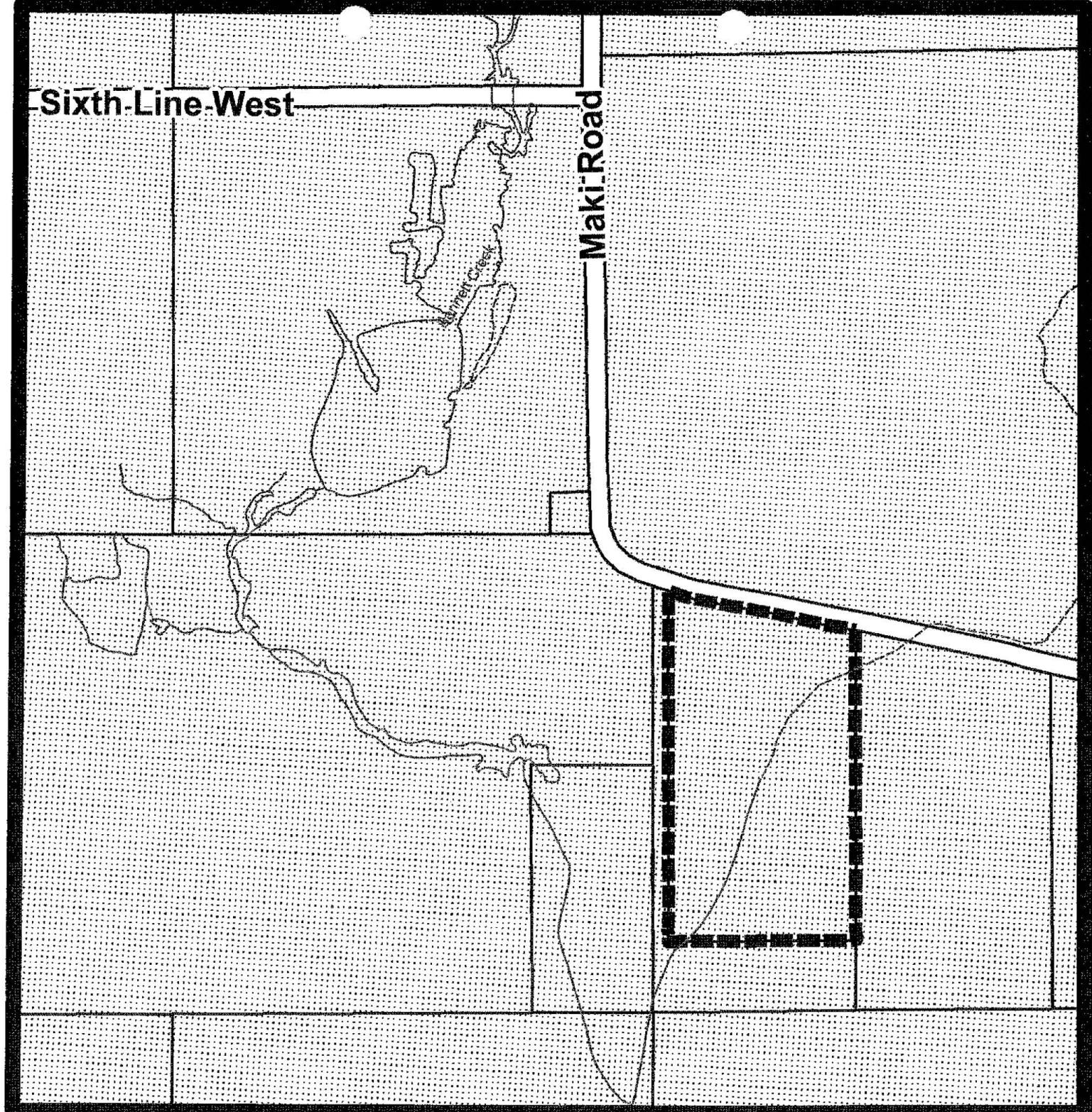


RP - Rural Precambrian Uplands Zone

Maps  
501 & 2-56

Mail Label ID  
A-11-12-Z

(b)(1)(a)



# OFFICIAL PLAN MAP

Planning Application A-11-12-Z-OP

1465 Maki Road



Metric Scale  
1 : 4500



Subject Property = 1465 Maki Road



Rural Area

Maps  
501 & 2-56

Mail Label ID  
A-11-12-Z

6(6)(d)

Peter Tonazzo

---

**To:** Malcolm White  
**Subject:** FW: Peter Notte Rezoning Application - 11-12-Z.OP Maki Road

**From:** Libero C. Paci, J.D. [mailto:[libero.paci@bellnet.ca](mailto:libero.paci@bellnet.ca)]

**Sent:** March 14, 2012 11:38 AM

**To:** Peter Tonazzo

**Subject:** Re: Peter Notte Rezoning Application - 11-12-Z.OP Maki Road

Dear Mr. Tonazzo

This will confirm my and my client's agreement that the re-zoning application be deferred to July 2012 as requested by the Planning Department.

I have confirmed the foregoing with Mr. Caputo of the Legal Department.

Given the foregoing I take the position that as noted by you I will not be required to attend Monday's Council meeting.

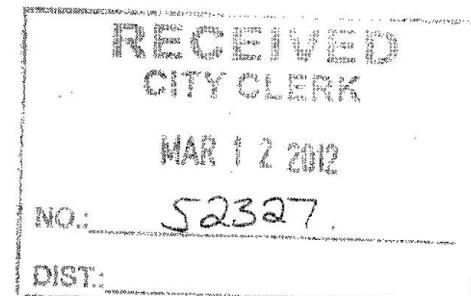
Thank You,

Libero Paci

6(6)(d)

**Algoma Retriever Association**  
**P.O. Box 20037**  
**150 Churchill Blvd.**  
**Sault Ste. Marie, Ontario P6A 6W3**

Mr. Peter Tonazzo, Planner  
City of Sault Ste. Marie  
99 Foster Drive  
Sault Ste Marie, Ontario  
P6A 5X6



March 12, 2012

Re: Planning Application A-11-12-Z.OP, 1465 Maki Road

We are writing to you today to outline our concerns related to the above noted request for an Official Plan amendment and Rezoning application.

The Algoma Retriever Association is a not for profit corporation and the owner of the property located at 1809 Sixth Line W. (Approximately 40 acres on the southeast corner of Sixth Line West and Maki Road). Our property lies immediately to the northwest of the subject property. Our property was purchased in the early 1960's by the founding members of our Association such as Hon. James Kelleher, Judge G. D. Holder, Dr. Levy and others. Our Association was formed as a dog training club focusing on Labrador Retrievers and the like, to be used in field trial competitions and as hunting dogs. Our Association constitution supports the use of a trained retriever while hunting to conserve wild game.

Since the early 1960's our property has been used to support our members training needs and provide the members dogs with a safe training grounds complete with fields and water. Each year we host a Canadian Kennel Club approved field trial, where competitors from across North America come to compete and earn championship points. This event brings in approximately 70 to 100 competitors each year from out of town. Our property is the headquarters for the field trial and events are run there every Civic Holiday weekend. In addition the club members use the property from spring to fall for their own training activities. Our property has been approved by the Police Services Board for the legal discharge of firearms within City limits. Blank loads are used in the firearms while dog training to simulate a shot during hunting. This is something the Association has been doing on this property for over 50 years.

Our understanding is that development on properties in this area is currently not permitted under the current official plan or zoning. We would prefer that this area remain rural. Our activities of dog training include noises such as gun blasts, dogs barking, whistles and loud voice commands. There is also a significant increase in traffic and vehicles parked on the road side along with many people and their dogs walking to and from their parked vehicles during our field trials.

Our concern is that development in this area may result in complaints against us for doing what our Association has been doing on our property for over 50 years, in a very rural setting. If council should allow this or any other future development in the area we would hope that the property owners understand the use of our property. (if you build by the airport, then don't complain about the airplanes).

If any clarification is required on our concerns, please do not hesitate to contact myself at the number below or Jim Ralph at 705-949-2629.

(d)(6)(d)

Yours truly, on behalf of the Algoma Retriever Association



Mike Marinovich,  
Secretary/Treasurer

705-941-5773 (work)

cc. Mr. Malcom White, City Clerk  
Mr. Joe Krmpotich, Councillor, ward six  
Mr. Frank Manzo, Councillor ward six

(d)(6)(e)

ENGINEERING & PLANNING DEPARTMENT

Jerry D. Dolcetti, RPP  
Commissioner

Donald B. McConnell, MCIP, RPP  
Planning Director



Planning Division

Tel: (705) 759-5368  
Fax: (705) 541-7165

2012 03 19

Mayor Debbie Amaroso and  
Members of City Council

**RE: Application No. A-12-12-Z – filed by Manon Leveille**

**PURPOSE**

The applicant, Manon Leveille, is requesting a rezoning to permit a duplex. The effect of this application is to permit an additional dwelling unit to be located within the basement.

**PROPOSED CHANGE**

Rezoning from "R2" (Single Detached Residential) zone to "R2.S" (Single Detached Residential) zone with a Special Exception.

**Subject Property:**

- Location – Located on the east side of Pine Street, approximately 35m (115') north of its intersection with MacDonald Avenue, civic no. 492 Pine Street
- Size – Approximately 15.5m (51') frontage x 26.5m (87') depth; 568.5m<sup>2</sup> (.14 acres)
- Present Use – Single Detached Residential
- Owner – Manon Leveille

**BACKGROUND**

There are no previous applications.

**ANALYSIS**

**Conformity with the Official Plan**

The subject property is designated 'Residential' on Land Use Schedule 'C' of the Official Plan.

The Official Plan contains a number of Residential Policies that provide direction when assessing an application of this nature. The general Housing Policies located in Section 2.5 of the Official Plan identify the need to create opportunities for a full range of housing types, including affordable housing. It is recognized that much of this community's affordable housing consists of converted single detached dwellings.

The following Residential Policies (S.2.3.1) are applicable and should be considered:

**R.2** Low and high density development shall be integrated and compatible in density, height and building setbacks.

**R.3** Medium density residential dwellings may be integrated into low density areas subject to rezoning.

**R.4** Small scale intensification may be permitted in all residential areas unless adequate supporting infrastructure is not available or significant physical constraints exist.

**R.5** Small scale residential intensification may include, but not be limited to, rooming, boarding and lodging houses, apartments in houses, infill development and redevelopment.

Given that the subject property is designated "Residential" on Land Use Schedule 'C' of the Official Plan, and the aforementioned policies, this application conforms to the Residential Policies of the current Official Plan and thus, an amendment is not required.

### **Consultation**

The following departments/agencies commented on the application as part of the consultation process:

- See attached letters – Building Division, Fire Services
- No objections/comments – CSD, Municipal Heritage Committee, SSMEDC, Conservation Authority, PWT, PUC Services, Engineering Dept.

### **Comments**

The subject property is located on the east side of Pine Street, just north of MacDonald Avenue. The parcel is a typical single detached lot with 15m (50') of frontage and 37m (121') of depth. The surrounding area is primarily single detached residential.

As Pine Street is a busy arterial road, the ability to provide adequate on-site parking becomes significant. The double wide driveway is large enough to park two (2) vehicles. There is also room for two (2) more vehicles to park along the side of the house if needed. Consequently, the property is capable of supporting the required parking as well as any surplus parking that may be required.

Correspondence from the Chief Building Official notes that the additional apartment dwelling currently exists, and was brought to Building's attention via a complaint. Further inspections reveal that it has existed for some time, although it is currently vacant. The applicant is reminded that prior to occupancy, alterations and building permits are required in order to bring the unit up to Ontario Building Code Standards.

Fire Services also note that during a recent inspection, several Fire Code violations were noted. Prior to occupancy, the applicant will be required to install fire retrofits in accordance with Part 9 of the Ontario Fire Code.

The applicant has indicated that when she purchased the house in October 2010, the basement unit already existed. Furthermore, the applicant is aware of the Building and Fire Code compliance requirements and has hired a designer to help address these deficiencies.

As a result of the public circulation, a letter of support (attached) was received from the owner of 372 MacDonald Avenue.

### **IMPACT**

There are no significant impacts on municipal services resulting from the approval of this application.

### **SUMMARY**

The applicant is requesting a rezoning to legalize an existing dwelling unit located within the basement of the single detached dwelling. The double driveway is capable of providing adequate on-site parking to support the additional dwelling unit. There is ample outdoor amenity area within the fenced rear yard and the property's location upon a busy arterial roadway with a public transit route is conducive to this form of residential intensification.

### **STRATEGIC PLAN**

Approval of this application is not related to any activity identified in the City's Corporate Strategic Plan.

### **RECOMMENDATION**

That City Council rezone the subject property from "R2" (Single Detached Residential) zone to "R2.S" (Single Detached Residential) zone with a Special Exception to permit a second dwelling unit to be located within a cellar, in addition to those uses permitted in an "R2" zone.

Respectfully submitted,

Peter Tonazzo, MCIP, RPP  
Planner

Recommended for approval,

Donald B. McConnell, MCIP, RPP  
Planning Director

Recommended for approval,

Jerry Dolcetti, RPP  
Commissioner Engineering & Planning

PT/ps  
attachment(s)

**Pat Schinners**

**From:** Don Maki  
**Sent:** February 16, 2012 10:22 AM  
**To:** Don McConnell; Pat Schinners  
**Subject:** REZONING APPLICATION A-12-12-Z

Hi Don

This matter of an apartment was brought to our attention via a complaint. An inspection has revealed that there is an apartment in the basement. It had been installed for some time. There was no determination on when it might have been installed although it appears to have been there for some time. The unit is located in a cellar and would need alterations to the unit to meet the Ontario Building Code. They would be required to make an application for a building permit and provide a code review to demonstrate how compliance will be achieved.

Don

Don Maki CBCO  
Chief Building Official  
City of Sault Ste. Marie  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6  
Phone (705) 759-5399  
[d.maki@cityssm.on.ca](mailto:d.maki@cityssm.on.ca)

[www.cityssm.on.ca](http://www.cityssm.on.ca)  
[www.celebrate100saultstemarie.com](http://www.celebrate100saultstemarie.com)  
*Celebrating 100 years as a city in 2012!*

6(6)(e)

Fire Chief Marcel Provenzano

Division Heads

Suppression – Frank Brescacin

EMS – Robert Rushworth

Fire Prevention – Paul Milosevich

Support Services – Jim St. Jules



Emergency Direct – 911  
Emergency Phone (705) 949-3333  
Business Phone (705) 949-3335  
Fire Prevention Phone (705) 949-3377  
EMS (705) 949-3387



February 28, 2012

**MEMORANDUM**

**To: Donald B. McConnell, Planning Director**

**Re: Application No. A-12-12-Z  
492 Pine Street**

Fire Services recently inspected the above noted property. Currently, the basement apartment is not occupied. During our inspection, several Fire Code violations where noted. In order to permit occupancy of the basement unit, the Ontario Fire Code, Part 9 – "Retrofit" would need to be satisfied.

Should you have any questions or concerns, please contact me at (705) 949-3377 extension # 233.

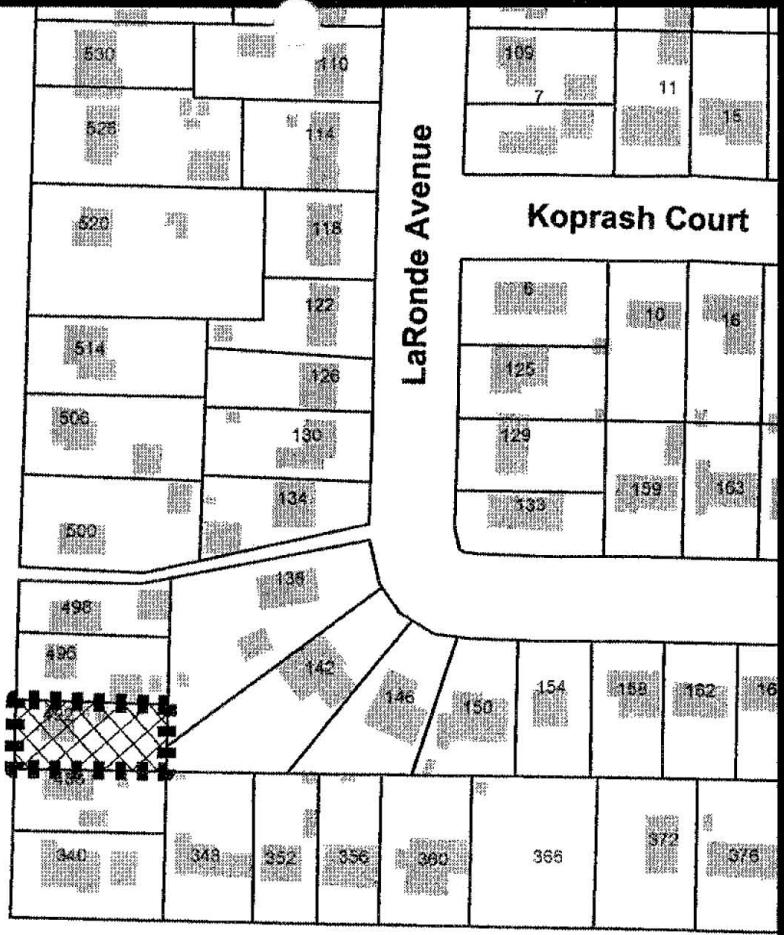
  
Paul Milosevich – Assistant Fire Chief – Fire Prevention  
Sault Ste. Marie Fire Services

PM/ks

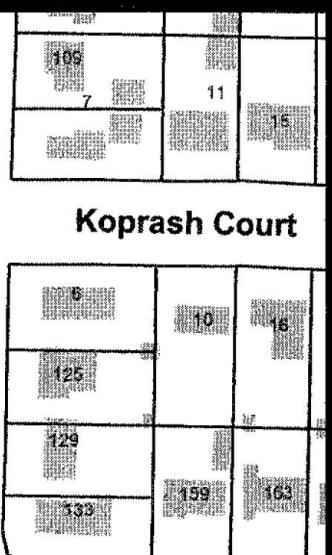
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2

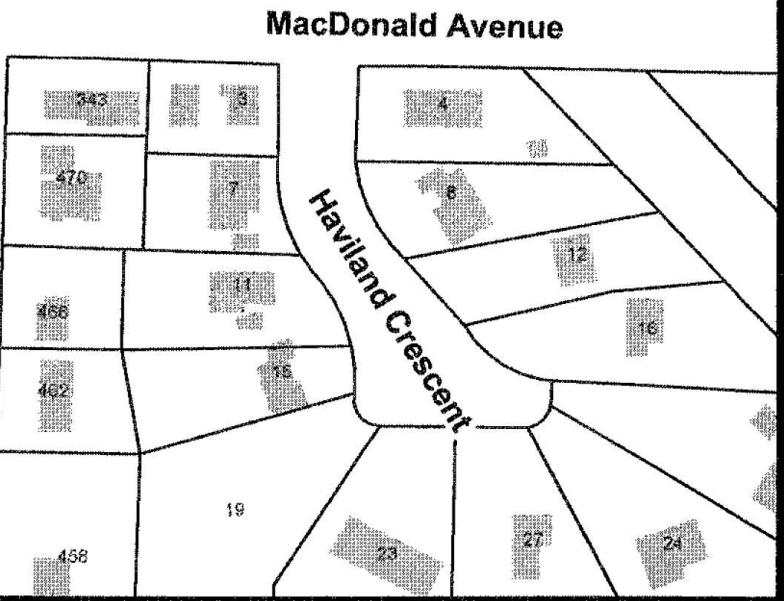
Pine Street



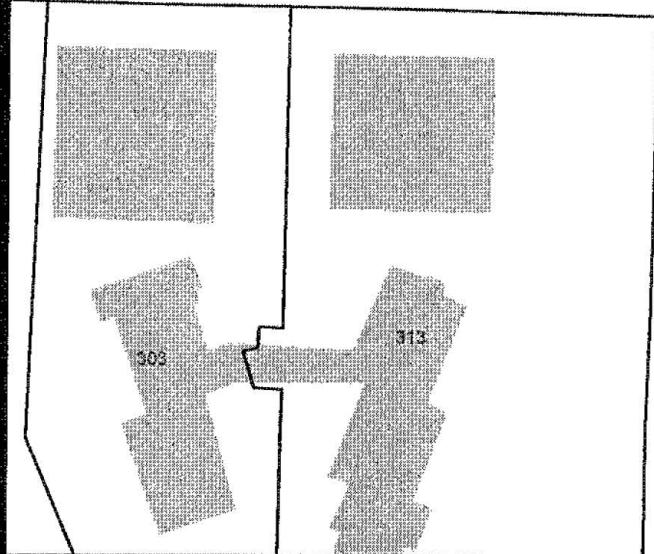
LaRonde Avenue



Kop rash Court



MacDonald Avenue



## SUBJECT PROPERTY MAP

Planning Application A-12-12-Z

492 Pine Street



Metric Scale  
1 : 1800



Subject Property = 492 Pine Street



Subject Property = 492 Pine Street

Maps  
29 & 1-32

Mail Label ID  
A-12-12-Z

**Pat Schinners**

**From:** Peter Tonazzo  
**Sent:** March 01, 2012 8:59 AM  
**To:** Pat Schinners  
**Subject:** FW: Application No. A-12-12-Z

**From:** JOHN HANSEN [mailto:[anne.johnhansen@sympatico.ca](mailto:anne.johnhansen@sympatico.ca)]  
**Sent:** February 27, 2012 12:34 PM  
**To:** Peter Tonazzo  
**Subject:** Application No. A-12-12-Z

I received notice of the above referenced application in the mail today, and wanted to take the opportunity to respond.

I would support the applicant's request for permission to create a basement dwelling. Given the number of family homes that have been opened up to students, etc. in the neighbourhood (not all with zoning amendments), I feel that by applying for the proper zoning, the Applicant has demonstrated a willingness to do things properly, and would likely conform to any restrictions imposed, e.g. parking, etc.

Please note that while I live in the immediate neighbourhood, I have no connection to the Applicant, neither family, financial or by acquaintance, but I do support approval of the request subject to whatever restrictions Planning may require.

Thank you.

John Hansen  
372 MacDonald Ave.  
Sault Ste. Marie, ON P6B 1H6

705 949-1655



## 2008 ORTHO PHOTO

Planning Application A-12-12-Z

492 Pine Street



Metric Scale  
1 : 1800

Maps  
29 & 1-32

Subject Property = 492 Pine Street

Mail Label ID  
A-12-12-Z

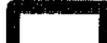


## EXISTING ZONING MAP

Planning Application A-12-12-Z



Subject Property = 492 Pine Street



R2 - Single Detached Residential Zone



R4 - Medium Density Residential Zone



PR - Parks and Recreation Zone

492 Pine Street



Metric Scale  
1 : 1800

Maps  
29 & 1-32

Mail Label ID  
A-12-12-Z

10(a)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
BY-LAW 2012-50

**AGREEMENT:** (LE-27) A by-law to authorize a Lease agreement between the City and the Sault Ste. Marie Kennel Club for the use of the property at civic 76 Fourth Line West, Sault Ste. Marie, Ontario and to repeal By-law 2012-21.

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

1. **EXECUTION OF DOCUMENT**

The Mayor and the Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to an agreement dated March 1, 2012, and made between the City and the Sault Ste. Marie Kennel Club for the use of property at civic 76 Fourth Line West in the form of Schedule "A" hereto.

2. **SCHEDULE "A"**

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

3. **REPEAL OF BY-LAW 2012-21**

By-law 2012-21 is hereby repealed.

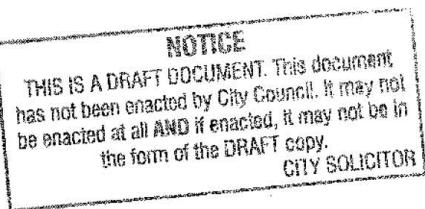
3. **EFFECTIVE DATE**

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

PASSED in open Council this 19th day of March, 2012.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE



10(a)

SCHEDULE "A" TO BY-LAW 2012-50

LE-27

**THIS LEASE** made in duplicate the 1st day of March, 2012, in pursuance of the Short Form of Leases Act.

B E T W E E N:

THE CORPORATION OF THE  
CITY OF SAULT STE. MARIE

Hereinafter called the "Landlord"

OF THE FIRST PART

- and -

**SAULT STE. MARIE KENNEL CLUB**

Hereinafter called the "Tenant"

OF THE SECOND PART

**WITNESSETH** that in consideration of the rents, covenants and agreements hereinafter reserved and contained, the parties agree each with the other as follows:

1. The Landlord hereby leases to the Tenant the land known as Civic No. 76 Fourth Line West, in the City of Sault Ste. Marie, District of Algoma, hereinafter referred to as the subject lands, as shown on Schedule "A" attached hereto.

To hold the subject lands commencing on the 1st day of March, 2012 and terminating on the 28<sup>th</sup> day of February, 2037.

2. Rent to be charged in the following manner:

Upon the signing of this lease, the Tenant will pay rent in the amount of \$500.00, plus HST, if applicable, in advance, for the term March 1, 2012 to April 30, 2037.

3. If upon the expiration of the term, the Landlord permits the Tenant to remain in possession of the premises and accepts rent in respect hereof, a tenancy from year to year shall not be created by implication of law and the Tenant shall be deemed to be a monthly tenant only to all the terms and conditions of this lease, except as to duration and except as provided in paragraph 2 herein.

4. If during the term of the lease the Sault Ste. Marie Kennel Club should dissolve, the Sault Ste. Marie Kennel Club can terminate the lease with 30 days written notice to the Landlord.

5. The Landlord hereby covenants and agrees with the Tenant as follows:

- (a) for quiet enjoyment.

6. The Tenant hereby covenants and agrees with the Landlord as follows:

- (a) to pay all business and realty taxes and local improvement charges assessed against the subject lands during the term;

- (b) to truly observe and fulfill the lawful provisions and requirements on all Statutes, Regulations, By-laws, Rules and Orders relating to the subject lands;

- (c) to be responsible for the costs of all repairs to the Landlord's building, equipment and fixtures during the term;

- (d) to provide and pay for sufficient heat to protect the demised premises, equipment and fixtures from damage;
- (e) to provide and pay for all electrical power and water consumed on the demised premises;
- (f) not to assign, sublet or part with the possession of the subject lands or any part thereof without the written consent of the Landlord, which permission will not be arbitrarily withheld;
- (g) to permit the Landlord or its duly authorized agent to enter upon and examine the state of repair of the premises;
- (h) to permit authorized government and municipal inspectors to inspect equipment and operations of the Tenant on or off the demised premises;
- (i) to indemnify and save harmless the Landlord from and against any and all claims arising out of the Tenant's use of the subject lands including claims by the Tenant and including without limiting the generality of the foregoing, all claims for personal injury or property damages regardless of the cause and from all costs, counsel fees, expenses and liabilities incurred in or about any such claim or any action or proceeding brought thereon;
- (j) to keep in force and provide proof during the term hereof, property damage insurance and personal injury insurance against claims for bodily injury, death or property damage occurring on the subject lands in an amount not less than Two Million (\$2,000,000.00) Dollars. The Corporation of the City of Sault Ste. Marie shall be named as a co-insured in the said insurance policy;
- (k) to keep the building, grounds and improvements neat and tidy at all times and in good and tenantable repair, and to protect the demised premises from damage, save normal wear and tear;
- (l) to keep walkway areas clear of snow and to arrange and pay for the removal of snow from the parking lot of the demised premises;
- (m) to use the subject lands only for the purpose of a canine obedience school.

7. It is hereby mutually agreed between the Landlord and Tenant as follows:

- (a) at the termination of this lease the Tenant may remove all the fixtures installed by it on the subject lands, all of which are hereby deemed to be its property and, in the event that any property belonging to the Landlord is damaged as a result of any such removal, the Tenant shall pay to the Landlord such compensation as represents the fair actual cost of repairing the damaged property of the Lessor.
- (b) the demised premises are leased in their present condition and the Landlord is under no obligation to make repairs, changes or additions to the demised premises, fixtures or equipment;
- (c) Unless the Landlord requires all or any portion of the demised premises for municipal purposes, the Tenant shall have the right to renew the lease for a further twelve (12) month period on terms to be negotiated, provided that the Tenant gives notice of its intention to do so by first class mail not later than sixty (60) days prior to the expiration of this lease term. The Tenant is also given the first right of refusal to purchase the demised premises should the Landlord decide to sell the property.

10(a)

- (d) if the premises hereby leased are at any time during the said term wholly or partially destroyed by fire or otherwise so as to render them untenantable, the rent shall forthwith become payable up to the time of such destruction, the Tenant shall surrender any interest it has in the building and the lease shall terminate.

At its sole discretion, the Landlord may repair the building and the lease shall not terminate if the Tenant agrees in writing to a continuance thereof and the Landlord forthwith repairs and makes the premises fit for the purposes of the Tenant, but the rent reserved up to the time of the said destruction shall forthwith be payable by the Tenant and a proportionate part of the rent shall abate until the premises have been made fit for the purposes of the Tenant.

- (e) In case the rent hereby reserved or any part thereof should be in arrears, or in case default should be made in the fulfillment of any covenant on the part of the Tenant and such condition endures for the space of one (1) calendar month, the landlord may give to the Tenant a notice in writing requiring the Tenant to remedy the default within the said notice, and in the event that the Tenant fails to remedy the said default within such period, the Landlord may enter upon and take possession of the demised premises in the name of the whole and the same repossess and enjoy as its former estate and the term hereby granted shall thereupon cease and determine.
  - (f) The Landlord hereby gives permission to the Tenant to make such alterations and repairs in and about the premises as are considered advisable by the Tenant at any time during the currency of the lease, but such alterations shall be made entirely at the expense of the Tenant.
  - (g) In this lease, "alterations" shall mean changes, alterations, additions and improvements to the demised premises.
  - (h) Where the Tenant deems it advisable to make alterations under Section 7(f), the Tenant shall give to the Landlord written notice of its intention to do so and on request, shall supply the Landlord with plans of the said proposed alterations.
  - (i) All alterations made under Section 7(f) shall become the property of the Landlord absolutely at the termination of this lease.
  - (j) Notices contemplated by this lease shall be sufficiently communicated if given by the Landlord or Tenant in writing by registered letter and shall be deemed given when deposited in the mail with postage charges prepaid and addressed to the party for whom intended at such party's address herein specified or to such other address as may be substituted therefore by property notice hereunder.

**LANDLORD** Legal Department  
The Corporation of the City of Sault Ste. Marie  
4<sup>th</sup> Floor, Civic Centre  
99 Foster Drive  
Sault Ste. Marie, Ontario P6A 5X6

TENANT Sault Ste. Marie Kennel Club  
76 Fourth Line West  
Sault Ste. Marie, Ontario P6A 5K8

10(a)

**IN WITNESS WHEREOF** the parties hereto have executed this lease on the day, month and year first above written.

	<b>SAULT STE. MARIE KENNEL CLUB</b>
	)
	)
	)
	)
<hr/> Witness	<hr/> <b>PER: Pat Johnson, President</b>
	)
	)
	)
	)
	)
	<b>THE CORPORATION OF THE CITY OF SAULT STE. MARIE</b>
	)
	)
	)
	<hr/> <b>DEBBIE AMAROSO - MAYOR</b>
	)
	)
	<hr/> <b>MALCOLM WHITE - CITY CLERK</b>

We have the authority to bind the corporation.

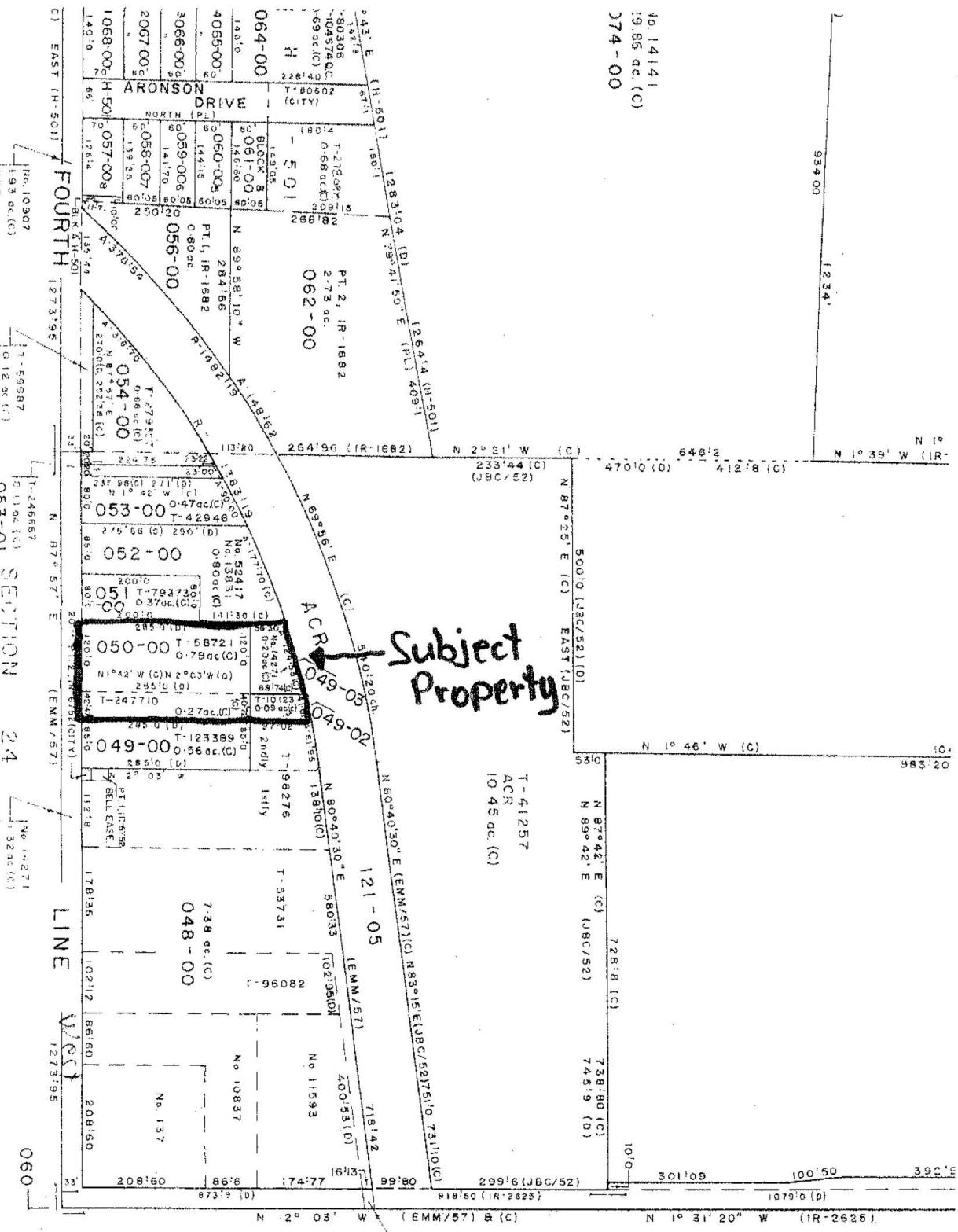
10(a)

**SCHEDULE "A"**

CIVIC ADDRESS: 76 FOURTH LINE WEST

PIN 31565-0100 (LT)

PT SEC 13 KORAH AS IN T58721, T247710, T373523 & T373524; SAULT STE. MARIE



10(b)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
BY-LAW 2012-51

**AGREEMENT:** (C.4.2.) A by-law to authorize the execution of an agreement between the City and the Electrical Safety Authority.

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

1. **EXECUTION OF DOCUMENTS**

The Mayor and the City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to an agreement in the form of Schedule "A" hereto dated the 19<sup>th</sup> day of March, 2012 and made between the City and the Electrical Safety Authority for inspections of City buildings and other facilities for compliance with the Ontario Electrical Safety Code for a 1 year contract for the period April 1, 2012 to March 31, 2013 for an annual fee of \$36,158.00 plus HST.

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

PASSED in open Council this 19<sup>th</sup> day of March, 2012.

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MAYOR – DEBBIE AMAROSO

---

CITY CLERK – MALCOLM WHITE



# CONTINUOUS SAFETY SERVICES AGREEMENT

Electricity Act, 1998, Ontario Electrical Safety Code, O. Reg. 10/02, Rule 2-006

Agreement With: The Corporation of the City of Sault Ste Marie (hereinafter "Customer")

Address: 99 Foster Drive, PO Box 580, Sault Ste Marie, Ontario P6A 5N1

## 1. Objective

The Electrical Safety Authority ("ESA") is designated pursuant to Ontario Regulation 89/99 as the authority responsible for electrical safety in the Province of Ontario including the administration and enforcement of the Electricity Act, 1998, C. 15 and the Ontario Electrical Safety Code, Ontario Regulation 164/99 as amended 10/02 (the "OESC").

Rule 2-006 of the OESC provides for periodic inspection of electrical installations in prescribed circumstances. ESA offers periodic inspection services through a program known as Continuous Safety Services. ESA will provide a program to assist the Customer in meeting its due diligence, risk management and quality control obligations and objectives in respect of electrical safety in accordance with the terms and conditions of this Agreement.

## 2. Scope of Work

### 2.1 Electrical Systems & Equipment

The following electrical systems at the facility or facilities (the Facility or Facilities) listed in Schedule "B" to this Agreement is covered by the provisions of this Agreement:

- (a) panels and distribution systems
- (b) service and electrical equipment
- (c) building and general wiring; and
- (d) like-for-like or equivalent retrofits of components of the equipment and systems included in subsections (a), (b) and (c) of this section 2.1.

### 2.2 Excluded Systems & Equipment

The following are not covered under this Agreement unless specifically provided in Schedule "A" or Schedule "C" (if applicable) to this Agreement:

- (a) safety training courses;
- (b) field evaluation (product approvals);
- (c) connection authorizations to the Local Distribution Company (Utility) for the connection or reconnection of the electrical service;
- (d) design review and consultation for renovation or new construction; and
- (e) new or retrofit equipment that alters electrical system size, characteristics, capacity or power consumption.

### 2.3 Scheduled Inspections

ESA will establish, in consultation with the Customer, a schedule of inspections for the Facilities which will include a visual review of the electrical systems and equipment in the Facilities and the work done, from time to time, on the electrical systems and equipment. Electrical hazards, deficiencies and work which do not comply with the OESC, as identified during scheduled inspections will be reported to the Customer.

### 2.4 Record of Electrical Work

ESA will assist the Customer in setting up a Record of Electrical Work to facilitate compliance with Rules 2-003 and 2-006 of the OESC.

### 2.5 Code Interpretation and Advice

Within thirty (30) days of the commencement date of this Agreement, ESA will provide the Customer with the latest edition of the OESC as indicated in "Schedule A". Code Bulletins, Flash Notices and amendments to the OESC will also be provided to the Customer as they become available.

In the course of performing scheduled inspections, ESA will advise the Customer on compliance with the requirements of the OESC. The Customer will also have access to an ESA Technical Advisor during ESA's normal business hours.



# CONTINUOUS SAFETY SERVICES AGREEMENT

Electricity Act, 1998, Ontario Electrical Safety Code, O. Reg. 10/02, Rule 2-006

## 3. Service Delivery

### 3.1 Inspection Staff

All work will be performed in a diligent and professional manner by fully qualified electrical inspectors employed by ESA. ESA will assign a primary and a backup inspector for each Facility.

### 3.2 Hours of Service

Unless otherwise agreed in writing, all services will be performed during ESA's normal service delivery hours of 8:00 a.m. to 4:30 p.m., Monday through Friday, excluding statutory holidays.

### 3.3 Compliance with Laws, Regulations, Policies and Procedures

ESA inspectors will comply with all applicable laws and regulations including legislation governing workplace health and safety and also with health, safety and other workplace policies, procedures and rules of the Customer. In the event a policy, procedure or rule of the Customer conflicts with a law or regulation, including a provision of the Electricity Act or the OESC, the law or regulation shall prevail.

### 3.4 Confidentiality

ESA will not disclose any trade secrets or proprietary information of the Customer without the prior written consent of the Customer unless ESA is required to disclose such information for purposes of electrical safety or if required by law to make the disclosure.

### 3.5 Electrical System & Equipment Stoppage

ESA may, from time to time, require that electrical systems or equipment be stopped or de-energized. ESA will confer with the Customer prior to taking such action except in circumstances where, in the opinion of the ESA inspector, the system or equipment poses a serious safety hazard in which case the ESA inspector may require immediate stoppage or de-energizing of the electrical system or equipment.

### 3.6 Reporting

ESA shall advise the Customer in writing of all hazards, deficiencies or situations of non-compliance with the OESC identified through the visual inspection process.

## 4. Customer's Obligations

### 4.1 Compliance

The Customer shall comply with all provisions of the OESC and this Agreement including the requirements of Rule 2-004 to file applications for inspection for work which is beyond the scope of this Agreement.

### 4.2 Inspector Access

The Customer will provide reasonable access to the Facility and the electrical systems and equipment in the Facility in order to permit ESA to perform the required inspections pursuant to this Agreement and as required by the Electricity Act, 1998, s. 113 (10).

### 4.3 Record of Electrical Work

The Customer will maintain a Record of Electrical Work in a format agreed with ESA and will make the Record available to ESA at ESA's request. The Customer will ensure all work within the scope of this Agreement is recorded, including that done by both the Customer's employees and a third party. At the Customer's option, the Customer may use the same Record of Electrical Work to record work outside the scope of this Agreement and for which applications for inspection are filed pursuant to Rule 2-004 of the OESC.

### 4.4 Correction of Defects

The Customer will ensure all hazards; deficiencies or situations of non-compliance with the OESC identified and reported to the Customer by ESA are remedied as required by Rule 2-018 of the OESC.



## CONTINUOUS SAFETY SERVICES AGREEMENT

Electricity Act, 1998, Ontario Electrical Safety Code, O. Reg. 10/02, Rule 2-006

### 4.5 Reporting of Incidents

The Customer will report to ESA any serious electrical incident as required by Rule 2-007 of the OESC.

## 5. Fees and Payment

### 5.1 Fees and Terms of Payment

The Customer agrees to pay ESA the fees set out in Schedule "A" on the terms specified in Schedule "A".

### 5.2 Suspension of Service

If payment is not made within sixty (60) days of the due date, ESA may, at its option, without notice and without penalty or liability, suspend performance of this Agreement. During any period in which service is suspended, the Customer will be required to comply strictly with OESC Rule 2-004 by filing applications for inspection of all work on electrical systems and equipment in the Facility before or within 48 hours of commencement of the work, regardless of whether such work is within the scope of this Agreement.

## 6. Term, Renewal and Termination

### 6.1 Term

This Agreement will commence and expire on the dates shown in Schedule "A"

### 6.2 Renewal

On expiry this Agreement will be renewed for a further term of one (1) year at the expiry of the original term or any subsequent renewal term unless written notice is given by one party to the other not less than sixty (60) days prior to the original term or the subsequent renewal term as the case may be.

### 6.3 Termination for Cause

Either party may terminate this Agreement for cause without prior notice in the event the other party becomes bankrupt or insolvent or makes a proposal to creditors. Either party may otherwise terminate this Agreement for cause on five (5) days prior written notice to the other party if the defaulting party has failed to remedy a breach of the Agreement within ten (10) days of written notice of the breach. The Customer will pay to ESA all outstanding fees prorated to the date of termination.

### 6.4 Partial Termination

In the event the Customer ceases to carry on business in a Facility covered by this Agreement, the Customer may upon thirty (30) days written notice cancel this Agreement in so far as it applies to that Facility. The annual fee will be adjusted based on the work done at that Facility to the date the Agreement ceases to apply to the Facility.

## 7. Liability and Insurance

### 7.1 Liability

ESA's liability for injury to persons or damage to property shall be limited to that caused directly by negligence or willful default on the part of ESA or its employees. ESA shall, in no event be liable for indirect or consequential damages

### 7.2 Force Majeure

ESA shall not be subject to any liability arising or penalty arising from or in connection with the failure to deliver, delay or interruption of service due to weather conditions, fire, accident, work stoppage or slowdown or other reasons beyond the control of ESA.





# CONTINUOUS SAFETY SERVICES AGREEMENT

Electricity Act, 1998, Ontario Electrical Safety Code, O. Reg. 10/02, Rule 2-006

## Schedule "A"

### Fees, Terms and Included Services

Rev 4.5e 2010

#### Customer Information:

Full Legal Name:	<u>City of Sault Ste Marie</u>		
Address:	<u>99 Foster Drive, PO Box 580</u>		
City:	<u>SAULT STE MARIE</u>	Prov/State:	<u>Ontario</u>
Postal Code:	<u>P6A 5N1</u>	Phone:	<u>(705) 759-5403</u>
Contact:	<u>Orsalina Naccarato</u>		
Title:	<u>Administrative Assistant to City Solicitor</u>		
E-mail Address:	<u>o.naccarato@cityssm.on.ca</u>		
Website:			

Purchase Order Number:

Billing Address: Same As Above

Name:			
Address:			
Province / State:	<u>Ontario</u>	Country:	<u>Canada</u>
Direct Line:			
Contact:			
E-mail Address:			

#### Included Services:

Bulletin Quantity:	<u>1</u>	Site Visit Reports to be provided for every visit:	<u>YES</u>
Bulletin Media Type:	<u>CD Version</u>	Safety Meeting(s) Attended By Inspector:	<u>0</u>
Code Books Quantity:	<u>1</u>	Other Meetings:	<u>0</u>
Code Books Media Type:	<u>Hardcopy</u>	Extra Code Consultation Hours:	<u>0</u>
Training Workshops:	<u>5</u>	Plan Review Hours:	<u>0</u>
Total Hours Training	<u>17.5</u>	Units of Field Evaluation:	<u>0</u>
		CSSL Electronic Log:	<u>YES</u>

#### Details of Training (If Applicable)

#### Terms of Agreement:

Years in Agreement:	<u>1</u>	Agreement Start Date:	<u>April 1, 2012</u>
Payment Terms: Net	<u>30</u>	Days	<u>Agreement End Date:</u> <u>March 31, 2013</u>
# of Billing Addresses:	<u>1</u>	Billing Period / Frequency:	<u>Quarterly in Advance</u>

Amount of Annual Fee: \$36,158.00 Plus HST

Overdue amounts will be subject to a late payment charge of 1.5% per month, which equals an effective annual rate of 19.5%

In each year subsequent to year 1 of this Agreement, the Annual Fee shall automatically increase by: 3%

## CONTINUOUS SAFETY SERVICES AGREEMENT

Electricity Act, 1998, Ontario Electrical Safety Code, O. Reg. 10/02, Rule 2-006

### Schedule "B"

Rev 4.5f 2010

Total # of Sites: 73

Total # of Visits: 113

Site Information							
	Site Name	Street Address	City	Inspector Contact	Phone	Email Address	Visits
1	City of Sault Ste Marie		SAULT STE MARIE	Roy Dewar	705-759-5367	r.dewar@cityssm.on.ca	
2	Fish Hatchery – NO INSPECTION Mold issue/No access	35 Canal Drive	SAULT STE MARIE				0
3	Senior Citizens Ctr.	235-283 Wellington St W	SAULT STE MARIE				1
4	Senior Citizens Ctr.	619 Bay Street	SAULT STE MARIE				1
5	Essar Centre	269 Queen St East	SAULT STE MARIE				2
6	McMeeken Arena	616 Goulais Avenue	SAULT STE MARIE				2
7	John Rhodes Comm.Ctr	260 Elizabeth Street	SAULT STE MARIE				2
8	V.E. Greco Pool	269 Albert Street	SAULT STE MARIE				2
9	P.G. Manzo Pool	Goetz Street	SAULT STE MARIE				2
10	Norgoma Docks	Foster Drive	SAULT STE MARIE				2
11	Tent Structure Bondar Pav	Foster Drive	SAULT STE MARIE				2
12	Lock Tours Canada Bldg	Foster Drive	SAULT STE MARIE				2
13	Service Bldg, Bondar Pav	Foster Drive	SAULT STE MARIE				2
14	Pine Street Marina Fuel Pmps, Service Bldg.	Foster Drive	SAULT STE MARIE				2
15	Pine Street Marina Docks	Pine Street	SAULT STE MARIE				1
16	Maycourt Center	13 Salisbury	SAULT STE MARIE				1
17	Jesse Irving Center	84 Ruth Street	SAULT STE MARIE				1
18	Central Fire Station	72 Tancred Street	SAULT STE MARIE				2
19	Firehall #2	363 Second Line West	SAULT STE MARIE				1
20	Firehall #3	100 Bennett Blvd.	SAULT STE MARIE				1
21	Civic Center	99 Foster Drive	SAULT STE MARIE				4
22	Landfill Office/Scale/Garage	Fifth Line	SAULT STE MARIE				2
23	Main Library	50 East Street	SAULT STE MARIE				2
24	Branch Library	496 Second Line West	SAULT STE MARIE				2



## CONTINUOUS SAFETY SERVICES AGREEMENT

Electricity Act, 1998, Ontario Electrical Safety Code, O. Reg. 10/02, Rule 2-006

	Site Name	Street Address	City	Inspector Contact	Phone	Email Address	Visits
25	Museum	690 Queen Street East	SAULT STE MARIE				2
26	Ermatinger Stone House/ Block House/Summer Kitchen	831 Queen St. East	SAULT STE MARIE				1
27	Bandshell/Canteen/Washroom	Queen/Lake Street	SAULT STE MARIE				2
28	Police Headquarters/Storage Bldg	580 Second Line	SAULT STE MARIE				2
29	City Works Center/Equip.Storage/Equip. depot/Storage/Fuel pumps/Laboratory/Pipe plant	128 Sackville Road	SAULT STE MARIE				4
30	Transit Center	111 Huron Street	SAULT STE MARIE				2
31	Bus Depot	160 Queen Street	SAULT STE MARIE				2
32	Cemetery Office/Chapel/Storage	Fourth Line/Peoples Road	SAULT STE MARIE				1
33	Mausoleum/Rotunda	Holy Sepuchre Cemetery	SAULT STE MARIE				1
34	Equipment Garage/Fuel Pumps/3 Storage Bldgs.	1504 Peoples Road	SAULT STE MARIE				2
35	Office/Rec,Storage	316 Elizabeth Street	SAULT STE MARIE				2
36	Greenhouse/Potting Bldg.	Queen/Lake Street	SAULT STE MARIE				1
37	Queen Elizabeth Park, Bleachers/Press Box/Scoreboard/Ticket Booth/Storage/	280 Elizabeth Street	SAULT STE MARIE				2
38	Rossmore Road Park, Bleachers/Press Box/Storage/Canteen/Fieldhouse/Dugouts	Rossmore Road	SAULT STE MARIE				2
39	Point Dechenes Park, Office/Dwelling/Storage/Water Pumphouse/Washrooms/Shower/Water Treatment/Change rooms	Dechenes Drive	SAULT STE MARIE				2
40	Second Line East Park, Washrooms/Storage/Batters Cage/Booth/Bleachers/Ticket Booth	Second Line East	SAULT STE MARIE				2
41	K-9 Obedience School	76 Fourth Line	SAULT STE MARIE				1
42	Additional Bldg	Fifth Line East	SAULT STE MARIE				1
43	Pump station	765 Bonney Street	SAULT STE MARIE				1
44	Underground Station	Muriel Street	SAULT STE MARIE				1
45	Underground Station	Huron Street	SAULT STE MARIE				1
46	Underground Station	Lake Street	SAULT STE MARIE				1
47	Underground Station	Pine Street	SAULT STE MARIE				1
48	Underground Station	MacGregor Street	SAULT STE MARIE				1
49	Underground Station	Varsity Avenue	SAULT STE MARIE				1
50	Underground Station	Fort Creek Drive	SAULT STE MARIE				1

## CONTINUOUS SAFETY SERVICES AGREEMENT

Electricity Act, 1998, Ontario Electrical Safety Code, O. Reg. 10/02, Rule 2-006

	Site Name	Street Address	City	Inspector Contact	Phone	Email Address	Visits
51	Underground Station	Tallack Blvd.	SAULT STE MARIE				1
52	Underground Station	Mary Street	SAULT STE MARIE				1
53	Underground Station (2)	Industrial Park	SAULT STE MARIE				2
54	Underground Station	Upper Lake Street	SAULT STE MARIE				1
55	Underground Station	Foster Drive	SAULT STE MARIE				1
56	Office Building	540 Albert Street East	SAULT STE MARIE				2
57	Household Waste Depot	128 Sackville Road	SAULT STE MARIE				2
58	Storage & Repair Garage and Fire/EMS	65-71 Old Garden River Road	SAULT STE MARIE				2
59	Churchill Plaza Library	Trunk Road	SAULT STE MARIE				2
60	Boardwalk Lighting & Dist.	St. Marys River Drive	SAULT STE MARIE				1
61	SSM Welcome Sign	Hwy 17 East	SAULT STE MARIE				1
62	Pump station	Gore Street	SAULT STE MARIE				1
63	Pump station	Glasgow Street	SAULT STE MARIE				1
64	Pump station	Frontenac Street	SAULT STE MARIE				1
65	Millwood Pumping Station	19 Millwood Street	SAULT STE MARIE				1
66	Parking lots	Various locations	SAULT STE MARIE				1
67	Esposito Park Change house	134 Queen Street	SAULT STE MARIE				2
68	Anna McCrea Park	Mark Street	SAULT STE MARIE				1
69	Litner Park	98 Park Street	SAULT STE MARIE				1
70	Bay View	235 Pittsburgh	SAULT STE MARIE				1
71	Merrifield Rink	331 Patrick	SAULT STE MARIE				1
72	Grandstands Change room	York/North Streets	SAULT STE MARIE				2
73	Property Next to City Landfill	580 Fifth Line East	SAULT STE MARIE				1
74	Algoma Health Unit	294 Willow Avenue	SAULT STE MARIE				2
75	West End Community Centre	556 Goulais Av	SAULT STE MARIE				2

## CONTINUOUS SAFETY SERVICES AGREEMENT

Electricity Act, 1998, Ontario Electrical Safety Code, O. Reg. 10/02, Rule 2-006

### Addendum #1 - INSPECTION OF NEW ELECTRICAL INSTALLATIONS

Supplemental to Agreement between ESA and The City of Sault Ste. Marie, and notwithstanding Article 2 of the Agreement Services and Provisions, ESA will inspect new electrical installations in accordance with the terms and conditions set out below.

- "New electrical installation" shall be defined as work that alters the size, characteristics, capacity or power consumption of the electrical system. For the purposes of this Agreement, replacement of a component with a similar or like-for-like component is not a new electrical installation (see Agreement Services and Provisions).
- Under this Addendum, The City of Sault Ste. Marie will record new electrical installations accomplished by their own staff or Contractors in the ESA online logbook system, avoiding the cost and administration of applying for numerous individual permits. However, The City of Sault Ste. Marie must record and notify ESA of each new electrical installation within 48 hours of the work's commencement, and must notify ESA of all work ready for inspection *before that work is energized or rendered inaccessible*.
- The City of Sault Ste. Marie shall pay ESA \$3,000.00 annually in advance to buy a blanket permit for inspection of new electrical installations. ESA will apply the rules and rates of the latest Electrical Inspection Fee Guide to applicable work reported by The City of Sault Ste. Marie, and debit the blanket permit purchase order accordingly.
- When the blanket permit purchase order has been depleted, The City of Sault Ste. Marie may issue another purchase order or revert to buying individual permits. Any outstanding credit at the time of renewal will be carried forward and applied in the subsequent Agreement year, provided that in the case of termination, any outstanding credit at the time of such termination shall be promptly repaid by the ESA to The City of Sault Ste. Marie.
- Inspection of new electrical installations will generally be done during regularly scheduled visits as outlined in the Agreement. Separate visits may be done as required, and if warranted, visits outside of ESA's normal working hours are available for a surcharge to cover site and travel overtime.
- To administer this Addendum the ESA shall charge The City of Sault Ste. Marie an annual non-refundable administration charge equaling fifteen (15) percent of the value of the blanket permit for the new electrical installations.

Upon The City of Sault Ste. Marie's request, ESA shall promptly provide a written accounting of amounts debited from the blanket permit purchase order with such accounting to include the inspections undertaken and the rate applicable to such inspection.

If the City of Sault Ste. Marie fails to comply with the terms and conditions of this Addendum, in particular the reporting requirements, ESA may cancel the services provided without notice. The parties hereto acknowledge and agree that this Addendum shall be governed by and subject to, including, without limitation, the Agreement Services and Provisions Article.

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

## BY-LAW 2012-49

**BUILDING:** (B1) A by-law to amend By-law 2008-148 (a by-law respecting construction, demolition and change of use permits, inspections and related matters for the City of Sault Ste. Marie).

THE COUNCIL of the Corporation of the City of Sault Ste. Marie, pursuant to the Building Code Act, 1992 S.O. 1992 c.23 s. 7.1 **ENACTS** as follows:

1. **TEXT OF BY-LAW 2008-148 AMENDED**

- (a) Section 3.0 is amended by inserting the words "heating, ventilation, airconditioning (HVAC) Permit" in between "plumbing permit" and "demolition permit".
- (b) Section 4.2 is amended by inserting "(l) make a determination on the completeness of the application and submitting all required documentation to demonstrate compliance".
- (c) By-law 2008-148 is further amended by inserting immediately after section 4.6 the following:

**"4.6.1. Detail in Application for HVAC Permit**

In addition to the requirements of section 4.2 of the by-law every HVAC permit application must contain:

- (a) heat loss and heat gain calculations based on the design condition as required by the Building Code
  - (b) provide a mechanical ventilation design summary for residential within the scope of Div. B Part 9
  - (c) mechanical plans showing duct layout sizing and air flow for all heated floors
  - (d) where applicable a piping layout for all hydronic heating systems for all heated floors
  - (e) details on the energy efficiency of heating, cooling and ventilation equipment complete with make and model number".
- (d) Section 6.3 is amended by inserting "F" immediately after the word "Schedule".
  - (e) Section 7.1 is amended by adding the words "as shown on Schedule "E:" immediately after the word "Code".
  - (f) Section 7.2 is amended by adding the following:
    - (c) substantial completion of heating and ventilation equipment
    - (d) substantial completion of site grading
    - (e) completion of a building for which an occupancy permit was issued as required under article 1.3.3.4 of the Building Code."
  - (g) Section 13.0 is amended by adding "E and F" in the title and body of the by-law.

**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

2. **SCHEDULE "A" AND "B" TO BY-LAW 2008-148 AMENDED**

Schedule "A" and "B" to By-law 2008-148 are hereby repealed and replaced with Schedule "A" and "B" attached to this by-law.

3. **SCHEDULE "E" AND "F" INSERTED**

Schedules "E" and "F" form a part of By-law 2008-148.

4. **EFFECTIVE DATE**

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

**PASSED** in open Council this 19<sup>th</sup> day of March, 2012.

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MAYOR – DEBBIE AMAROSO

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CITY CLERK – MALCOLM WHITE

10(c)

**Schedule "A"**

[Amended by By-law 2010-90]

1. Permit fee shall be based on the formula given below unless otherwise specified in the schedule (or a fixed fee will apply (ff)).

$$\text{Permit fee} = \text{SI} \times A$$

Where SI = Service index for class of proposed work

A = floor area in m<sup>2</sup> of work involved.

2. A minimum fee of \$50.00 shall be charged for all work or if not described below as a Fixed Fee (FF).
3. For Building Classifications that are not described in sections A – G permit fees shall be based on the value of the proposed construction as determined by the Chief Building Official at a rate of 1% of the determined construction value.

**Building Classification**

<b>A. New Construction</b>	<b>Service Index (SI) \$ x 1m<sup>2</sup> unless otherwise Indicated</b>
<b>Group A – (assembly occupancies)</b>	
School, churches	16.90
Restaurants	16.90
All other assembly	16.90
<b>Group B – (institutional occupancies)</b>	
All types	16.90
<b>Group C – (residential occupancies)</b>	
Single Dwelling (SFD, townhouse, semi, duplex)	13.70
< 3 hour review time	12.00
All other multiple units	10.75
Hotels, motels	14.75
<b>Group D – (business &amp; personal services occupancies)</b>	
Offices, and all others	12.65
Offices and all others – shell only	9.50
Interior tenant finishing	2.70
<b>Group E – (mercantile occupancies)</b>	
Retail store shell, department store, supermarkets, all	
Other E occupancies	9.50
Interior tenant finishing	2.70
<b>Group F – (industries occupancies)</b>	
Industrial building shell < 7500 2m	6.85

> 7500 2m-----	5.80
Interior tenant finishing-----	3.20
Parking garage-----	4.75
All other F occupancies-----	6.80
<b>B. Alteration and renovations</b>	
Groups A, B, D-----	3.75
Groups C, E, F-----	2.75
<b>C. Demolition</b>	
Group C SFD -----	55.00 ff
All others -----	100.00 ff
<b>D. Designated structures OBC Subsection 2.1.2</b>	
All other structures-----	250 ff/structure
Crane runway-----	550 ff/structure
Exterior tanks-----	550 ff/structure
Outdoor pool and spa-----	17.50
Wind power towers-----	550ff/structure
<b>E. Stand alone and miscellaneous work</b>	
Air supported structure-----	3.70
Balcony repairs-----	60 ff
Basement finishing-----	3.25
Basement new-----	500 ff
Canopy, carport-----	6.85
Commercial decks-----	2.15
Emergency lighting-----	55/storey
Fire alarms-----	55/storey
Foundation water or damp proofing and tile-----	55.00ff
Farm buildings-----	3.25
Industrial Equipment Foundations-----	2.15
Parking garage repairs-----	3.20
Pools, fencing residential-----	50.00 ff
Portable classrooms foundations-----	110.00ff ea
Residing, re-roofing residential-----	50.00 ff
other-----	0.55
Residential decks-----	80.00 ff
Residential attached garage and accessory buildings-----	3.25
Residential detached garage -----	3.25
Residential shed < 25 m2-----	50.00ff
Roof Structure-----	3.20
Sprinkler, standpipes-----	0.28
Tents	
< 225m2-----	60.00 ff
> 225m2-----	220.00 ff
Window replacement-----	2.65/win. + 50.00ff
<b>F. Stand alone Mechanical</b>	
Group A,B,C,D,E,F new ductwork & units -----	50.00 ff + .75

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Group C residential SFD-----	100.00 ff
New unit-----	100.00/unit
HVAC alterations-----	100.00 ff
Special mechanical system-----	220 ff
Plumbing & drainage -----	10/fixture
Sewer installation-----	60.00 ff

**G. Additional Charges**

Occupancy permit-----	10.50 ff/unit
Conditional permit-----	110.00 ff
Change of use permit-----	220.00 ff
Permit renewal/transfer-----	110.00 ff
Moving permit-----	55.00 ff
Re-inspection-----	70.00 ff
Sign permit-----	60.00 ff each
Portable signs	
2 years-----	60.00 ff
30 days-----	10.00 ff
Sign renewal-----	15.00 ff
<i>Culvert as determined by Public Works &amp; Transportation Dept.</i>	
Curb or sidewalk depression-----	10.00 ff
Certificate of zoning conformity SFD-----	30.00 ff + HST
Other-----	
File Inquiry and plans inquiry-----	60.00 ff +HST
Other-----	30.00/SFD +HST
Annual Fee-----	60.00/others +HST
Removal of work order-----	500.00/Year +HST
Work order appeal-----	100.00 ff +HST
	100.00 ff

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**Schedule "B"**

**SCHEDULE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS  
REQUIRED FOR  
CONSTRUCTION, DEMOLITION AND CHANGE OF USE PERMITS**

Attached to and forming part of  
By-Law 2008-148 as amended

A minimum of 2 sets of the following types of drawings, specifications and documents at a legible scale are required to be submitted in order for the various types of Building Permit Applications listed to be considered a complete application pursuant to section 2.4 of the Building Code Act , 1992 as amended and the Building Bylaw. Depending upon the nature, scope and scale of a project other additional supporting drawings, specification and documents maybe be required to demonstrate Ontario Building Code compliance at the discretion of the Chief Building Official.

Where required by the Chief Building Official the plans and specifications shall be submitted in a digital PDF or ACAD format compatible with the municipality's software system.

**REQUIRED DOCUMENTATION**

Where applicable the following supporting documentation shall accompany applications for a permit unless otherwise waived by the Chief Building Official:

- a) Proof/Confirmation of Approval of all Applicable Law pursuant to Section H of an application to Construct or Demolish
- b) Owner / engineer/architect's letter of commitment and general review form Real Property Report (Survey Plan) prepared by an Ontario Land Surveyor,
- c) Where required approval by the Ministry of the Environment for the design and construction of a private sewage disposal and water supply systems.
- d) OMAFRA Nutrient Management Strategy and/or Plan Sign-Off Form.
- e) Heritage Permit pursuant to the Ontario Heritage Act.
- f) Confirmation of Compliance with OMAFRA Minimum Distance Separation 1 or 2

**Optional:**

- i. Approved Lot Grading and Drainage Plan
- ii. Geotechnical Soils Report.
- iii. Structural Engineering Report

**1. Demolitions**

- a) Description of the structural design characteristics of the building and a method of demolition prepared by a professional engineer where deemed necessary by the Chief Building Official
- b) Site Grading and Rehabilitation Plan
- c) Confirmation that arrangements have been made with the proper authorities for the cutting off and plugging of all water, sewer, gas, electric, and telephone or other utilities and services.
- d) Where a building is designated under the Heritage Act, approval of the City Council to designate the building and permit demolition.

**2. Residential Decks and Porches**

- a) Plot / Site Plan
- b) Foundation Plan
- c) Framing plan and guard details

**3. Residential Accessory Buildings (Less Than 50 m<sup>2</sup> in building area)**

- a) Plot / Site Plan
- b) Foundation plan / Eng. Floor Slab
- c) Floor Plans
- d) Floor and Roof Framing Plans
- e) Building Elevations
- f) Building Section
- g) Where applicable, lot grading and drainage

**4. Residential Accessory Buildings (Greater Than 50 m<sup>2</sup> in building area)**

- a) Plot / Site Plan
- b) Where applicable, lot grading and drainage
- c) The following architectural plans
  - i. Foundation plan
  - ii. Floor Plans
  - iii. Floor and Roof Framing Plans
  - iv. Building Elevations
  - v. Building Section

**5. Residential Additions and Renovations Permits**

- a) Plot / Site Plan showing grading and building location
- b) The following architectural plans prepared by a Provincially Qualified Designer or the home owner
  - i. Foundation plan
  - ii. Floor Plans
  - iii. Floor and Roof Framing Plans
  - iv. Building Elevations
  - v. Building Section

**6. New Residential Houses and Semi Detached**

- a) Plot / Site Plan showing lot grading, drainage, and building location
- b) Approved Lot Grading and Drainage Plan
- c) Ontario New Home Warranty Program Registration Form
- d) The following architectural plans prepared by a Provincially Qualified Designer or a Homebuilder registered with the Tarion Warranty Corporation of the homeowner
  - i. Foundation plan

- ii. Floor Plans
- iii. Floor and Roof Framing Plans
- iv. Building Elevations
- v. Building Section
- vi. Energy Efficiency Design Summary Matrix

**7. New Residential Townhouses, Triplex, Quad-plex**

- a) Site Plan and/or approved Site Plan Agreement
- b) The following architectural plans prepared by a Provincially Qualified Designer or a Home builder registered with the Ontario New Home Warranty Program
  - i. Foundation Plan
  - ii. Floor Plans
  - iii. Floor and Roof Framing Plans
  - iv. Building Elevations
  - v. Building Section
  - vi. Energy Efficiency Design Summary Matrix
  - vii. HVAC Design Summary and HVAC Mechanical Plans

**8. New Residential Apartment Buildings**

- a) Approved Site Development Plan and Agreement and/or Site Plan
- b) Professional Field Review Commitment forms from the Design Professionals
- c) The following architectural plans prepared and stamped by an Architect and Professional Engineer by a Provincially Registered Designer
  - a) Foundation Plan
  - b) Floor Plans
  - c) Floor and Roof Structural Plans
  - d) Building Elevations
  - e) Building Section
  - f) Energy Efficiency Design Summary Matrix
  - g) Where applicable
    - i. HVCA, Electrical and Plumbing System Drawings
    - ii. Automatic Sprinkler and Standpipe Drawings
    - iii. Fire Alarm system

**9. Small Commercial and Industrial Interior Renovations (Part 9 Buildings)**

- The following architectural plans prepared and stamped by a Provincially Qualified Designer or the Building Owner
- a) Floor Layout and Framing Plans
  - b) Building Section
  - c) Where applicable
    - i. HVCA, Electrical and Plumbing System Drawings
    - ii. Automatic Sprinkler and Standpipe Drawings
    - iii. A complete Private Septic System Permit Application

**10. Small Commercial and Industrial Additions (Part 9 Buildings)**

- a) Approved Site Development Plan and Agreement and/or Site Plan
- b) The following architectural plans prepared and stamped by a Provincially Qualified Designer or the Building Owner
  - i. Foundation Plan
  - ii. Floor Plans
  - iii. Roof Plans
  - iv. Building Elevations

- c) v. Building Section  
Where applicable
  - i. HVCA, Electrical and Plumbing System Drawings
  - ii. Energy Efficiency Design Summary Matrix
  - iii. Automatic Sprinkler and Standpipe Drawings
  - iv. Fire Alarm system
  - v. Structural Drawings stamped by a Professional Engineer

**11. New Small Commercial and Industrial Buildings (Part 9 Buildings)**

- a) Approved Site Development Plan and Agreement and /or Site Plan
- b) The following architectural plans
  - i. Foundation Plan
  - ii. Floor Plans
  - iii. Floor and Roof Structural Plans
  - iv. Building Elevations
  - v. Building Section
- iii. Where applicable
  - i. HVCA, Electrical and Plumbing System Drawings
  - ii. Energy Efficiency Design Summary Matrix
  - iii. Automatic Sprinkler and Standpipe Drawings
  - iv. Fire Alarm System
  - v. Structural Drawing Stamped by a Professional Engineer

**12. Small Assembly / Institutional Building Additions and Renovations (Part 3 Buildings)**

- a) The following architectural plans prepared and stamped by an Architect and Professional Engineer
  - i. Foundation Plan
  - ii. Floor Plans
  - iii. Floor and Roof Structural Plans
  - iv. Building Elevations
  - v. Building Section
- b) Where applicable
  - i. HVCA, Electrical and Plumbing System Drawings
  - ii. Automatic Sprinkler and Standpipe Drawings
  - iii. Fire Alarm system
  - iv. Professional Field Review Commitment forms from the Design Professionals

**13. New Small Assembly / Institutional Buildings (Part 3 Buildings)**

- a) Approved Site Development Plan and Agreement and/or Site Plan
- b) Professional Field Review Commitment forms from the Design Professionals
- c) The following architectural plans prepared and stamped by an Architect and Professional Engineer
  - i. Foundation Plan
  - ii. Floor Plans
  - iii. Floor and Roof Structural Plans
  - iv. Building Elevations
  - v. Building Section
- d) Where applicable
  - i. HVCA, Electrical and Plumbing System Drawings
  - ii. Energy Efficiency Design Summary Matrix
  - iii. Automatic Sprinkler and Standpipe Drawings
  - iv. Fire Alarm system

**14. Industrial / Commercial / Institutional Buildings Additions and Renovations (Part 3 Buildings)**

- a) Approved Site Development Plan and Agreement and/or Site Plan
- b) Professional Field Review Commitment forms from the Design Professionals
- c) The following architectural plans prepared and stamped by an Architect and Professional Engineer
  - i. Foundation Plan
  - ii. Floor Plans
  - iii. Floor and Roof Structural Plans
  - iv. Building Elevations
  - v. Building Section
- d) Where applicable
  - i. HVCA, Electrical and Plumbing System Drawings
  - ii. Energy Efficiency Design Summary Matrix
  - iii. Automatic Sprinkler and Standpipe Drawings
  - iv. Fire Alarm system

**15. New Industrial / Commercial / Institutional Buildings ( Part 3 Buildings)**

- a) Approved Site Development Plan and Agreement and/or Site Plan
- b) Professional Field Review Commitment forms from the Design Professionals
- c) The following architectural plans prepared and stamped by an Architect and Professional Engineer by a Provincially Registered Designer
  - i. Foundation Plan
  - ii. Floor Plans
  - iii. Floor and Roof Structural Plans
  - iv. Building Elevations
  - v. Building Section
- d) Where applicable
  - i. HVCA, Electrical and Plumbing System Drawings
  - ii. Energy Efficiency Design Summary Matrix
  - iii. Automatic Sprinkler and Standpipe Drawings
  - iv. Fire Alarm system

**16. Specially Designated Structures**

- a) The following plans prepared and stamped by a Professional Engineer by a Provincially Registered Designer
  - i. Site Plan
  - ii. Foundation Plan
  - iii. Floor and Roof Plans
  - iv. Floor and Roof Structural Plans
  - v. Sections

**17. Use of an Equivalent / Alternated Solution**

- a) The following plans and reports prepared and stamped by a Professional Engineer
  - i. Description of the proposed equivalent / Alternate solution
  - ii. Demonstration of Compliance with SA-1 Objectives and Functional Statements Matrix
  - iii. Supporting documentation (past performance, tests and other evaluations)

**18. Change of Use Permit**

- a) Description of the proposed change of Use

- b) Reduction in performance matrix
- c) Description of Compensating Measures or Alternate Measures
- d) The following plans and where applicable prepared and stamped by a Professional Engineer:
  - i. Foundation Plan
  - ii. Floor Plans
  - iii. Floor and Roof Structural Plans
  - iv. Building Elevations
  - v. Building Section
- e). Where applicable
  - i. HVCA, Electrical and Plumbing System Drawings
  - ii. Energy Design Summary
  - iii. Automatic Sprinkler and Standpipe Drawings
  - iv. Fire Alarm system

#### DRAWING COMPLETENESS

Unless otherwise specified by the Chief Building Official the following Information shall be shown on plans or working drawings that accompany applications for permits. Depending upon the nature, scope and scale of a project other additional information may be required to demonstrate Ontario Building Code compliance at the discretion of the Chief Building Official.

1.1 The Site Plan shall show:

- a) The location, use, height and dimensions of any existing and proposed buildings including front, side, and rear yard dimensions and relationships to adjoining property lines, condominium corporation lines and buildings,
- b) Existing and proposed elevation contours of the building site and adjacent properties,
- c) Relation of buildings and finished grade to existing elevations and storm water drainage control plan on site where applicable,
- d) All existing and proposed site services, parking layout, retaining walls, swimming pools accessory buildings and any other such physical additions necessary to the site,
- e) Parking and GFA calculations, location and size of typical parking, loading and handicapped spaces including aisle widths serving the parking spaces.
- f) Site statistics that may be relevant to what is being proposed, such as but not limited to: number of residential units, gross floor area, amenity area, proposed height etc.
- g) Elevation drawings clearly indicating compliance with height regulations including various calculations such as average grade calculations where required.
- h) All known easements, overhead power lines and site services

1.2 The Architectural Drawings shall show:

- a) Designers and/or Firms Building Code Identification Number including statement of responsibility for the building design,
- b) Architects/designer's Ontario Building Code data matrix,
- c) Foundation plans and grade details,

- d) Each floor plan with exact dimensions of the layout of all proposed areas and their use,
  - e) All wall thicknesses and type of construction, window and door openings and schedules elevator, sections and details of all walls, stairs and exits, fire walls, fire separations, shaft and duct openings and other related pertinent information,
  - f) Building elevations, cross sections and wall sections showing all floor to floor heights, materials and thickness etc.
  - g) Spatial separation table and calculations,
  - h) Energy Efficiency Design Summary Matrix
- 1.3 Structural Drawings shall show:
- a) All foundation, floor, roof and wall structural elements indicating sizes shapes and proper location and all dead and live design loads and condition of loading,
  - b) All reinforced concrete work indicating thickness and strength of concrete, size spacing minimum cover and type of reinforcing steel,
  - c) All lintel locations and sizes,
  - d) Where applicable Engineered Roof and Floor Truss drawings
- 1.4 The Mechanical Electrical and Plumbing Plans shall show:
- a) For buildings defined in Part 9 of the Building Code, provisions for heating, ventilation and air conditioning, electrical and plumbing systems may be shown and indicated on the architectural drawings,
  - b) For Buildings defined in Part 3 of the Building Code, a separate set of drawings for heating ventilation air conditioning, electrical and plumbing systems,
  - c) The location of all fire protection equipment such as early warning, detection and suppression systems,
  - d) Energy Efficiency Design Summary Matrix (ASHRE 90.1),
  - e) Where the primary heat source is provided by heat/hot water combination unit, a solar or geothermal system the all design drawings and documents must be prepared by a Professional Engineer
- Optional:
- h) Heat loss / heat gain calculations,
  - i) HVAC duct layout and sizing calculations,
  - j) Plumbing DWV and water supply piping layout drawings

Such other approvals as may be required by the Chief Building Official to demonstrate compliance with applicable law.

**Schedule "E"****Prescribed inspection notices as required under 10.2 of the Building Code Act**

- (a) readiness to construct footings,
- (b) substantial completion of footings and *foundations* prior to commencement of backfilling,
- (c) substantial completion of structural framing and ductwork and piping for heating and *air-conditioning* systems, if the *building* is within the scope of Part 9 of Division B,
- (d) substantial completion of structural framing and roughing-in of heating, ventilation, *air-conditioning* and air-contaminant extraction equipment, if the *building* is not a *building* to which Clause (c) applies,
- (e) substantial completion of insulation and *vapour barriers*,
- (e.1) substantial completion of *air barrier systems*,
- (f) substantial completion of all required *fire separations* and *closures* and all fire protection systems including standpipe, sprinkler, fire alarm and emergency lighting systems,
- (g) substantial completion of fire access routes,
- (h) readiness for inspection and testing of,
  - (i) *building sewers* and *building drains*,
  - (ii) water service pipes,
  - (iii) fire service mains,
  - (iv) drainage systems and venting systems,
  - (v) the water distribution system, and
  - (vi) *plumbing fixtures* and *plumbing appliances*,
- (i) substantial completion of installation of *plumbing* not located in a structure, before the commencement of backfilling,
- (j) completion of *construction* and installation of components required to permit the issue of an occupancy permit under Sentence 1.3.3.1.(2) or to permit occupancy under Sentence 1.3.3.2.(1), if the *building* or part of the *building* to be occupied is not fully completed, and
- (k) completion of *construction* and installation of components required to permit the issue of an occupancy permit under Sentence 1.3.3.4.(5).

**Additional Notices as permitted by 1.3.5.2. Ontario Building Code.**

- (a) commencement of *construction* of,
  - (i) masonry fireplaces and masonry *chimneys*,
- (b) substantial completion of heating, ventilating, *air-conditioning* and air-contaminant extraction equipment,
- (c) substantial completion of site grading,

10(c)

- (d) substantial completion of the pool deck and dressing rooms for a *public pool* or *public spa* and readiness for inspection of the emergency stop system for a *public pool* or *public spa*,
- (e) completion of a *building* for which an occupancy permit is required under Article 1.3.3.4.

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Schedule "F"

**REFUNDS**

<b>1. Status of Permit Application</b>	<b>Percentage of Fees Eligible for Refund</b>
1) Application filed. Administrative functions only have been performed.	80%
2) Application filed. Administrative and zoning functions only have been performed.	70%
3) Application filed. Administrative, zoning and plan examination functions have been performed.	60%
4) Application filed. Permit issued, no field inspections have been performed subsequent to permit issuance.	50%
5) Additional deduction for each field inspection that had been performed.	10%
<b>2. Notwithstanding paragraph (1) above, no refund shall be made:</b>	
a) of an amount less than \$50.00, and	
b) after a six-month period from the date that a permit has been revoked.	

10(d)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2012-46

**LANE ASSUMPTION:** a by-law to assume for public use and establish as a public lane, a lane in the Laurentian Park Subdivision, Plan H535).

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

1. **LANES ESTABLISHED AND ASSUMED**

The Corporation of the City of Sault Ste. Marie hereby assumes for public use and establishes as a public lane, the lane more particularly described on Schedule "A" to this by-law.

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

PASSED in open Council this 19th day of March, 2012.

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MAYOR – DEBBIE AMAROSO

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CITY CLERK - MALCOLM WHITE

da\LEGAL\STAFF\BYLAWS\2012\2012-46\_LANE ASSUMP LAURENTIAN PARK SUB.DOC

**NOTICE**

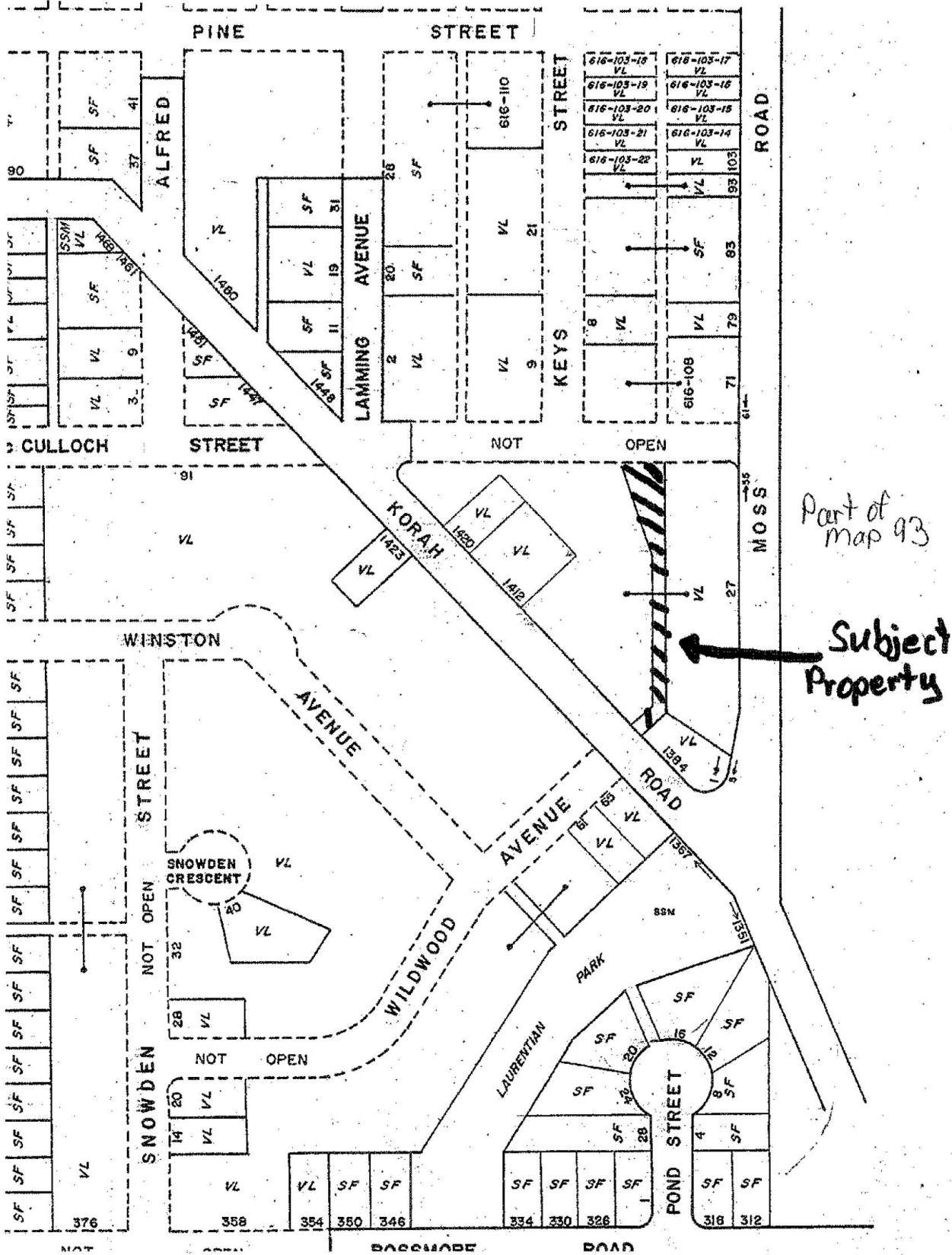
THIS IS A DRAFT DOCUMENT. This document has not been enacted by City Council; it may not be enacted at all **AND** if enacted, it may not be in the form of the DRAFT copy.

CITY SOLICITOR

10(d)

SCHEDULE "A" TO BY-LAW 2012-46 AND BY-LAW 2012-47

PIN 31597-0063 (LT)  
LANE PL H535 KORAH ABUTTING LT 94 TO 96, 102 TO 111; SAULT STE. MARIE



10(e)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2012-48

**PARKING:** (P.1.2.4.) A by-law to appoint Municipal Law Enforcement Officers to enforce the by-laws on various private properties and to amend Schedule "A" to By-law 90-305.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to Section 15 of the Police Services Act, R.S.O. 1990, chapter P.15 and amendments thereto, **ENACTS AS FOLLOWS:**

1. **SCHEDULE "A" TO BY-LAW 90-305 AMENDED**

Schedule "A" to By-law 90-305 is hereby repealed and replaced with Schedule "A" attached to this by-law.

2. **EFFECTIVE DATE**

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

PASSED in open Council this 19<sup>th</sup> day of March, 2012.

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MAYOR – DEBBIE AMAROSO

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CITY CLERK –MALCOLM WHITE

cf Bylaws\2012\2012-48Parking Officers – Private lots

**NOTICE**  
THIS IS A DRAFT DOCUMENT. This document has not been enacted by City Council. It may not be enacted at all AND if enacted, it may not be in the form of the DRAFT copy.  
CITY SOLICITOR

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<u>BADGE NO.</u>	<u>SPECIAL CONSTABLE</u>	<u>EMPLOYER</u>	<u>PROPERTY LOCATION</u>
12	ROUSE,BRIAN	ALGOMA UNIVERSITY	1520 QUEEN ST E
26	MCLEOD,ROD	FLEMING & SMITH	378 QUEEN ST E.& APARTMENTS
30	RENDELL,VERN	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
35	ORR,DEREK	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
59	BARONE,MARCELLO	ALGOMA UNIVERSITY	1520 QUEEN ST E
109	SEBECIC,JOHN,LUDVIC	DENTAL BUILDING	946 & 216 QUEEN ST E.
113	TAYLOR,GARY	ALGOMA UNIVERSITY	1520 QUEEN ST E
115	LEE,RICHARD,JOHN	ALGOMA UNIVERSITY	1520 QUEEN ST E
138	CAIN,JOSEPH	CITY OF SAULT STE MARIE	BELLUVE MARINA & BONDAR MARINE & PARK
151	PARR,DEREK,RAYMOND	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
153	TASSONE,VITO	TASSONE CHIROPRACTIC	673 QUEEN ST E
163	BUMBACCO,PHILIP,CARMEN	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
178	D'AGOSTINI,ROSEMARY	DR. RAYMOND CHO	71 & 131 EAST ST.
186	HARMAN,JASON	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
191	BROWN,STEVEN,GEORGE	SEP,SCHOOL BOARD	SEPARATE SCHOOL BOARD PROPERTIES
196	SEABROOK,LAURA LEE	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
240	MASON,STEPHEN	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
241	COGHILL,ROBIN	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
248	CHAN,GILBERT	DR. RAYMOND CHO	71 & 131 EAST ST./ 129 SECOND LINE W
249	CHO,LINDA	DR. RAYMOND CHO	71 & 131 EAST ST./ 129 SECOND LINE W
253	TRAVSON,TERRANCE(TERRY)	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALLCHURCHILL&PINE PLAZA/TENARIS
267	CORBIERE,JOHN(TED)	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
274	DAVIDSON,JAMES	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
276	SMITH,DENNIS,ROBERT	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
297	SWIRE,WILLIAM,JAMES	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
314	AASEN,PAULINE	STANDARD PARKING	ONTARIO REALITY CORP/ROBERTA BONDAR PLACE/426 QUEEN ST E.
321	LORENZO,COREY	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
334	MILLER,BRAD	CITY OF SAULT STE MARIE	TRANSIT SERVICE AREAS
335	GROSSO,DONALD	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA/TENARIS
342	PICK,DENNY	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
343	CHILLMAN,JODI	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
344	HARPE,KENNEITH	DAYS INN	DAYS INN HOTEL
345	SETCHELL,RODDY	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA/TENARIS
346	HAZELTON,MARGARET	CITY OF SAULT STE MARIE	BELLUVE MARINA & BONDAR MARINE & PARK
354	STEEVES,ROBERT	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
366	TROIOW,VICTORIA	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
369	CARMICHAEL,MARY	ON,FINNISH HOME ASS.	FINNISH REST HOME
370	HANSEN,LOUIS	ON,FINNISH HOME ASS.	FINNISH REST HOME
371	LAKE,ROBERT	ON,FINNISH HOME ASS.	FINNISH REST HOME
372	BENOIT,ALAIN	ON,FINNISH HOME ASS.	FINNISH REST HOME
373	RISSANEN,ANJA	ON,FINNISH HOME ASS.	FINNISH REST HOME
374	TAVEL,ANDRE	CITY OF SAULT STE MARIE	TRANSIT SERVICE AREAS
376	FINN,ROBERT	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
377	BADGERO,PAUL	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
384	BOREAN,RICK	CITY OF SAULT STE MARIE	BELLUVE MARINA & BONDAR MARINE & PARK
389	SANDIE,KEVIN	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
391	MCLEOD,HEATHER	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA/TENARIS
396	THOMAS,RANDELL	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALLCHURCHILL&PINE PLAZA/TENARIS
397	LAFRAMBOISE,YVON	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALLCHURCHILL&PINE PLAZA/TENARIS
400	JOHNSON,MICHAEL	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALLCHURCHILL&PINE PLAZA/TENARIS
404	HUDSON,BRIAN	CORPS OF COMM	22 BAY ST. (FEDERAL BUILDING)
405	MATCHETT,CASEY	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
406	LEBLANC,SERGE	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
410	POYNER,HAROLD	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
411	MOORE,ROBERT	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
413	HILL,MICHAEL	CORPS OF COMM	SAULT HOSPITAL
420	FABIANO,ANTONIO	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
423	VANDERKLIFT,DYLAN	CORPS OF COMM	SAULT HOSPITAL
428	DIAS,JASON	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
430	RUSCIO,DOMINIC	MAJOR CONST.	TRAVELODGE
431	DICKSON,SHANE	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALLCHURCHILL&PINE PLAZA/TENARIS
433	MAJOR,ROBERT	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALLCHURCHILL&PINE PLAZA/TENARIS
435	TRUMBLE,GEORGE	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
436	COUTURIERE,NATASHA	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
439	LAMBERT,JOSEPH	STANDARD PARKING	ONTARIO REALITY CORP/ROBERTA BONDAR PLACE/426 QUEEN ST E.
440	HAMMERSTEDT,ERIC	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALLCHURCHILL&PINE PLAZA/TENARIS
441	WILSON,DAVID	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
442	MACLENNAN,MATTHEW	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
443	MARCIL,MARK	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
444	MARSHALL,JONATHAN	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
446	HALLIDAY,DANA	SAULT COLLEGE	SAULT COLLEGE
447	FRIGAULT,ESSE	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
450	CHAPMAN,DANIEL	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
452	ROGERS,RICHARD	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
453	DERASP,RICHARD	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
455	BOYCHUK,BLAINE	NORPRO SECURITY	REGENT PRO/S.COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
456	CONEYBEARE,KEVIN	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALLCHURCHILL&PINE PLAZA/TENARIS
458	ROBINSON,GEORGE	CORPS OF COMM	SAULT AREA HOSPITAL
459	SLEEMAN,RAY	CORPS OF COMM	SAULT AREA HOSPITAL
460	BOUGIE,DAN	CORPS OF COMM	SAULT AREA HOSPITAL
461	DUNN,PATRICK	CORPS OF COMM	SAULT AREA HOSPITAL
462	GAULT,JAMES	CORPS OF COMM	SAULT AREA HOSPITAL
463	MORIN,ALEX	CORPS OF COMM	SAULT AREA HOSPITAL

10(e)

465	DELAVALLE,DON	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA/TENARIS
466	LAFORCE,JULIE	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL & PINE PLAZA/TENARIS
467	BERNIER,JUNE	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL & PINE PLAZA/TENARIS
468	AGNEW,BRENDAN	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL & PINE PLAZA/TENARIS
469	SANTELLI,DOMINIC	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL & PINE PLAZA/TENARIS
470	WOOLEY,NATHANIEL	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA/TENARIS
471	STOYCHEFF,CHRISTOPHER	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL&PINE PLAZA/TENARIS
472	BRUNETTA,ANGELO	NORPRO SECURITY	REGENT PRO/S COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
473	MCCAIG,BRANDON	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL & PINE PLAZA/TENARIS
474	MANCUSO,ANTHONY	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL & PINE PLAZA/TENARIS
475	TORRANCE,RENEE	NORPRO SECURITY	REGENT PRO/S COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER
477	BROWLEY,DAVID	CORPS OF COMM	SAULT AREA HOSPITAL
479	GROULX,VINCE	CORPS OF COMM	SAULT AREA HOSPITAL
480	TELFORD,JASON	CORPS OF COMM	SAULT AREA HOSPITAL
481	FORD,BRIAN	CORPS OF COMM	SAULT AREA HOSPITAL
482	LEWECELLE,BRACE	CORPS OF COMM	SAULT AREA HOSPITAL
483	DARCY,ROY	CORPS OF COMM	SAULT AREA HOSPITAL
484	MCLEOD,VIRGINIA	CITY OF SAULT STE MARIE	BELLUVE MARINA & BONDAR MARINE & PARK
485	ARMSTRONG,KENNETH	CITY OF SAULT STE MARIE	BELLUVE MARINA & BONDAR MARINE & PARK
486	LONGO,NADIA	GT.NORTHERN RET.HOME	760 GREAT NORTHERN RD.
487	ROUGEAU,MARISA	GT.NORTHERN RET.HOME	760 GREAT NORTHERN RD.
488	LEFLEUR,MARILYN	GT.NORTHERN RET.HOME	760 GREAT NORTHERN RD.
489	MCQUEEN,WANDA	GT.NORTHERN RET.HOME	760 GREAT NORTHERN RD.
490	LUXTON,JEFF	GT.NORTHERN RET.HOME	760 GREAT NORTHERN RD.
491	GRISDALE,KYLE	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL & PINE PLAZA/TENARIS
492	PARKER,MICHAEL	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL & PINE PLAZA/TENARIS
493	BROWN,FRASER	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL & PINE PLAZA/TENARIS
494	SHEWFELT,CODY	G4S SECURITY	CROSS-COUNTRY/SAULT HOSPITAL/SAULT AIRPORT
495	CASTELLANI,NINO	NORPRO SECURITY	REGENT PRO/S COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
496	CAVICCHIOLO,MATTHEW	NORPRO SECURITY	REGENT PRO/S COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
497	ALLEN,ROBERT	NORPRO SECURITY	REGENT PRO/S COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
498	MARQUES,STEVEN	NORPRO SECURITY	REGENT PRO/S COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
499	SCALI,NICOLA	NORPRO SECURITY	REGENT PRO/S COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
500	EASBY,JOSHUA	NORPRO SECURITY	REGENT PRO/S COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
501	QUARRELL,ROBERT	ELSTRONG MANAGEMENT	621,627,631 MACDONALD AVE
502	HAMEL,CHRIS	ELSTRONG MANAGEMENT	621,627,631 MACDONALD AVE
503	HAMEL,MELANIE	ELSTRONG MANAGEMENT	621,627,631 MACDONALD AVE
504	LAPRADE,DANIEL	NORPRO SECURITY	REGENT PRO/S COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
505	JONES,CHELSEY	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL & PINE PLAZA/TENARIS
506	GREGORY,LEE	NORPRO SECURITY	REGENT PRO/S COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
507	SMYTHE,RICHARD	BANK OF MONTREAL	556 QUEEN ST E
508	ALBERT,DESIREE	CORPS OF COMM	SAULT AREA HOSPITAL
509	MATTALO,JOE	CORPS OF COMM	SAULT AREA HOSPITAL
510	LAVALLÉE,MEGAN	CORPS OF COMM	SAULT AREA HOSPITAL
511	ADAIR,BRENDAN	CORPS OF COMM	SAULT AREA HOSPITAL
512	DIMMA,JUSTIN	CORPS OF COMM	SAULT AREA HOSPITAL
513	MEINCKE,KEN	CORPS OF COMM	SAULT AREA HOSPITAL
514	BONIFERO,BRIAN	CORPS OF COMM	SAULT AREA HOSPITAL
515	MANGONE,MATT	CORPS OF COMM	SAULT AREA HOSPITAL
516	GAY,JAMES	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL & PINE PLAZA/TENARIS
517	ROY,BRENDA	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL & PINE PLAZA/TENARIS
518	TREPASSO,GRANT	NORPRO SECURITY	REGENT PRO/S COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
519	FRAGOMENI,JOSEPH	CORPS OF COMM	SAULT AREA HOSPITAL
520	THOMPSON,JOHN	CORPS OF COMM	SAULT AREA HOSPITAL
521	CRAWFORD,SYLVIA	NORPRO SECURITY	REGENT PRO/S COLLEGE/GHC/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
522	MCNAMA,STEVEN	NORTH EAST SECURITY	A.UNIVERSITY/ESSAR CENTRE/CAMBRIAN MALL/CHURCHILL & PINE PLAZA/TENARIS

1D(f)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2012-52

**PARKING:** (P.1.2.4.) A by-law to appoint by-law enforcement officers to enforce the by-laws of the Corporation of the City of Sault Ste. Marie.

**WHEREAS** from time to time persons have been appointed by-law enforcement officers;

**THEREFORE** the Council of the Corporation of the City of Sault Ste. Marie pursuant to section 15 of the *Police Services Act*, R.S.O. 1990, chapter p. 15 and amendments thereto, **ENACTS** as follows:

1. **SCHEDULE "A" TO BY-LAW 93-165 REPEALED**

Schedule "A" to By-law 93-165 is hereby repealed and replaced with Schedule "A" attached to this by-law.

2. **EFFECTIVE DATE**

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

PASSED in Open Council this 19<sup>th</sup> day of March, 2012.

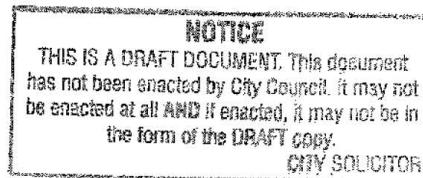
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MAYOR – DEBBIE AMAROSO

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CITY CLERK –MALCOLM WHITE

cf Bylaws\2012\2012-52 City Parking Officers



**SCHEDULE "A"**

<b>Don Scott</b>	<b>1</b>
<b>Sam Piraino</b>	<b>3</b>
<b>David Etchells</b>	<b>51 (Mechanic)</b>
<b>Renee Vanderklift</b>	<b>71</b>
<b>Frank Jolicoeur</b>	<b>72</b>
<b>Alan Smith</b>	<b>81</b>
<b>Dave Devoe</b>	<b>84</b>
<b>Edward Pigeau</b>	<b>89</b>
<b>Dave Browley</b>	<b>90</b>
<b>Terry Boston</b>	<b>91</b>
<b>Kyle Grawbarger</b>	<b>92</b>

10(g)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2012-53

**TAXATION EXEMPTION:** (C3.9) A by-law to provide for the taxation exemption for portions of the Essar Centre as a Municipal Capital Facility.

**WHEREAS** Section 110 of the Municipal Act, 2001 S.O. c.25 as amended, authorizes a local municipality to enter into a Municipal Capital Facilities agreement;

**AND WHEREAS** Section 110(6) of the Municipal Act, authorizes the municipality to exempt all or part of a municipal capital facility from taxes levied for municipal and school purposes;

**AND WHEREAS** Section 6(1)(b) of O. Reg. 603/06 authorizes the said taxation exemption for municipal capital facilities only where the municipal Council declares such municipal capital facilities for public use;

**AND WHEREAS** the agreement between The Corporation of the City of Sault Ste. Marie and the Soo Greyhounds Inc., dated October 1, 2011 declared portions of the Essar Centre at 269 Queen Street East, identified as assessment roll number (57 61 040 021 13800 0000) as a municipal capital facility for sports and entertainment purposes for the public;

**NOW THEREFORE** the Council of The Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

**1. EXEMPTION FROM TAXATION**

The lands in the City of Sault Ste. Marie known as the Essar Centre, located at 269 Queen Street East, operating as a sports and entertainment centre is exempted from taxation for municipal and school purposes for the lands and municipal capital facilities thereon, except as set out in Clause 2 of this by-law.

**2. EXCEPTION**

The following portions of the Essar Centre located at 269 Queen Street East are not exempted from municipal and school taxation:

- i) Rooms A013, A014, A015 and A018 (as shown on the map attached hereto as Schedule "A"); and
- ii) Room A207 (as shown on the map attached hereto as Schedule "B").

**3. EFFECTIVE DATE**

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

PASSED in Open Council this 19<sup>th</sup> day of March, 2012.

**NOTICE**

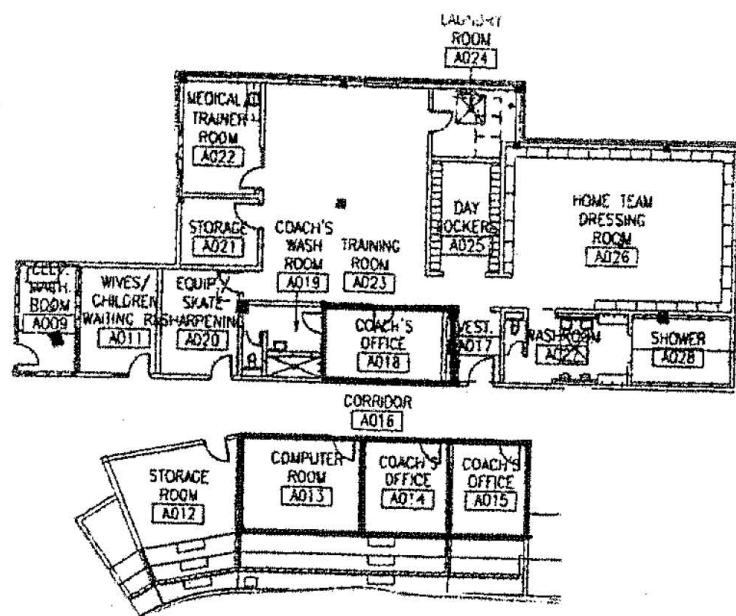
THIS IS A DRAFT DOCUMENT. This document has not been enacted by City Council. It may not be enacted at all AND if enacted, it may not be in the form of the DRAFT copy.  
CITY SOLICITOR

MAYOR – DEBBIE AMAROSO

CITY CLERK –MALCOLM WHITE

10(g)

SCHEDULE "A"

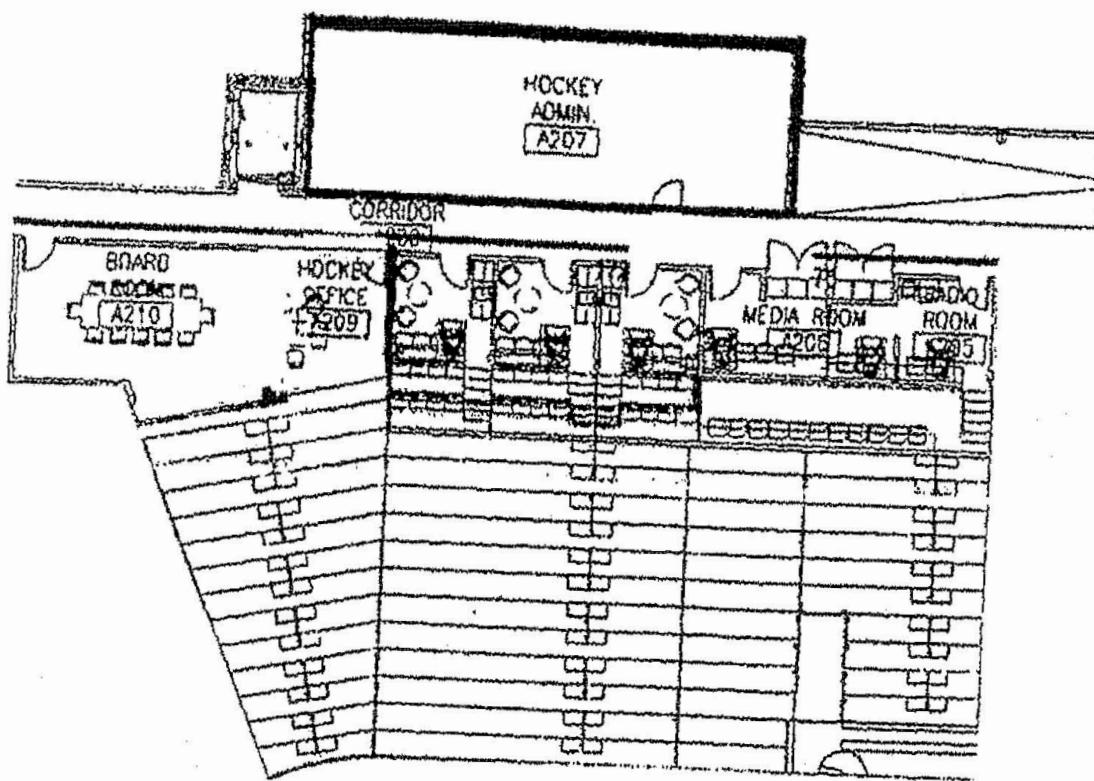


1.1(1)

larged subject area of Map Ls 1.1

10(g)

SCHEDULE "B"



10(h)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO 2012-47

**LANE CLOSING:** a by-law to stop up, close and authorize the conveyance of a lane in the Laurentian Park Subdivision, Plan H535

**WHEREAS** the lane more particularly hereinafter described was established as a public lane and assumed for public use by By-law 2012-46;

**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 19th day of March, 2012.

**NOTICE**

THIS IS A DRAFT DOCUMENT. This document has not been enacted by City Council. It may not be enacted at all AND if enacted, it may not be in the form of the DRAFT copy.

CITY SOLICITOR

**MAYOR – DEBBIE AMAROSO**

**CITY CLERK - MALCOLM WHITE**

10(h)

READ a **THIRD** time and finally **PASSED** in open Council this    day of  
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.

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**MAYOR – DEBBIE AMAROSO**

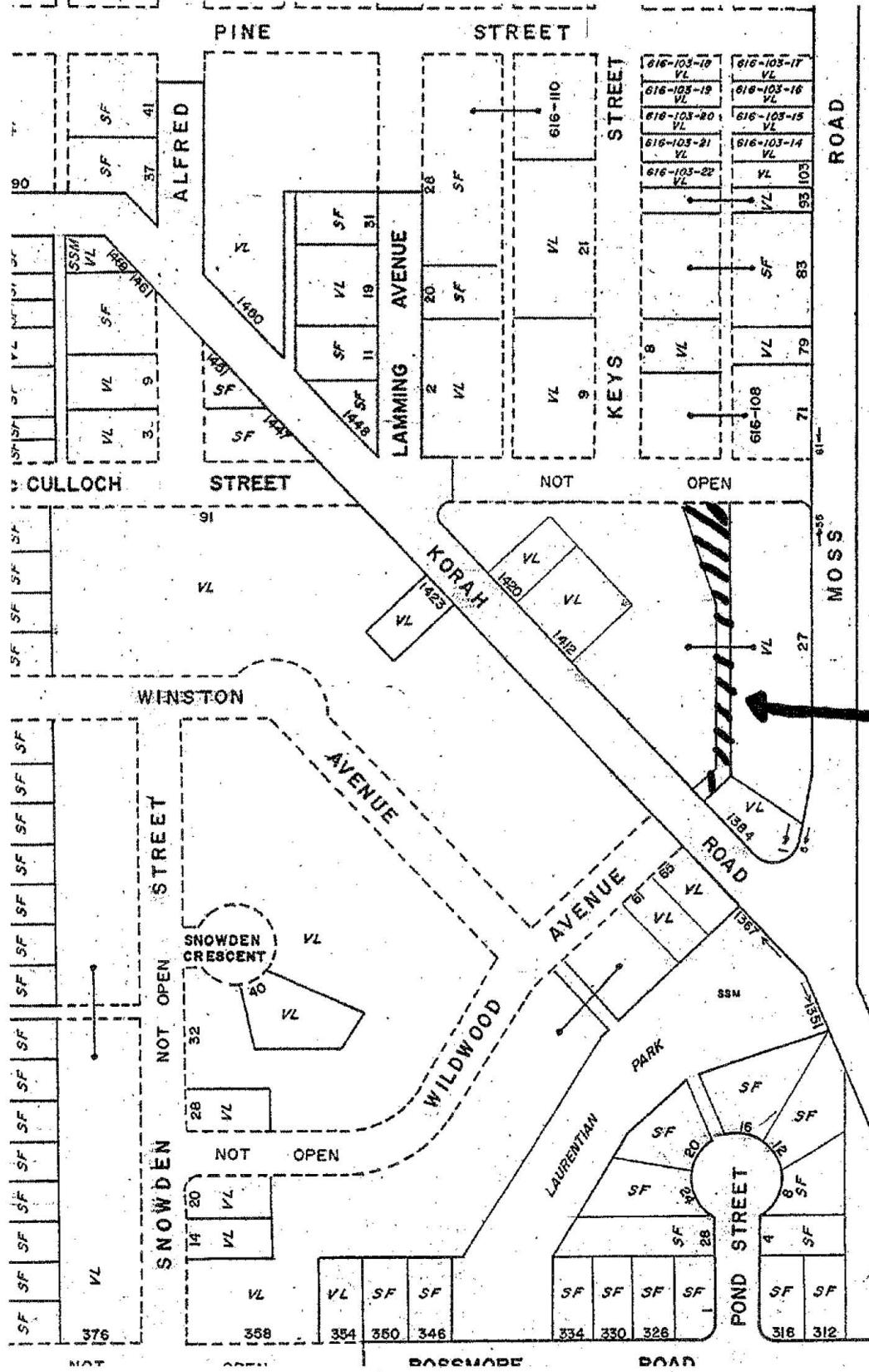
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**CITY CLERK - MALCOLM WHITE**

10(h)

SCHEDULE "A" TO BY-LAW 2012-46 AND BY-LAW 2012-47

PIN 31597-0063 (LT)  
LANE PL H535 KORAH ABUTTING LT 94 TO 96, 102 TO 111; SAULT STE. MARIE





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# **City of Sault Ste. Marie**

## **Corporate Strategic Plan**

**2011-2014**

**Progress Report #2 – March 2012**



## **Vision Statement** **(the future of the City)**

“The Corporation will be a leader in the provision of efficient, affordable and quality services supporting a progressive and sustainable community”

## **Mission Statement** **(what the City does)**

“To provide quality and cost-effective municipal services in a responsible and supportive manner.

# **Corporate Values**

## **Integrity and honesty**

We will demonstrate honesty, sincerity and fairness in carrying out our responsibilities.

## **Accountability and transparency**

We will be accountable to our citizens and transparent in our decision-making processes.

## **Commitment to citizens and the community**

Putting people first is a hallmark of success. We are committed to working together to provide inclusive and accessible services to protect, support and enrich quality of life in our community.

## **Respect and appreciation of employees**

We will strive to create an environment where all employees share a common purpose and direction. We value energized and enthusiastic employees who make the most effective use of available physical and financial resources to deliver the best possible service.

## **Fiscal responsibility**

We will manage municipal finances in a responsible and prudent manner to provide quality and affordable services. We pursue best practices to lower costs and ensure best value in service delivery.

## **Environmental stewardship**

We will use resources wisely to maintain and create a livable city for future generations, minimizing the footprint of our activities on the environment.

## **Strategic Directions**

### **Developing Solid Infrastructure**

Environmental Leadership

Transportation Network Improvements

Property Management and Development

### **Delivering Excellent Services**

Communications

Process Improvement

Leadership and Staff Development

Technological Innovation

### **Enriching Our Lives**

Recreational/Cultural Infrastructure

Planning for the Future

## Strategic Direction 1: Developing Solid Infrastructure

### Objective 1A – Environmental Leadership

Activity	Start Date	Completion Date	Results	Lead Role	Resources: People	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year (s)	Progress to March 2012
Solid waste management •Bio-solids management study (awaiting provincial compost guidelines) •Implementation Design Construction •EA for solid waste disposal	Underway	Underway 2014 2014 2014	Reduction in waste/refuse  Increased waste disposal capacity	D. Elliott	Engineering, PUC, PWT, Consultants	\$65,000  \$750,000 \$11,250,000 \$750,000	\$65,000  \$750,000 \$11,250,000 \$750,000	Sewer Surcharge Operations Budget + Sewer Surcharge Capital Budget  Waste Disposal Site Reserve	Approved  Approved	2010-2011  2005 to unknown	Study scheduled for completion in 2012  Scheduled for completion in 2014
West End Sewer Investigative Study •Upgrades to west end sewage plant •Infiltration elimination/reduction	Underway	Underway	Improved wastewater quality and operations ( <i>Study within term of this plan, upgrades post-Reduce costs; Reduce bypasses and overflows to river (\$100,000/annually)</i> )	D. Elliott	Engineering, PUC, PWT, Consultants	\$120,000  TBD  \$400,000	\$120,000  TBD  \$400,000	Sewer Surcharge Capital Budget  Sewer Surcharge Capital Budget	Approved  Approved	2009  2011-2014	Scheduled for completion in 2012  Ongoing initiative
Implement SCADA system to monitor operations of waste water facilities •System construction/ installation/ commissioning •System improvements (check valves, removal of overflows)	Underway	2011	Improved operations and communications	D. Elliott	Engineering, PUC, PWT, Consultants	\$175,000	\$500,000	Sewer Surcharge Capital budget; COMRIF	Approved	2009	Scheduled for completion in 2012  Scheduled for completion in 2012
Rehabilitation of aqueducts/open channels •Fort Creek •Central Creek	2012	2018 2012 2015	Improved stormwater management Extend life of flood control facilities	D. Elliott	Engineering, PUC, PWT, Consultants, Conservation Authority	\$5,475,000	\$6,500,000	Capital Works (Urban Only) Budget + Federal gas tax			Fort Creek Phase 1 design underway Phase 1 construction planned for 2012
Review sanitary sewer construction – sewers not associated with roadways	Underway	Ongoing	\$100,000 annually	D. Elliott	Engineering	\$400,000	\$400,000	Sewer Surcharge Capital Budget	Approved	Ongoing	Haviland Crescent sewer completed in fall 2011
Reconstruction of small pumping stations •Lake Street •McGregor Avenue •Industrial Court "A" •Tallack Boulevard •Pine Street	2011 2011 2012 2012 2012	2012 2012 2014 2014 2014	Upgrade/replace aging sanitary pump stations Reduce overflows	D. Elliott	Engineering PWT Consultants	\$600,000  \$500,000 \$500,000 \$500,000	\$600,000  \$500,000 \$500,000 \$500,000	Sewer Surcharge	Approved  Approved	2011 2011	Complete Complete Study scheduled for 2012 Study scheduled for 2012 Study scheduled for 2012
Underground fuel tank replacement •Fire – Station 1 •Cemetery •PWT (Sackville)	2011 2011 2012	2011 2011 2012	Reduce liability	J. St. Jules J. King L. Girardi	Fire Cemetery PWT	\$60,000  \$70,000 \$135,000	\$60,000  \$70,000 \$135,000	Capital from Current Capital from Current Capital from Current	Approved	2011 2012	Complete Referred to 2012 budget Referred to 2012 budget

## Strategic Direction 1: Developing Solid Infrastructure

### Objective 1B – Transportation Network Improvements

Activity	Start Date	Completion Date	Results	Lead Role	Resources: People	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year (s)	Progress to March 2012
Environmental Assessments for: •Great Northern Road – Second Line/Third Line •Third Line East and Black Road – hospital to Second Line •Second Line – Old Garden River to Black Road •Northern Avenue extension	Underway Underway Underway 2014	2012 2012 2012 2015	Improved pedestrian and vehicular traffic flow	D. Elliott	Engineering, Consultants	\$50,000 \$55,000 \$50,000 \$50,000	\$50,000 \$55,000 \$50,000 \$50,000	Misc Construction budget Misc Construction budget Capital Budget w. Pine/connecting link Misc Construction budget	Approved Approved Approved	2009-2010 2010-2011 2011-2012	To be completed spring 2012 To be completed fall 2012 To be completed spring 2012 Future initiative
Connecting link reconstruction •Miscellaneous resurfacing Second Line – Gt. Northern to Pine  Great Northern – Second Line to Third Line Second Line – Pine to Strathclair  •Root River bridges (Gt. Northern)		2012 2013 2014 2011	Improved pavement Extend longevity	D. Elliott	Engineering, Consultants	\$500,000 \$500,000 \$500,000 \$703,500	\$6,000,000 \$2,800,000	Capital Works budget + connecting link funding	Approved	2011-2012 2011	To be completed Fall 2012 pending MTO funding To be completed Fall 2013 pending MTO funding To be completed Fall 2014 pending MTO funding Complete
McNabb/South Market connection	Underway	2011	Improved traffic flow at McNabb/ Boundary/	D. Elliott	Engineering, Consultants	\$1,800,000	\$1,800,000	Capital Works Budget	Approved	2009-2010	Complete
Pine Street extension – Northern Avenue to Second Line •Phase 1 – road construction  •Phase 2 – intersection with Second Line	2011 2012	2011 2012	Improved traffic flow meets Master Traffic Plan	D. Elliott	Engineering, Consultants	\$1,600,000	\$4,200,000	Capital Works budget; Federal gas tax; sewer surcharge – urban only	Approved Approved	2011-2012	Surface works in Phase 1 to be completed in 2012 Phase 2 intersection scheduled for completion in 2012
Third Line extension	Underway	2011	Improved traffic flow meets Master Traffic Plan objective	D. Elliott	Engineering, Consultants	\$1,100,000	\$1,100,000	Capital Works Budget	Approved	2009-2010	Complete
Capital Works Road Reconstruction  •John Street – Wellington to Elm •Queen Street – Pim to Simpson •Euclid Road – Wemyss to Pim •Glenholme Drive/Arthur Street •White Oak Drive – North to John •Queen Street Phase 2 – Simpson to Pine •Maretta – Wallace Terrace to Henrietta •Upton Road – Queen to Wellington  •Queen Street – Pine to Gravelle	2011 2012 2012 2011 2012 2013 2013 2013 2013	2013 2013 2013 2012 2013 2013 2013 2013 2014	Improved longevity of infrastructure	D. Elliott	Engineering, Consultants	\$12,500,000  \$7,900,000  \$8,300,000	\$16,800,000  \$7,900,000  \$8,300,000	Capital Works Budget; Federal gas tax; sewer surcharge urban capital	Approved	2011-2012	Scheduled for completion fall 2012 Scheduled for completion fall 2012 Scheduled for completion fall 2012 Scheduled for completion fall 2012 Scheduled for completion fall 2011 Scheduled for completion fall 2013 Scheduled for completion fall 2013 Scheduled for completion fall 2013 Resurfacing scheduled for 2014

## Strategic Direction 1: Developing Solid Infrastructure

### Objective 1B – Transportation Network Improvements

Activity	Start Date	Completion Date	Results	Lead Role	Resources: People	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year (s)	Progress to March 2012
•Forest Avenue – Putney to Upton •St. Andrew's Terrace – John to North Street •London Street – North to Tancred •March Street – Queen to Wellington •People's Road-Everett to Third Line (resurfacing)	2014	2014				\$1,300,000	\$1,300,000	\$750K Misc; \$600K Capital budget		2012	Scheduled for completion fall 2014 Scheduled for completion fall 2014 Scheduled for completion fall 2014 Scheduled for completion fall 2014 Scheduled for completion fall 2012
Bridge improvements for: •Base Line #14 and #15 •Town Line #12 and #13 (all shared with Prince Township) Preliminary design Construction			Improved longevity Removal of load restrictions (shared with Twp. of Prince)  Contingent upon Prince Twp. obtaining funding	D. Elliott	Engineering, Consultants, Prince Twp.	\$64,000	\$128,000	Misc construction 50% cost share with Prince Capital Works budget	Approved	2012	Pre-design scheduled for 2012
Winter maintenance – additional streets	2012	2012	Review and report to Council with respect to added costs to provide winter maintenance to new and/or widened or extended streets	L. Girardi	PWT				Report only		This item was addressed in the restructuring of the 2011 global budget for PWT.
Improved transportation systems – assume lead role as transportation hub for Northern Ontario (Northern •Rail •Harbour Phase 1 – Study •Air	2011	2014	Monitor implementation of capital improvement Shipping access to expedite ingress of raw materials and egress of finished products (SSM) Improve air service	J. Fratesi Transportation Committee  Air Services Committee	EDC, Consultant Essar Ports	\$200,000	\$200,000	EDF Reserve for HCR allocated to sea port in 2011	Approved	2008	Underway Awaiting funding for business case Ongoing efforts with Airport Development Corporation
Transportation master plan update	2012	2012	Transportation master plan for capital forecasting	D. Elliott	Engineering, Consultants, PWT	\$200,000	\$200,000	Capital Works Budget	Approved	2012	Scheduled for completion in 2012

## Strategic Direction 1: Developing Solid Infrastructure

### Objective 1C – Property Management and Development

Activity	Start Date	Completion Date	Results	Lead Role	Resources: People	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year (s)	Progress to March 2012
PWT Equipment Program Review •adding public works, landfill and cemetery equipment needs to 10 year capital plan •review credit system	2010	2011	Report with recommendations for financing equipment renewal/ replacement	S. Schell	L. Girardi M. Blanchard, M. Pinder, J. King, J. Bruzas				Report only		Report to Council – third quarter 2012
Transit •Replace one parabus •40-foot transit buses	2011	ongoing	Transit vehicles replaced on a managed timeline Four buses funded in 2011/2012	L. Girardi D. Scott B. Freiburger	J. Bruzas, PWT, Finance, AAC	\$100,000 \$500,000	\$100,000 \$2,000,000	Capital from Current Federal gas tax; Surplus	Approved	2011-2012	2012 Supplementary pending Completed
PWT – parts for vehicles – transit addition	2010	2012	Budget for increasing costs of replacement	B. Freiburger L. Girardi	M. Blanchard J. Bruzas	\$150,000	\$150,000	General Levy			To be reviewed in 2012
Fire – replace 55' Quint (pumper/aerial apparatus)	2013	2014	Replace 15-year-old apparatus in compliance with insurance underwriter's guidelines	M. Provenzano	J. St. Jules F. Brescacin	\$812,000	\$812,000	Fire Capital Equipment Reserve		2013-2014	Planning phase has begun with preliminary concepts discussed.
Corporate fuel adjustment	2012	2012	Mitigate volatile fuel prices	S. Schell	PWT Finance	\$2,400,000	\$2,400,000	General Levy		2012-2014	To be addressed in 2012 budget
Civic Centre •Flooring upgrade •Council Chambers refresh (A/V etc.) •Service elevator upgrade •Window replacement	Underway 2012 2013	2013 2012 2013	Building upgrades to maintain integrity and \$50,000/year – 2011-2013	J. Dolcetti R. Caron	Engineering Clerk's Clerk's	\$150,000  \$100,000  \$200,000 \$500,000	\$150,000  \$100,000  \$200,000 \$500,000	Capital from Current Capital from Current Capital from Current Capital from Current	Approved	2011-2013 2012 2013 2013	Phase 1 currently out for underway. Currently looking at different technologies. Scheduled for completion in 2013 Scheduled for completion in 2013
Fire •Roof replacement – Station 4 •Lighting fixture upgrades Stations 1, 2, 3 •Direct capture exhaust systems Stations 2, 3 •Station 1 office reconfiguration •Resurface parking lot–Station 1 •Electronic fuel card lock dispensing system	Underway Underway Underway 2012 2012 2013	2011 2011 2011 2012 2013 2013	Eliminate leaks and protect building and Energy cost savings, reduce carbon footprint Improved health and safety Optimize efficiency Eliminate trip hazards Enhanced tracking system to improve	M. Provenzano J. St. Jules M. Provenzano J. St. Jules M. Provenzano J. St. Jules	J. St. Jules J. St. Jules J. St. Jules J. St. Jules J. St. Jules J. St. Jules	\$470,000  \$12,000  \$68,000  \$18,500 \$250,000 \$50,000	\$470,000  \$12,000  \$68,000  \$18,500 \$250,000 \$50,000	Capital from Current +DSSAB rent revenue Capital from Current Capital from Current Capital from Current Capital from Current Capital from Current	Approved Approved Approved	2011-2013 2011 2011 2012 2012 2012	Project completed – final inspection Nov. 22, 2011 Project completed Project completed Subject to Council approval Subject to Council approval Subject to Council approval

## Strategic Direction 1: Developing Solid Infrastructure

### Objective 1C – Property Management and Development

Activity	Start Date	Completion Date	Results	Lead Role	Resources: People	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year (s)	Progress to March 2012
PWT •Admin building energy retrofit – HVAC •Lighting retrofit  •Shop exhaust •Overhead doors •Equipment storage garage  •Sand storage	2012  2011  2011 2012 2013  2014	2012  2011  2011 2012 2014  2014	Improved energy conservation (Project is dependent upon OPA funding)  Improved health and Replace 26 wooden Expand equipment storage facility  Sand storage	L. Girardi M. Blanchard  Green Committee  Green Committee	PWT/Finance  Green Committee  Green Committee	\$32,000  \$73,000  \$90,000 \$130,000 \$550,000  \$550,000	\$32,000  \$85,000  \$90,000 \$130,000 \$550,000  \$550,000	Capital from Current  Ontario Power Authority, Green Committee Reserve  Capital from Current	Approved  Approved	2010  2011	HVAC system-complete  Lighting Retrofit-expected completion in 2012 pending funding  Shop exhaust-expected completion in 2012 P.O. is issued
Fencing east side landfill site	2011	2012	To provide site security	M. Pinder	PWT	\$80,000	\$80,000	Landfill site reserve	Approved	2011	Fencing will be installed in the spring of 2012
Cemetery – Mausoleum Phase XIII	2011	2012		J. King	PWT	\$600,000	\$600,000	Cemetery Reserve Fund	Approved	2011-2012	Project has been tendered – projected completion in 2012
Transit – Replace roof – vehicle storage building (Huron Street)	2013	2014	Maintain building integrity	D. Scott	Transit	\$550,000	\$550,000	Capital from Current			Projected completion by 2014
Downtown development initiative  •Part 1  •Part 2	Underway  2011	2011	Revitalization of downtown area  Report to Council identifying potential next steps	D. McConnell  D. McConnell	Planning Downtown Association	\$65,000	\$184,000	FedNor, OMAFRA	Approved  Report only	2007-2011	Part 1 of the Downtown Development Initiative is complete. Recommendations concerning a second phase are being prepared in consultation with the Downtown Association. A report will be presented to City Council in Spring 2012.

## Strategic Direction 2: Delivering Excellent Services

### Objective 2A – Communications

Activity	Start Date	Completion Date	Results	Lead Role	Resources: People	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year (s)	Progress to March 2012
Council-to-Council communications •Electronic bulletin boards; blogs; mass e-mail	Underway	2011	Review technology and report to Council outlining potential tools	M. White F. Coccimiglio	Clerk's Legal				Report only		Report to Council in early 2012
External corporate communications strategy •Citizen satisfaction survey and other methods to receive client/stakeholder input i.e. Internet surveys, feedback forms •Blogs, Internet forums, FaceBook •Social networking – Twitter	2012 2011	2013 2012	Improved accessibility Integrate with website refresh Report with respect to impact, recommendations Dissemination of news releases, corporate information	M. White	Clerk's IT				Report only		2012-2013 initiative Report to Council in early 2012 Report to Council in early 2012
Electronic message board for employees: safety notices; new employees, social event reminders, OMERS updates, etc.	Underway	2012	Expansion of Intranet	F. Coccimiglio	Clerk's IT	\$10,000	\$10,000	General Levy			Investigating software and hardware implementation platform. To be linked with website refresh.
Improved communications/relationships with employees •Communication of policies and procedures to staff	Underway	2012	Ease of access Encourage expanded use of corporate Intranet	F. Coccimiglio J. Luszka	Clerk's, IT Human Resources				Report only		On-going: Currently Health & Safety Policies entered & job advertisements with related employment information and firefighter recruitment process. IT investigating software and hardware implementation platform.

## Strategic Direction 1: Delivering Excellent Services

### Objective 2B – Process Management

Activity	Start Date	Completion Date	Results	Lead Role	Resources: People	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year (s)	Progress to March 2012
Review of corporate programs and services on a departmental basis to ensure effective and efficient delivery  •Transit operational review	Underway  2011	2014  2011	Improved efficiencies Cost savings	B. Freiburger J. Fratesi  D. Scott	Finance Committee J.Fratesi	\$0	\$80,000	Provincial gas tax	Approved	2011-2012	Complete. Recommendations to be implemented.
Customer service/Best Practices  •Pilot projects to be undertaken by each department annually to improve service	Underway	2014	Improved customer service, adoption of best practices (costs to be absorbed in existing operational budgets)	J. Fratesi	All Departments				n/a		<b>Social Services:</b> Completed cultural sensitivity training to improve response and customer service to those of different cultural and ethnic backgrounds <b>HR:</b> Corporate Training Calendar; Employee Life Insurance Beneficiary re-enrollment <b>Fire:</b> Delivered two presentations to Council to date (Smoke Alarm Program and Intravenous Drug therapy Program) <b>CSD:</b> will present in early 2012 <b>Clerks:</b> will present in 2012 <b>Legal:</b> Information flyers explaining routine legal processes (i.e. lane closures, Freedom of Information requests) <b>PWT:</b> Best practices presentation to Council re: traffic calming presented March 2012
Corporate records management  •New records retention by-law •Document management system	2011 2012	2012 2014	Update/revision of by-law and review of records management issues	M. White F. Coccimiglio	All Departments	\$100,000	\$100,000	n/a Capital from Current			Underway Underway
Framework for annual department/division operations plans to link with strategic plan, performance evaluation system and budget process – template for reporting, tracking	2011	2012	Consistent planning across the corporation Increased productivity and accountability	J.Fratesi	SMT, R. Tyczinski, S. McLellan						Underway

## Strategic Direction 2: Delivering Excellent Services

### Objective 2C – Leadership and Staff Development

Activity	Start Date	Completion Date	Results	Lead Role	Resources: People	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year (s)	Progress to March 2012
Succession planning	Underway	2011	Updated report to Council concerning succession planning issues	J. Luszka					Report only		Report to Council in early 2012
Staff training plans to address specific training needs on a departmental basis			Assessment and analysis of individual training needs within departments	All Departments	Human Resources						<b>Social Services</b> : Ontario Works manager has organized and co-ordinated training sessions and developed, co-ordinated and distributed resource material. <b>Fire</b> : Training is ongoing and regularly monitored and reviewed. <b>CSD</b> : Providing training required by legislation. No further development on training needs.
Develop and implement annual employee and management development training to include:  •Customer service excellence Ontario Municipal Management Institute workshops  AMCTO workshops •Health and safety for supervisors  •Excellence Canada (formerly NQI)  •Web-based corporate training calendar •In-house policy/procedure training Legal issues (facility liability, risk management, etc.) Workshops to update staff after collective agreements ratified	Fall 2012  as available	Spring 2013  Fall 2011  2012	Corporate-wide training – additional staff resources = \$100,000/annually x 3 yrs (2012-14)  <i>Departmental training absorbed through existing operational budgets</i>	J. Luszka    J. Luszka	R. Dewar  R. Tyczinski  Legal  Human Resources	\$300,000	\$300,000	General Levy		2012	Training in conducting workplace investigations scheduled for May 2012

## Strategic Direction 2: Delivering Excellent Services

### Objective 2C – Leadership and Staff Development

Activity	Start Date	Completion Date	Results	Lead Role	Resources: People	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year (s)	Progress to March 2012
Wellness program	2012	2013	Establishment of parameters of a program for employees to address health promotion; disease prevention/management; then implementation	J. Luszka	SMT R. Dewar	\$320,000	\$320,000	General Levy			Referred to 2012 budget Participating with health benefit provider to develop targeted wellness programs – June 2012
Healthy Workplace initiatives (NQI)  •Physical exercise options available to staff •Employee recognition programs (e.g. perfect attendance)  •Inspire camaraderie	2011	2012	Analyze existing data and establish plan to address identified issues	J. Luszka	SMT R. Dewar R. Tyczinski						Budgetary proposal pending for 2012, and new EAP provider Ceridian providing online wellness information.

## Strategic Direction 2: Delivering Excellent Services

### Objective 2D – Technological Innovation

Activity	Start Date	Completion Date	Results	Lead Role	Resources: People	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year (s)	Progress to March 2012
Council administration software (electronic agendas, etc.)	2011	Dec. 2012	Increased accessibility to staff and public Cost savings of \$10,000/year +/- Software Hardware	M. White R. Tyczinski	IT Clerk's Legal	\$15,000 \$10,000	\$15,000 \$50,000	Cost savings offset initial cost		2012	Referred to 2012 budget
Election technology review – Election 2014	2013	2014	To ensure most efficient and appropriate use of technology	M. White	IT Clerk's				Report only		Scheduled for completion in 2014
Webstreaming – Council meetings	Underway	Spring 2012	Increased access to meetings Better archiving capabilities	M. White R. Tyczinski	IT Clerk's	\$75,000	\$75,000	General Levy			Referred to 2012 budget
Refresh website	2012	2012		F. Coccimiglio	IT Clerk's	\$25,000	\$25,000	General Levy			Reviewing options and software
Electronic filing, e-commerce	2012	2012	Enhanced capabilities (e-commerce, virtual City ... Report to Council with respect to extent of improvements and costing (i.e. additional staff, etc.)	L. Ballstadt		\$15,000	\$15,000		Report only		Investigating software CMS software hardware platform.
Phone system upgrade, VOIP – investigate VOIP technology as alternative to traditional phone system	Underway	June 2012	Ensure most cost effective and up-to-date technology with minimal capital cost	R. Caron	IT				Report only		Continuing to look at alternatives

## Strategic Direction 3: Enhancing Quality of Life

### Objective 3A – Recreational/Cultural Infrastructure

Activity	Start Date	Completion Date	Results	Lead Role	Resources: People	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year (s)	Progress to March 2012
West End Community Centre – Construction •Phases 1 and 2  •Phase 3 – Review with respect to rehabilitation/reconstruction of McMeeken Centre	Feb 2011  2014	March 2012  2014	Indoor turf, library  Arena, ice surface	N. Apostle  N. Apostle	AAC	\$750,000	\$11,300,000	Invest Ontario Grant + debt issue + NOHFC grant/loan	Approved  Report only	2011-2012	Construction is on target for completion date of March 2012  No further progress to date
Ermatinger-Clergue National Historic Site Discovery Centre •Identify source funding •Construction Drawings (contingent upon funding)	2011  2012	2012  2012	Completed project will include: Visitor Centre, summer kitchen redesign and site accessibility improvements	N. Apostle	B.Freiburger Historic Sites Board AAC	\$200,000	\$4,000,000	Pursuing additional funding. \$1 m. NOHFC funding confirmed			Staff and HSB are actively pursuing funding opportunities. Reported to Council in January 2012.  Construction drawings have been updated and are now complete, ready for tendering.
Hub Trail construction (as part of future construction •Fort Creek, Waterfront Walkway  •Queen Street •Huron Street	Underway  2013 2014	2011  2013 2014	25 km multi-use trail <i>(Cost is \$1 m. but not noted as a net cost in this activity as the work)</i>	D. McConnell	Planning & Engineering PWT CSD STAC			Infrastructure Stimulus Funding grant + Invest Ontario grant	Approved	2009-2010	Fort Creek and Bay Street - former SAH sections are complete.  Trail signage to be installed spring 2012.
Implement cycling master plan	Underway	2011	Report to Council identifying next steps now that hub trail is complete (address gaps in hub trail route system and identify priority cycling routes)	D.McConnell D.Elliott	Planning & Engineering PWT STAC				Report only		An open house was held to consider numerous possible actions. A report will be presented to City Council in Spring 2012 with recommended next steps.
Seniors Drop-In Centre parking lot	2012	2014	Asphalt surface	J. Cain	AAC	\$75,000	\$75,000	Capital from Current			Budgetary proposal pending for 2012
Strathclair Field lighting	2012	2013	Lighting of slo-pitch field "A"	N. Apostle	J. Cain T. Reid / Parks	\$90,000	\$240,000	Capital from Current, 5% Subdivider fees, user groups			No new funding has been identified. Still actively seeking funding opportunities.
Bellevue Park duck pond	2012	2013	Proper water circulation	M. Lebel	M.Lebel T.Reid	\$150,000	\$150,000	Capital from Current			Funding for an engineered study has been submitted for approval in the 2012 budget.

## Strategic Direction 3: Enhancing Quality of Life

### Objective 3B – Planning for the Future

Activity	Start Date	Completion Date	Results	Lead Role	Resources: People	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year (s)	Progress to March 2012
Master Strategy Plan – Parks, Recreation and Culture •Bellevue Park •Dog park •Strathclair •Other municipal parks and recreational properties/facilities	2011	2013	Replace 1986 plan	N. Apostle	J. Cain Cultural Advisory Board PRAC PWT AAC	\$25,000	\$25,000	5% Sub-dividers Reserve Account new costs are being compiled and will be presented to Council in fall of 2010	Approved	2012	Proceeding as directed - Nov 7/11 Council resolution
Implement plan for Community Archaeological Assessment	2011	2011	Adopt municipal policy consistent with provincial requirements	D. McConnell	Steering Com'tee Mun. Heritage Committee Cultural Advisory Board	\$11,000	\$11,000	Capital Works Budget	Approved	2009-2010	The Archaeological Assessment has been completed. A final report with recommendations on implementation will be presented to City Council in April 2012.
Environmental awareness – reduction in CO2 emissions  •Equipment Renewal – Green Fleet Plan	2010	2012	Completed action plans and strategies for improved environmental stewardship  Identify actions to increase fleet efficiency, reduce fuel consumption	M. Zuppa	Green Committee				Report only		
•No idling policy  •Comprehensive property management plan linked to energy audits  •Corporate energy management plan (as mandated by Ontario Regulation 397/11)	2011	2012	Reduce unnecessary idling of corporate vehicles  Identify energy efficiency opportunities	J. Dolcetti	All Departments				Report only		Reviewed best practices of other municipalities. Consultation with City staff underway.
Report facility energy consumption  Develop three-year conservation plan	2011	2012	Establish targets and identify action items re: energy conservation and demand management – \$15,000/audit – target one to two buildings/year	All Departments	Engineering Finance	\$40,000	\$60,000	Ontario Power Authority, Union Gas, Environmental Initiatives project budget	Report only	2011-2014	Consultation with City staff underway. Scheduled for completion in 2014
				M. Zuppa					Report only		Internal reporting to Council annually and external reporting scheduled for submission to the Ontario government in 2013

## Strategic Direction 3: Enhancing Quality of Life

### Objective 3B – Planning for the Future

Activity	Start Date	Completion Date	Results	Lead Role	Resources: People	Net Cost	Gross Cost	Funding Source	Approval Status	Budget Year (s)	Progress to March 2012
•Energy management software	2011	2012	Monitor, track energy consumption and identify savings opportunities	M. Zuppa	Engineering IT	\$15,000					Review of available software underway. Scheduled for completion in 2012. Consultation with City staff underway.
Cultural attractions and activities; tourist attractions (Gateway)	Underway	2012	Feasible development opportunities	EDC Tourism SSM	Planning & Engineering Legal, Council			\$5 m NOHFC Grant , balance unknown, City to recover \$2 m	Report only		
Update industrial land strategy	2012	2012	Review industrial land strategy to ensure adequate supply for future development	D. McConnell EDC	Planning & Engineering Legal, EDC				Report only		Report to Council Spring 2012
Local immigration partnership plans	2011	2012	Community partnership to develop a range of immigration services to attract and retain new immigrants – \$150,000/annually	D. Krmpotich	IT Social Services	0	\$600,000	Federally funded	Approved	2011-2012	LIP continues to meet with community partners to work on implementation plans from 2010 Local Immigration Plan. Immigration Forum held in February 2012. Re-evaluation of workplan underway and exploring regional involvement with Algoma District municipalities.
Long term municipal housing plan	2011	2012	Housing plan per Ministry of Municipal Affairs and Housing legislation (DSSAB responsibility)	K.Streich-Poser	R. Cobeau D. McConnell	\$0	\$300,000	DSSAB			Awaiting template from Ministry of Municipal Affairs and Housing for mandated Consolidated Municipal Services Management Housing Plans. Expected in early 2012.