

AGENDA

REGULAR MEETING OF CITY COUNCIL

2013 01 07

4:30 P.M.

COUNCIL CHAMBERS

1. ADOPTION OF MINUTES

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that the Minutes of the Regular Council Meeting of 2012 12 03 be approved.

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

3. APPROVE AGENDA AS PRESENTED

Mover: Councillor S. Butland

Seconder: Councillor J. Krmpotich

Resolved that the Agenda for 2013 01 07 City Council meeting as presented be approved.

4. DELEGATIONS/PROCLAMATIONS

- a) The winners of the 2012 Christmas Lighting Awards Program will be in attendance to receive their awards.
- b) Constable Allison Kirkpatrick, Crime Stopper Co-ordinator will be in attendance concerning proclamation – Crime Stoppers Month.
- c) JoAnne Boyle, volunteer for the Alzheimer Society will be in attendance concerning proclamation – Alzheimer Awareness Month.
- d) Helen Girard will be in attendance concerning agenda item 7.(a).

- e) Brian Curran, President and CEO and Domenic Parrella, Vice President, Operations and Engineering, PUC Inc. will be in attendance concerning agenda item 6.(5)(a).
- f) Christine Pagnucco, Physician Recruitment will be in attendance concerning agenda item 6.(8)(a).
- g) Deane Greenwood and Andre Riopel of the Community Bicycle Park sub-committee will be in attendance to provide an update to Council.
- h) Jim Waycik of the St. Mary's River Marine Heritage Centre (M.S. Norgoma) will be in attendance to provide an update to Council.

PART ONE – CONSENT AGENDA

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

Mover: Councillor P. Christian

Seconder: Councillor F. Manzo

Resolved that all the items listed under date 2013 01 07 – Part One – Consent Agenda be approved as recommended.

- a) Correspondence from AMO is attached for the information of Council.
- b) Correspondence from the City of London (concerning heads and beds levy) and the Municipality of Callander (concerning Ontario Northland Transportation Commission) are attached for the information of Council.
- c) A letter from the Mayor of Timmins congratulating Sault Ste. Marie on its 100th Anniversary is attached for the information of Council.
- d) A bulletin from the Ontario Energy Board concerning the Ontario Energy Board Act is attached for the information of Council.
- e) A news release from the Ontario Provincial Police concerning safe snowmobiling is attached for the information of Council.
- f) Correspondence from the Northern Growth Plan is attached for the information of Council.

g) Appointments to Boards and Committees

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that Councillors R. Niro and T. Sheehan be nominated to the Algoma District Municipal Association from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor J. Krmpotich
Resolved that Councillor M. Bruni and citizens B. Davies and K. Marinich be nominated to the Algoma Public Health from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian
Seconder: Councillor F. Manzo
Resolved that Councillor S. Myers be nominated to the Celebrating International Friendship Committee Bridgewalk Group from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor J. Krmpotich
Resolved that Councillors M. Bruni, P. Christian, F. Fata, R. Niro and L. Turco; and citizens T. Bastos and P. Vaudry be nominated to the Christmas Lighting Award Program Judging from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor F. Manzo
Resolved that citizens S. Farrell and L. Robibaro be nominated to the Committee of Revision – Local Improvement from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor J. Krmpotich
Resolved that citizens B. Pritchard, K. Montgomery Jones and J. Walker be nominated to the Community Theatre Centre Management Board for two more one year terms.

Mover: Councillor S. Butland
Seconder: Councillor F. Manzo
Resolved that Councillors M. Bruni, P. Christian, J. Krmpotich and R. Niro; Tourism Sault Ste. Marie (I. McMillan); and City Clerk (M. White) be nominated to Conferences and Major Special Events Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian
Seconder: Councillor J. Krmpotich
Resolved that Councillor T. Sheehan and citizens E. Belair, N. Harrison, C. Rous and R. Wark be nominated to the Cultural Advisory Board from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor F. Manzo
Resolved that Councillors F. Fata, T. Sheehan and S. Myers be nominated to the Dangerous Dog Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian

Seconder: Councillor J. Krmpotich

Resolved that Councillor S. Butland, one representative from the Engineering and Planning Department (C. Taddo); one representative from the Public Works and Transportation Department (S. Hamilton Beach); one representative from the Ministry of the Environment; and citizens G. Adams, K. Lemieux, R. MacDonald and P. McLarty be nominated to the Environmental Monitoring Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian

Seconder: Councillor F. Manzo

Resolved that Councillor L. Turco be nominated to the Federation of Northern Ontario Municipalities (FONOM) from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian

Seconder: Councillor F. Manzo

Resolved that citizens F. DelBosco, R. O'Neill and L. Robibaro be nominated to the Fence Viewers Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland

Seconder: Councillor J. Krmpotich

Resolved that Councillors M. Bruni, P. Christian, S. Myers and B. Watkins; Chief Administrative Officer (non-voting member); the Commissioner of Finance (B. Frieburger); Manager of Budgets and Revenue (S. Schell); and Manager of Finance and Audits be nominated to the Finance Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that Councillors J. Krmpotich and B. Watkins be nominated to the Gateway Steering Team from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland

Seconder: Councillor J. Krmpotich

Resolved that Councillor S. Myers and citizens N. Aronson, A. Furber, C. Gruhzt, S. Hanna, K. Marshall, T. Pino, B. Tremblay and K. McAuley Yukich be nominated to the Historic Sites Board from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian

Seconder: Councillor F. Manzo

Resolved that Councillor M. Bruni be nominated to the Humane Society from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian
Seconder: Councillor J. Krmpotich
Resolved that Councillors S. Butland, T. Sheehan and P. Mick be nominated to the Municipal Environmental Initiatives Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor F. Manzo
Resolved that Councillor M. Bruni, T. Sheehan, S. Myers, P. Christian, F. Fata and L. Turco be nominated to the Municipal Freedom of Information and Protection of Privacy Act from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor J. Krmpotich
Resolved that Councillors P. Mick, S. Myers and R. Niro be nominated to the Municipal Handbook Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian
Seconder: Councillor F. Manzo
Resolved that Councillor L. Turco and citizens L. Beilhartz, R. Ewing, I. Hugill, R. Kinghorn, A. MacGregor, K. Marshall, H. Robbins, C. Tossell and T. Wall be nominated to the Municipal Heritage Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian
Seconder: Councillor J. Krmpotich
Resolved that Manager of Recreation and Culture (Joe Cain) be nominated to the Museum Management Board from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian
Seconder: Councillor F. Manzo
Resolved that Councillors S. Butland and L. Turco; one representative from the Social Services Department (N. Scott); one representative from the Engineering and Planning Department (J. Dolcetti or designate); and citizens G. Bourgault, D. Calvert, V. Cowen, A. Della Penta, W. King, C. Kohler, D. Lavallee, A. McPhee, W. McQueen, D. Morrell, C. Morrisseau, G. Taylor and E. Theriault, be nominated to the Ontarians with Disabilities Accessibility Advisory Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor J. Krmpotich
Resolved that Councillor R. Niro and citizens J. Bumbacco, P. Caldbick, R. Carricato, G. Cavallo, D. Greenwood, M. Headrick, S. Milne and B. Rushon be nominated to the Parks and Recreation Advisory Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian
Seconder: Councillor F. Manzo
Resolved that citizens P. Caldbick, L. Didier, P. Egidio, O. Grandinetti, A. McPhee, M. Pascuzzi and L. Robibaro be nominated to the Planning Advisory Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian
Seconder: Councillor J. Krmpotich
Resolved that Councillors M. Bruni, F. Fata and P. Mick and citizen Judge J. Greco be nominated to the PUC Inc. Board of Directors from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor F. Manzo
Resolved that citizens S. Farrell, O. Grandinetti and L. Robibaro be nominated to the Residential Standards Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor F. Manzo
Resolved that Councillors J. Krmpotich and P. Mick; one staff representative from the Social Services Department (C. Fairbrother); and citizens P. Beach, P. Brown, K. Caruso, H. Cavelli, B. Clarke, L. Connolly-Beattie, W. Greco, H. Hicks, W. McQueen, J. Miller, D. Peterson, B. Servant, D. Taranto, J. Thatcher, R. Toth-Rissanen and K. Vallee and be nominated to the Sault Ste. Marie Best for Kids Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian
Seconder: Councillor F. Manzo
Resolved that Councillors M. Bruni, J. Krmpotich, P. Mick, R. Niro, L. Turco and B. Watkins be nominated to the Sault Ste. Marie District Social Services Administration Board from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian
Seconder: Councillor J. Krmpotich
Resolved that Councillor B. Watkins and Mayor D. Amaroso (ex officio) be nominated to the Sault Ste. Marie Economic Development Corporation Board of Directors from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor F. Manzo
Resolved that Councillors P. Christian and P. Mick, Chief Administrative Officer, Medical Officer of Health, Fire Chief, Police Chief, Emergency Planning Officer and Ambulance Director be nominated to the Sault Ste. Marie Emergency Measures Planning Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor J. Krmpotich
Resolved that Mayor D. Amaroso (ex officio) and Councillor S. Butland be nominated to the Sault Ste. Marie Innovation Centre Board of Directors from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian
Seconder: Councillor F. Manzo
Resolved that Mayor D. Amaroso and Chief Administrative Officer (J. Fratesi) be nominated to the Sault Ste. Marie Physician Recruitment and Retention Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian
Seconder: Councillor J. Krmpotich
Resolved that Mayor D. Amaroso and Councillor P. Mick and citizen I. MacKenzie be nominated to the Sault Ste. Marie Police Services Board from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor P. Mick
Resolved that Councillors M. Bruni, J. Krmpotich, F. Manzo and B. Watkins be nominated to the Sault Ste. Marie Region Conservation Authority from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor F. Manzo
Resolved that Councillor S. Butland and S. Myers, be nominated to the Sault Ste. Marie Walk of Fame Selection Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor F. Manzo
Resolved that one representative from the Building Department (P. Tonazzo) and one representative from the Engineering and Planning Department (C. Taddo) be nominated to the Source Protection Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor S. Butland
Seconder: Councillor J. Krmpotich
Resolved that one representative from the Engineering and Planning Department (C. Taddo) be nominated to the St. Marys River Binational Public Advisory Committee from January 7, 2013 to December 31, 2014.

Mover: Councillor P. Christian
Seconder: Councillor F. Manzo
Resolved that one representative from the Community Services Department (V. McLeod) be nominated to the St. Marys River Marine Heritage Centre (Norgoma) Board of Directors.

Mover: Councillor P. Christian

Seconder: Councillor F. Manzo

Resolved that Councillors S. Butland, J. Krmpotich, P. Mick and T. Sheehan; Chief Administrative Officer (J. Fratesi); and staff representative from the Community Services Department (N. Apostle) be nominated to the West End Community Centre Steering Committee.

h) Staff Travel

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

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that the report of the Chief Administrative Officer dated 2013 01 07 concerning Staff Travel requests be approved as requested.

i) RFP for Transit Bus Advertising Sales (2012CK01P)

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

Mover: Councillor S. Butland

Seconder: Councillor J. Krmpotich

Resolved that the Report of the Manager of Purchasing dated 2013 01 07 be endorsed and that the proposal for the provision of Transit Bus and Para Bus Advertising Sales, as required by the Transit and Parking Division of the Public Works and Transportation Department be accepted as recommended.

j) Funding Application – Celebrate Canada Program

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

Mover: Councillor P. Christian

Seconder: Councillor F. Manzo

Resolved that the report of the Supervisor Community Services dated 2013 01 07 concerning Funding Application – Celebrate Canada Program be accepted and the recommendation to authorize staff to apply to the program be approved.

k) Sault Ste. Marie Designated Property Grant Program Request

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

Mover: Councillor P. Christian

Seconder: Councillor J. Krmpotich

Resolved that the report of the Manager Recreation and Culture Division dated 2013 01 07 concerning Sault Ste. Marie Designated Property Grant Program Request be accepted and the recommendation to provide a grant of \$3,000 from the program to the Algonquin Hotel at 864 Queen Street East be approved.

l) MacDonald Park – Offer of Donation Towards Playground Equipment

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

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that the report of the Commissioner of Community Services dated 2013 01 07 concerning MacDonald Park – Offer of Donation Towards Playground Equipment be referred to the Parks and Recreation Advisory Committee for review and report back to Council.

m) Kohler Street Reconstruction – Engineering Agreement

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

The relevant By-law 2013-006 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

n) Solar Photovoltaic Fit Application

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

The relevant By-law 2013-009 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

o) Essar Centre Solar Photovoltaic Fit Project

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

Mover: Councillor S. Butland

Seconder: Councillor J. Krmpotich

Resolved that the report of the Environmental Initiates Coordinator dated 2013 01 07 concerning Essar Centre Solar Photovoltaic Fit Project be received as information.

p) 2013 Building Permit Fee Increase

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

The relevant By-law 2013-010 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

q) Earl Thompson – 226 River Road By-law 2012-148

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

Mover: Councillor P. Christian
Seconder: Councillor F. Manzo

Resolved that the report of the City Solicitor dated 2013 01 07 concerning Earl Thompson – 226 River Road By-law 2012-148 be received as information.

r) **Premiere Landscaping and Garden Centre Inc. – 1465 Maki Road – Planning Application A-11-12-Z.OP**

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

Mover: Councillor P. Christian
Seconder: Councillor J. Krmpotich

Resolved that the report of the City Solicitor dated 2013 01 07 concerning OMB Appeal – Premier Landscaping and Garden Centre Inc. be accepted and that despite the appeal Council confirms its wish to deny the application.

s) **Sale of Property Being Part of 135 Northern Avenue Located on the Southwest Corner of Northern Avenue and Grand Boulevard**

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

The relevant By-law 2013-003 is listed under Item 10 of the Agenda and will be read with all other by-laws listed under that item.

t) **Council Training Session**

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

Mover: Councillor S. Butland
Seconder: Councillor F. Manzo

Resolved that Council shall hold a special meeting in closed session on Thursday, January 17, 2013 at 5:00 p.m. in the Russ Ramsay Board Room for the purpose of an education/training session concerning Council's role as the sole shareholder of PUC Inc. provided by George Rust-D'Eye of the law firm Weir Foulds.

u) **Byrne/Morrison and North Street Intersection**

A report of the Deputy Commissioner of Public Works and Transportation is attached for the consideration of Council.

Mover: Councillor S. Butland
Seconder: Councillor J. Krmpotich

Resolved that the report of the Deputy Commissioner of Public Works and Transportation dated 2013 01 07 concerning Byrne/Morrison and North Street Intersection be accepted and the following recommendations be approved:

- 1) authorize the Legal Department to prepare by-laws for the temporary closure of the east leg of Byrne Street, the restricting of left turns onto Morrison Avenue for vehicles travelling south on North Street and making Morrison Avenue a one-way street for approximately 34m east of its intersection with North Street.

2) authorize the Engineering and Planning Department to conduct a Public Information Centre (PIC) concerning the above changes and to report back to Council with the results of the PIC, along with a design, cost estimates and implementation schedule for a permanent closure.

v) **Business Plan 2013 – 2015**

A report of the Chief of Police is attached for the consideration of Council. Business Plan 2013 – 2015 is attached under separate cover.

Mover: Councillor P. Christian

Seconder: Councillor J. Krmpotich

Resolved that the report of the Chief of Police dated 2012 11 29 concerning Business Plan 2013 – 2015 be received as information.

w) **Conference and Major Special Events Committee – 2013 Telus Cup and 2013 OBA Midget Girls under 15 Championships**

A report of the Chair – Conferences and Major Special Events Committee is attached for the consideration of Council.

Mover: Councillor P. Christian

Seconder: Councillor J. Krmpotich

Resolved that the report of the Chair – Conferences and Major Special Events Committee dated 2013 01 07 concerning Conferences and Major Special Events Committee – 2013 TELUS Cup and 2013 OBA Midget Girls Under 15 Championship be accepted and that the Committee's recommendation that Council authorize municipal financial support in the amount of \$10,000 for the 2013 TELUS Cup and \$5,000 for the 2013 OBA Midget Girls U15 with funds to come from the 2013 Conferences and Major Special Events fund be approved.

PART TWO – REGULAR AGENDA

6. REPORTS OF CITY DEPARTMENTS, BOARDS AND COMMITTEES

(1) ADMINISTRATION

(2) COMMUNITY SERVICES DEPARTMENT

(3) ENGINEERING

(4) FIRE

(5) LEGAL

a) Safe Drinking Water Act Summary

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

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that the report of the City Solicitor dated 2013 07 07 concerning Safe Drinking Water Act Summary be received as information.

(6) PLANNING

a) Application No. A-32-12-Z & 57T-12-502 – filed by Palmer Development (Northern) Corp.

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

Moved by: Councillor J. Krmpotich

Seconded by: Councillor P. Christian

Resolved that the report of the Planning Division dated 2013 01 07 concerning Application No. A-32-12-Z & 57T-12-502 – filed by Palmer Development (Northern) Corp. – Sherwood Parkway Subdivision be received and that City Council approve the proposed 59-lot Draft Plan of Subdivision, subject to the six (6) conditions contained in the report.

b) Application No. A-1-13-OP – Rick Geroux – 1741 Base Line

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

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that the report of the Planning Division dated 2013 01 07 concerning Application No. A-1-13-OP filed by Rick Geroux – 1741 Base Line be received and that City Council deny the applicants request to amend the Official Plan in order to create two (2) new rural residential lots.

c) Application No. A-2-13-Z – Stephen Hunter – 1318 Queen St. E.

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

Mover: Councillor S. Butland

Seconder: Councillor J. Krmpotich

Resolved that the report of the Planning Division dated 2013 01 07 concerning Application No. A-2-13-Z filed by Stephen Hunter – 1318 Queen Street East be received and that City Council approve this application and rezone the subject property from "R2" (Single Detached Residential) to "R3" (Low Density Residential) to permit the creation of an additional unit.

d) Application No. A-3-13-Z – Childcare Algoma – 1616 Queen St. E.

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

Mover: Councillor P. Christian

Seconder: Councillor F. Manzo

Resolved that the report of the Planning Division dated 2013 01 07 concerning Application No. A-3-13-Z filed by Childcare Algoma – 1616 Queen Street East be received and that City Council approve rezoning the subject property from "R2" (Single Detached Residential) zone to "R2.S" (Single Detached Residential) zone with a Special Exception to permit, in addition to the uses permitted in an "R2" zone, a parking lot in association with the institutional use located at 1600 Queen Street East.

(7) PUBLIC WORKS AND TRANSPORTATION

(8) BOARDS AND COMMITTEES

a) Recruitment Progress Report to City Council – January 7, 2013

A report of the Manager, Physician Recruitment and Retention is attached for the consideration of Council.

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that the report of the Manager, Physician Recruitment and Retention be accepted and the recommendation that Council approve only additional incentive payments to physicians to a maximum of \$200,000 for the 2012 Physician Recruitment Program to March 31, 2013 with funding from the Hospital Reserve Fund be approved.

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

a) Mover: Councillor P. Christian

Seconder: Councillor R. Niro

That Council inform the PUC by way of this resolution that it would like to renegotiate the shareholder agreement with regard to an upset limit on corporate donations.

b) Mover: Councillor S. Myers

Seconder: Councillor S. Butland

Whereas the Independent Order of the Odd Fellows provides a valuable community service through the operation of the Loan Cupboard; and

Whereas the location at 124 Dennis Street is a depot for accepting donated equipment being brought to the site and lending out equipment to the community at no cost; and

Whereas the only access is the entrance on Dennis Street and due to the prohibited parking in the area vehicles needing the service have acquired parking tickets;

Now Therefore Be It Resolved that the appropriate staff review this situation as soon as possible and provide an option for vehicles to park at the front entrance

of 124 Dennis Street for a specified period of time to drop off or pick up equipment from the Odd Fellows Loan Cupboard.

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.

AGREEMENT

a) 2013-6

A by-law to authorize the execution of an agreement between the City and Genivar Inc. for engineering services for the design and construction administration of the reconstruction of Kohler Street with funds from the 2013 capital construction budget.

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

APPOINTMENTS TO LOCAL BOARDS

b) 2013-7

A by-law to appoint members to various Local Boards in the City of Sault Ste Marie.

BUILDING

c) 2013-10

A by-law to amend Schedule "A" to 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.

PARKING

d) 2013-4

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.

PROPERTY SALE

e) 2013-3

A by-law to authorize the sale of surplus property being part of civic 135 Northern Avenue (located on the southwest corner of Northern Avenue and Grand Boulevard) to Lisa Lofstrom.

A report from the City Solicitor is on the agenda.

RESOLUTIONS

f) 2013-9

A by-law to authorize the execution of three (3) Municipal Council Support Resolutions to support three (3) solar photovoltaic Feed-In-Tariff (FIT) applications being submitted to the Ontario Power Authority Feed-In-Tariff Program.

A report from the Environmental Initiatives Coordinator is on the agenda.

STREET ASSUMPTION

g) 2013-8

A by-law to assume for public use and establish as public streets various parcels of land conveyed to the City.

STREETS

h) 2013-5

A by-law to re-adopt Official Street Names List.

TRAFFIC

i) 2013-1

A consolidation of amendments to Traffic By-law 77-200.

ZONING – TEMPORARY USE

j) 2013-2

A by-law to permit a bus depot, taxi and limousine service, and public transportation yard use at 503 Trunk Road.

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

LOCAL IMPROVEMENTS

k) 2012-198

A by-law to authorize the construction of sanitary sewer, private drain connection and Class "A" Pavement on Kohler Street from Queen Street East to Wellington Street East under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06.

l) 2012-199

A by-law to authorize the construction of sanitary sewer, private drain connection and Class "A" Pavement on Maretta Street from Wallace Terrace to Henrietta Avenue under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06.

m) 2012-200

A by-law to authorize the construction of sanitary sewer, private drain connection and Class "A" Pavement on Queen Street East from Simpson Street to Pine Street under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06.

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. Christian

Seconder: Councillor J. Krmpotich

Resolved that this Council now adjourn.

MINUTES

REGULAR MEETING OF CITY COUNCIL

2012 12 03

4:30 P.M.

COUNCIL CHAMBERS

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

Absent: Councillor R. Niro

Officials: J. Fratesi, M. White, N. Kenny, L. Girardi, N. Apostle, B. Freiburger, S. McLellan, J. Dolcetti, D. Elliott, M. Zuppa, D. McConnell, D. Irving, L. Ballstadt

1. ADOPTION OF MINUTES

Moved by: Councillor F. Manzo

Seconded by: Councillor S. Butland

Resolved that the Minutes of the Regular Council Meeting of 2012 11 19 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 F. Manzo

Seconded by: Councillor S. Butland

Resolved that the Agenda for 2012 12 03 City Council meeting as presented be approved. CARRIED

4. DELEGATIONS/PROCLAMATIONS

- a) Talia Bruno, Community Christmas for Children planning committee member were in attendance concerning proclamation – Community Christmas for Children.
- b) Eric McLean was in attendance to receive the 2012 Community Development Award for Wacky Wings, 688 Great Northern Road.
- c) Jasmina Jovanovic, Director, Art Gallery of Algoma and Susan Hunter were in attendance concerning "100 Years of Art in the Sault" and agenda item 5.(j).

Moved by: Councillor S. Myers

Seconded by: Councillor T. Sheehan

Whereas the Art Gallery of Algoma exhibit called "100 Years of Art in the Sault" celebrating Sault Ste. Marie's 100th birthday opens December 6 and runs until February 16, 2012; and

Whereas the community has been invited to participate in the creation of their impression of our city that will be on display during the exhibit along with historical and contemporary art; and

Whereas during the exhibition opening, a special legacy painting created by Canadian artist John Hartman will be unveiled and become a new addition to the permanent collection;

Now Therefore Be It Resolved that all Sault residents and visitors are encouraged to visit the Art Gallery of Algoma to view and enjoy "100 Years of Art in the Sault". **CARRIED**

- d) Councillor Susan Myers, Management Chair, Celebrate 100! was in attendance concerning agenda item 6.(8)(a).
- e) Madison Zuppa, Environmental Initiatives Coordinator, Engineering and Planning was in attendance concerning departmental Best Practice – Environmental Initiatives Map.
- f) Frank Provenzano was in attendance concerning agenda item 6.(6)(a).
- g) Farhan Kassam, Sam Kassam, Quentin Branch, Percy Cook, Vivienne Cote, and Terry Klesh were in attendance concerning agenda item 6.(6)(c).

PART ONE – CONSENT AGENDA

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

Moved by: Councillor J. Krmpotich

Seconded by: Councillor S. Butland

Resolved that all the items listed under date 2012 12 03 – Part One – Consent Agenda be approved as recommended. CARRIED

- a) Correspondence from OGRA and FONOM was received by Council.
- b) Correspondence from Chris Wray, CAO/Clerk-Treasurer, Municipality of Wawa concerning his resignation from the Sault Ste. Marie Innovation Centre Board of Directors was received by Council.
- c) Correspondence from Kristen Spence, Northern Ontario Trail Co-ordinator, Trans Canada Trail Ontario concerning the John Rowswell Hub Trail was received by Council.

Moved by: Councillor J. Krmpotich

Seconded by: Councillor P. Christian

Resolved that correspondence from Kirsten Spence, Northern Ontario Trail Co-ordinator, Trans Canada Trail Ontario requesting that the John Rowswell Hub Trail be designated as part of the Trans Canada Trail be referred to planning staff for review and report back to Council. CARRIED

d) Tender for New Tires and Tire Repairs

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

Moved by: Councillor F. Manzo

Seconded by: Councillor S. Butland

Resolved that the report of the Manager of Purchasing dated 2012 12 03 be endorsed and that the tender for the supply of New Tires and Tire Repairs as required by various City Departments, and co-operatively with PUC Services Inc., be awarded as recommended. CARRIED

e) Tender for Bio-Diesel Fuel Supply (2012WA18T)

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

Moved by: Councillor F. Manzo

Seconded by: Councillor P. Christian

Resolved that the report of the Manager of Purchasing dated 2012 12 03 be endorsed and that the tender for supply and delivery of Bio-Diesel Fuel as required by the Transit and Parking Division of the Public Works and Transportation Department be awarded as recommended. CARRIED

f) **Borrowing By-laws for 2013**

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

The relevant By-laws 2012-208 and 2012-209 are listed under Item 10 of the Minutes.

g) **Mayor and Council Travel Expenses – January 1 to September 30, 2012**

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

Moved by: Councillor J. Krmpotich

Seconded by: Councillor S. Butland

Resolved that the report of the Commissioner of Finance and Treasurer dated 2012 12 03 concerning Mayor and Council travel expenses for the period January 1 to September 30, 2012 be received as information. CARRIED

h) **2013 Budget**

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

Moved by: Councillor J. Krmpotich

Seconded by: Councillor P. Christian

Resolved that the report of the Commissioner of Finance and Treasurer dated 2012 12 03 concerning 2013 Budget be received as information. CARRIED

i) **Property Tax Appeals**

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

Moved by: Councillor F. Manzo

Seconded by: Councillor S. Butland

Resolved that pursuant to Sections 354 and 357 of the *Municipal Act, 2001* adjustments for the tax accounts outlined on the City Tax Collector's report of 2012 12 03 be approved and that the tax records be amended accordingly. CARRIED

j) **Loan of Artwork to the Art Gallery of Algoma**

The report of the City Clerk was received by Council.

The relevant By-law 2012-222 is listed under Item 10 of the Minutes.

k) **Leash Free Dog Park Update**

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

Moved by: Councillor F. Manzo
Seconded by: Councillor P. Christian

Resolved that the report of the Commissioner of Community Services dated 2012 12 03 concerning Leash Free Dog Park be accepted and that \$45,000 be set aside from the 5% Subdividers Reserve fund for construction of a leash free dog park at Strathclair Park; further that the construction process not begin until the User Group (LOLDogs) has raised a minimum of \$25,000. CARRIED

l) 2011 Property Tax Rebates

The report of the Manager of Recreation and Culture Division was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor S. Butland

Resolved that the report of the Manager of Recreation and Culture Division dated 2012 12 03 concerning 2011 Property Tax Rebates be accepted and that rebates for the 2011 tax year be approved. CARRIED

m) Repeal By-laws 88-296 and 95-198 – Former Truck Routes

The report of the Commissioner of Engineering and Planning was received by Council.

The relevant By-law 2012-215 is listed under Item 10 of the Minutes.

n) MIII Funding Application – Single Lane Bridges Shared with Prince Township

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

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian

Resolved that the report of the Director of Engineering dated 2012 12 03 concerning Municipal Infrastructure Initiative Capital Program Funding (MIII) Application – Single Lane Bridges Shared with Prince Township be accepted and that Council endorse the submission of an expression of interest jointly with Prince Township and subsequent joint application for MIII funding. CARRIED

o) Landfill Gas to Energy Update

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

Moved by: Councillor F. Manzo
Seconded by: Councillor S. Butland

Resolved that the report of the Land Development and Environmental Engineer dated 2012 12 03 concerning Landfill Gas to Energy Update be accepted and that appropriate staff be authorized to enter into negotiations with PUC Inc. regarding a Landfill Gas to Energy agreement. CARRIED

p) Emergency Spill Response – Consulting and Contractor Services

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

Moved by: Councillor F. Manzo

Seconded by: Councillor P. Christian

Resolved that the report of the Land Development and Environmental Engineer dated 2012 12 03 concerning Emergency Spill Response – Consulting and Contractor Services be accepted and the recommendation that \$45,000 be budgeted annually for consulting and remediation services be referred to 2013 budget; further that if then approved, unspent funds in any year be transferred to a reserve for future spill remediation, also that an expression of interest for consulting engineering services be distributed in relation to emergency spill response measures. CARRIED

q) Local Improvement Act Regulation 322/12

The report of the Environmental Initiatives Coordinator was received by Council.

Moved by: Councillor J. Krmpotich

Seconded by: Councillor S. Butland

Resolved that the report of the Environmental Initiatives Coordinator dated 2012 12 03 concerning Local Improvement Act Regulation 322/12 be received as information. CARRIED

r) Amendments to By-law 77-200 Schedule "K" – Increased Speed Limits

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

The relevant By-law 2012-219 is listed under Item 10 of the Minutes.

s) Sidewalk Snow Plowing

The Sidewalk Snow Plowing policy is attached for the information of Council. Please note that the deadline for submitting petitions for the 2012-13 winter season was October 31, 2012.

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-32-12-Z & 57T-12-502 – filed by Palmer Development (Northern) Corp.

The report of the Planning Division was received by Council.

Moved by: Councillor J. Krmpotich
Seconded by: Councillor P. Christian

Resolved that the report of the Planning Division dated 2012 12 03 concerning Application No. A-32-12-Z and 57T-12-502 filed by Palmer Development (Northern) Corp. be received and that City Council approve the proposed 59 lot draft plan of subdivision subject to the nine conditions contained in the said report. DEFERRED

Moved by: Councillor M. Bruni
Seconded by: Councillor F. Fata

Resolved that agenda item 6.(6)(a) – A-32-12-Z & 57T-12-502 – filed by Palmer Development (Northern) Corp. be deferred to the January 7, 2013 Council meeting. CARRIED

b) Application No. A-33-12-Z – Major Contracting – 345 Queen Street East

The report of the Planning Division was received by Council.

Moved by: Councillor F. Manzo
Seconded by: Councillor S. Butland

Resolved that the report of the Planning Division dated 2012 12 03 concerning Application No. A-33-12-Z filed by Major Contracting – 345 Queen Street East be received and that City Council defer the application to rezone the subject property from "C2" Central Commercial zone to "C2" Central Commercial zone with a Special Exception to permit residential dwelling units on the ground floor until such time as the applicant addresses the design concerns outlined in this report. CARRIED

c) **Application A-34-12-Z – Sam Kassam (Howard Johnson) – 503 Trunk Road**

The report of the Planning Division was received by Council.

Moved by: Councillor F. Manzo

Seconded by: Councillor P. Christian

Resolved that the report of the Planning Division dated 2012 12 03 concerning Application No. A-34-12-Z filed by Sam Kassam – 503 Trunk Road be received and that City Council approve rezoning of the subject property, amending the existing Special Exception zoning S-219, subject to the following:

1. That the following uses associated with road transportation be added as permitted uses:
 - a. Bus depots
 - b. Taxi and limousine yards
 - c. Public transportation yards; and
2. The uses outlined above be permitted only within the defined front yard of the subject property. DEFEATED

Moved by: Councillor S. Butland

Seconded by: Councillor P. Christian

Resolved that City Council approve a three-year temporary use permit to allow a bus depot, taxi and limousine service, and public transportation yard at 503 Trunk Road subject to none of this activity occurring within 180 m of the nearest residentially zoned property. CARRIED

Moved by: Councillor S. Butland

Seconded by: Councillor P. Christian

Be It Resolved that Council request that Howard Johnson – Greyhound Canada consider erecting a fence between the rear of the hotel property and Silverbirch Drive. CARRIED

(7) PUBLIC WORKS AND TRANSPORTATION

(8) BOARDS AND COMMITTEES

a) **Celebrate 100! – Year in Review**

A report of Councillor Susan Myers, Management Chair, Celebrate 100! – Year in Review was received by Council.

Moved by: Councillor S. Myers

Seconded by: Councillor T. Sheehan

Whereas 2012 is the 100th Anniversary of the Incorporation of the City of Sault Ste. Marie; and

Whereas City Council established a Management Committee to deliver a year long event called Celebrate 100!

Therefore Be It Resolved that City Council accept as information the year-end report called "Celebrate 100! A Year in Review". CARRIED

b) **Safe Drinking Water Act**

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

Moved by: Councillor J. Krmpotich

Seconded by: Councillor P. Christian

Resolved that the report of the President and CEO, PUC Services Inc. dated 2012 11 23 concerning *Safe Drinking Water Act* be received as information. CARRIED

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

a) **PUC Inc.**

Moved by: Councillor P. Christian

Seconded by: Councillor R. Niro

That Council inform the PUC by way of this resolution that it would like to renegotiate the shareholder agreement with regard to an upset limit on corporate donations. DEFERRED

Moved by: Councillor P. Christian

Seconded by: Councillor S. Butland

That the motion listed under agenda item 7.(a) requesting renegotiation of the shareholder agreement with PUC be postponed to January 7, 2013. CARRIED

b) Moved by: Councillor S. Myers

Seconded by: Councillor T. Sheehan

Whereas constituents residing along McNabb are very concerned about the speed of vehicular traffic; and

Whereas under the *Highway Traffic Act* municipalities do, on occasion, request that a certain stretch of highway (which includes roads, streets, drives, avenues, etc) be designated as a Community Safety Zone, if traffic safety within the area is of special concern; and

Whereas this seems to be especially true if there is a school, senior citizen residence, daycare, hospital or a large mall in the vicinity and accidents are bound to happen if preventative or extra measures are not put into place; and

Whereas McNabb Street is a major arterial route connecting to all of the above and

Whereas any area that is designated as a Community Safety Zone is dealt with in a much more severe way by the courts

Now Therefore Be It Resolved that appropriate staff be requested to investigate the process, potential and implications of McNabb Street being designated as a Community Safety Zone and report back to City Council with recommendations associated with such a designation. CARRIED

c) Moved by: Councillor L. Turco
Seconded by: Councillor P. Mick
Whereas City high school football champions, the St. Mary's Knights, defeated North Bay and Sudbury champions enroute to the 2012 NOSSA championship; and
Whereas St. Mary's Knights defeated Thunder Bay's Sir Winston Churchill Trojans by a score of 47-28 at Rogers Centre in Toronto on Tuesday, November 27, 2012 making them the Northern Bowl champions; and
Whereas with this victory the St. Mary's Knights became the first team to win six OFSSA bowl victories since the series began in 2000;
Now Therefore Be It Resolved that this Council on behalf of the City of Sault Ste. Marie congratulates coach Marty Smith and the Northern Bowl Champions St. Mary's Knights not only on their victory but also in making history. 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 F. Manzo
Seconded by: Councillor S. Butland
Resolved that all by-laws listed under Item 10 of the AGENDA under date December 3, 2012 be approved. CARRIED

Moved by: Councillor F. Manzo
Seconded by: Councillor S. Butland
Resolved that By-law 2012-194 being a by-law to stop up and close the portion of Bloor Street abutting civic 465 Northland Road (formerly 229 Bloor Street) be read a THIRD time and PASSED in open Council this 3rd day of December, 2012. CARRIED

Moved by: Councillor F. Manzo
Seconded by: Councillor S. Butland
Resolved that By-law 2012-208 being a by-law to authorize the borrowing of \$10,000,000 to meet current expenditures until taxes are collected be PASSED in open Council this 3rd day of December, 2012. CARRIED

Moved by: Councillor F. Manzo
Seconded by: Councillor S. Butland
Resolved that By-law 2012-209 being a by-law to authorize the borrowing of \$15,000,000 to finance capital expenditures for short and long term purposes for

The Corporation of the City of Sault Ste. Marie and \$6,200,000 for the Public Utilities Commission of the City of Sault Ste. Marie be PASSED in open Council this 3rd day of December, 2012. CARRIED

Moved by: Councillor F. Manzo

Seconded by: Councillor S. Butland

Resolved that By-law 2012-215 being a by-law to repeal By-law 88-296 (a by-law to permit transport trucks servicing the Algoma Steel Corporation) and By-law 95-198 (a by-law to permit transport trucks servicing G.P. Flakeboard Limited) be PASSED in open Council this 3rd day of December, 2012. CARRIED

Moved by: Councillor F. Manzo

Seconded by: Councillor S. Butland

Resolved that By-law 2012-216 being a by-law to adopt Amendment No. 185 to the Official Plan (1704608 Ontario Inc.) be PASSED in open Council this 3rd day of December, 2012. CARRIED

Moved by: Councillor F. Manzo

Seconded by: Councillor S. Butland

Resolved that By-law 2012-217 being a by-law to amend Sault Ste. Marie Zoning By-law 2005-150 regarding lands located at 181 Greenfield Drive (1704608 Ontario Inc.) be PASSED in open Council this 3rd day of December, 2012. CARRIED

Moved by: Councillor F. Manzo

Seconded by: Councillor S. Butland

Resolved that By-law 2012-218 being a by-law to designate the lands located at 181 Greenfield Drive an area of site plan control (1704608 Ontario Inc.) be PASSED in open Council this 3rd day of December, 2012. CARRIED

Moved by: Councillor F. Manzo

Seconded by: Councillor S. Butland

Resolved that By-law 2012-219 being a by-law to amend Schedule "K" of By-law 77-200 regarding Second Line Road be PASSED in open Council this 3rd day of December, 2012. CARRIED

Moved by: Councillor F. Manzo

Seconded by: Councillor S. Butland

Resolved that By-law 2012-220 being a by-law to authorize an agreement between the City and The Canadian Union of Public Employees Local No. 3 – Public Works and Transportation Department from February 1, 2012 to January 31, 2015 be PASSED in open Council this 3rd day of December, 2012. CARRIED

Moved by: Councillor F. Manzo

Seconded by: Councillor S. Butland

Resolved that By-law 2012-221 being a by-law to appoint Municipal Law Enforcement Officers to enforce the by-laws on various private properties and to

amend Schedule "A" to By-law 90-305 be PASSED in open Council this 3rd day of December, 2012. CARRIED

Moved by: Councillor F. Manzo

Seconded by: Councillor S. Butland

Resolved that By-law 2012-222 being a by-law to authorize the execution of an agreement between the City and Art Gallery of Algoma for the borrowing of three pieces of Art Work to be displayed in an exhibition entitled 100 Years of Art in Sault Ste. Marie be PASSED in open Council this 3rd day of December, 2012. CARRIED

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

Moved by: Councillor J. Krmpotich

Seconded by: Councillor P. Christian

Resolved that Council shall now go into Caucus to discuss:

One solicitor/client matter concerning receiving a legal opinion concerning a set of minutes of PUC Distribution; and

One personal matter about an identifiable individual concerning the vacancy of a senior staff position; and

2013-2014 Board and Committee appointments;

Further Be It Resolved that should the said caucus meeting be adjourned, Council may reconvene in caucus to continue to discuss the same matter without the need for a further authorizing resolution.

12. ADDENDUM TO THE AGENDA

13. ADJOURNMENT

Moved by: Councillor J. Krmpotich

Seconded by: Councillor P. Christian

Resolved that this Council now adjourn. CARRIED

Mayor

City Clerk

Malcolm White

From: communicate@amo.on.ca
Sent: December 19, 2012 4:40 PM
To: Malcolm White
Subject: AMO Breaking News - AMO Receives Report Towards Full Cost Recovery.

AMO Breaking News**December 19, 2012**

AMO receives report *Towards Full Cost Recovery: Best Practices in Cost Recovery for Municipal Water and Wastewater Services*

Today, the Association of Municipalities of Ontario (AMO) is releasing to its members a report on cost recovery for water and wastewater services.

Over the past decade, the municipal sector has seen significant changes to the legislative and regulatory framework governing water and wastewater services. These changes have impacted municipal capital, operations and management considerations when delivering water and wastewater services. Many municipalities are implementing cost recovery systems for water and wastewater services and are in various stages of this exercise.

AMO retained Watson & Associates Economists Ltd. and Dillon Consulting Limited to undertake a survey of 16 Ontario municipalities of diverse size and geography that have made or are moving toward full cost recovery and life cycle asset management for water and wastewater services in an effort to help those municipalities that are in various stages of implementing full cost recovery.

The results of the surveys have been included in a report and guide to add to the resources and ongoing conversation on cost recovery for municipal water and wastewater infrastructure. Included in the report is background information on relevant legislation that impacts water and wastewater services, rate structures, capital financing tools and engineering practices to assist councils and staff in understanding the technical concepts and best practices in cost recovery that are before municipalities.

The final report outlines several key observations including:

- The need for and benefit of municipal autonomy when exploring solutions to meeting capital and operational requirements that address local circumstances and experiences.
- Acknowledging that "one size fits all" legislative, regulatory and planning requirements may not alone move the sector toward full cost recovery for water and wastewater services.
- The need for provincial direction through leadership, guidance and tools that would allow the municipal sector to promote innovative approaches and reach goals for locally-led initiatives such as:
 - Designing a full cost recovery plan, including guidance on what should be included in these plans.
 - Providing communications support that would help municipalities move toward full cost recovery and help build better understanding with local residents and businesses.
 - Developing energy conservation and heat recovery initiatives for wastewater.
 - Providing guidance on long-term asset management planning, including financial support for municipalities with affordability issues.
- The need to allow municipalities the ability to explore opportunities to create revenue streams to support storm water infrastructure.

The report and accompanying guide have been designed to help municipal councils and staff to identify practices that could be helpful to replicate in their own municipality to move water and wastewater systems further toward lifecycle costing and cost recovery.

Note: when printing in Pocket Guide Format you will need to print the document on both sides of paper. When finished printing, fold the document in the middle to make a booklet. A non-formatted guide is also available.

Contact: Craig Reid, Senior Advisor, creid@amo.on.ca 416.971.9856 ext. 334

PLEASE NOTE

AMO Breaking News will be broadcast to the municipality's administrator, clerk and elected officials. Recipients of the AMO broadcasts are free to redistribute the AMO broadcasts to other municipal staff or elected officials as required.

DISCLAIMER

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Malcolm White

From: communicate@amo.on.ca
Sent: December 20, 2012 4:15 PM
To: Malcolm White
Subject: AMO Breaking News - New AODA Accessibility Standards - Design of Public Spaces in the Built Environment

AMO Breaking News

December 19, 2012

New AODA Accessibility Standards - Design of Public Spaces in the Built Environment

The Ministry of Community and Social Services amended *Ontario Regulation 191/11, the Integrated Accessibility Standards (IAS) under the Accessibility for Ontarians with Disabilities Act (AODA)* to include new standards governing the design of public spaces in the built environment.

The standards outline new requirements for municipalities to incorporate into the design of the following public spaces starting in 2016:

1. Recreational Trails and Beach Access Routes
2. Outdoor Public-Use Eating Areas (e.g. rest stops or picnic areas)
3. Outdoor Play Spaces (e.g. playgrounds)
4. Exterior Paths of Travel (e.g. sidewalks, ramps, stairs, curb ramps)
5. Accessible parking (on and off-street)
6. Obtaining Services (e.g. services counters, waiting areas)
7. Maintenance (of accessibility-related equipment and features in public spaces)

AMO supports the objectives of the *Accessibility for Ontarians with Disabilities Act (AODA)* and is working collaboratively with the provincial government to ensure sustainable progress towards an accessible Ontario by 2025. Removing barriers for municipal residents in public spaces is an essential component of building accessible communities.

AMO provided advice to the government on the initial draft regulation released in August 2012, with the goal of ensuring that the new standards were implemented in a way that is affordable, efficient and sustainable for municipalities and their residents. As a result, a number of changes were made that provided greater clarity and more certainty about municipal obligations. However, in many cases the standards are still overly prescriptive. AMO would have preferred that a greater degree of local flexibility was afforded to municipalities to implement the standards in a way that best reflects their local needs and priorities, as appropriately developed in consultation with disabled persons and residents.

The fiscal cost of implementing the AODA standards still remains unaddressed. Municipalities are now faced with the challenge of implementing the new standards with a significant cost impact at a time when there are competing needs for fiscal constraint and other critical infrastructure needs.

While the government will provide some modest indirect support to municipalities, there is no commitment by the government to providing any direct financial assistance. The indirect support will include tools to help with consultations and to establish forums to share best practices.

The 2016 implementation timeline will be challenging. Municipalities need appropriate time to consult, plan and finance the government's requirements. An extension to the timeline beyond 2016 was not accommodated.

AMO will continue to monitor the implementation all AODA regulations and to advocate for implementation of new standards in a manner that is affordable, efficient and sustainable for municipalities and their residents.

AMO's submission to the provincial government concerning the initial draft regulation is found on the social services section of AMO's website.

<http://www.amo.on.ca/wcm/AMO/AMO /AMOAdvocacy.aspx?search=design%20of%20public%20spaces>

More information on the new Accessibility Standards is found on the Ontario Ministry of Community and Social Services website.

http://www.mcss.gov.on.ca/en/mcss/programs/accessibility/built_environment/index.aspx

The new ONTARIO REGULATION 413/12 is posted is found on the Government of Ontario E-laws website.

http://www.e-laws.gov.on.ca/html/source/regs/english/2012/elaws_src_regs_r12413_e.htm

Contact: Michael Jacek, Senior Advisor, mjacek@amo.on.ca or (416) 971-9856 ext. 329

PLEASE NOTE

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5(b)



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

RECEIVED
CITY CLERK

DEC 07 2012

52683
Agenda

November 21, 2012

G. T. Hopcroft
Director, Intergovernmental and Community Liaison

I hereby certify that the Municipal Council, at its session held on November 20, 2012 resolved:

That, on the recommendation of the Director of Intergovernmental and Community Liaison, the following motion BE ADOPTED authorizing the Civic Administration to continue to pursue an increase to the heads and beds levy and to collaborate with other interested municipalities on a legal perspective, around the "heads and beds" payment amount:

WHEREAS post-secondary institutions, hospitals and provincial institutions are exempt from paying property taxes to municipalities under provincial law and instead pay a fixed amount set by the Ontario Government; and

WHEREAS the amount of the "heads and beds" payment is \$75 per head or bed and this amount has not been changed by the Ontario Government since 1987; and

WHEREAS the City of London passed a motion on November 3, 2008 with respect to lobbying the Ontario Government to increase the "heads and beds" payments; and

WHEREAS communities across Ontario have come together to advocate for this important provincial policy change and efforts to have the Ontario Government review the "heads and beds" amount have not been met with a positive response to date;

THEREFORE BE IT RESOLVED THAT:

Civic Administration be authorized to pursue an increase to the heads and beds levy in coordination with Mayors of affected municipalities; and

Civic Administration be authorized to collaborate with other interested municipalities on a legal perspective, around the "heads and beds" payment amount; and

This resolution be circulated to the Association of Municipalities of Ontario and to all municipalities in Ontario that have universities, colleges, hospitals and provincial correctional facilities requesting their councils to show their support for this important policy change. (6/29/FASC)

Miss

C. Saunders
City Clerk
/hw

cc: A. Zuidema, City Manager
J. Tansley, Municipal Policy Specialist
S. Hanley, Special Advisor, External Relations
Association of Municipalities of Ontario, 200 University Avenue, Suite 801, Toronto, ON
M5H 3C6
City of Toronto
City of Ottawa
City of Hamilton

City of Kingston
City of Windsor
City of Guelph
City of Waterloo
City of Greater Sudbury
City of Peterborough
City of Thunder Bay
City of St. Catharines
City of North Bay
City of Oshawa
City of Barrie
City of Oakville
City of Mississauga
City of Brantford
City of Belleville
City of Kitchener
City of Brampton
City of Sarnia
City of Sault Ste. Marie
City of Kawartha Lakes
City of Orillia
City of Welland
Municipality of Chatham-Kent
City of Cornwall
Township of King
Town of Smiths Falls
City of Timmins
Town of Penetanguishene
Town of Milton
City of Owen Sound
City of Brockville
City of Pembroke
Town of Niagara-on-the-Lake
City of St. Thomas
City of Markham
City of Temiskaming Shores
City of Kenora
City of Burlington
City of Woodstock
Town of Whitby
City of Stratford
City of Cambridge
Town of Kirkland Lake
Town of Greater Napanee
City of Niagara Falls
Town of Fort Frances
Town of Iroquois Falls
Town of Bracebridge
Norfolk County
Town of Perth
Town of Richmond Hill
Town of Newmarket
Town of Parry Sound
Town of Hearst
Town of Midland
Municipality of North Grenville
Township of Elizabethtown-Kitley
City of Quinte West
Haldimand County
Municipality of Central Elgin

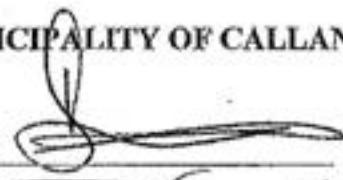
Municipality of Brockton
City of Elliot Lake
Municipality of West Nipissing
Town of Kapuskasing
Prince Edward County
Township of Alfred and Plantagenet
Town of Huntsville
Town of Innisfil
City of Thorold
Municipality of Leamington
Town of Tillsonburg
Town of Hawkesbury
Township of Centre Wellington
Municipality of Trent Hills
Town of North Perth
Municipality of Kincardine
Town of Ajax
Town of Hanover
Municipality of Central Huron
Municipality of Meaford
Municipality of Sioux Lookout
Town of Espanola
Township of North Huron
Town of Collingwood
Township of Dysart et al
Town of Goderich
Town of St. Marys
Town of Renfrew
Town of Halton Hills
Township of North Dundas
Town of Northeastern Manitoulin & The Islands
Town of New Tecumseth
Municipality of Grey Highlands
Town of Ingersoll
Town of Saugeen Shores
Town of Petrolia
Municipality of South Huron
Town of Marathon
Town of Blind River
City of Dryden
Town of Fort Erie
Town of Minto
Township of Madawaska Valley
Town of Smooth Rock Falls
Township of Nipigon
Township of Champlain
Municipality of Clarington
Town of South Bruce Peninsula
Town of Grimsby
Township of Chapleau
Township of Wellington North
Municipality of Wawa
Town of Carleton Place
Town of Mississippi Mills
Township of North Glengarry
Township of Emo
Township of Terrace Bay
Township of West Grey
Town of Bancroft
Municipality of Arran-Elderslie

Town of Mattawa
Township of Manitouwadge
Town of Deep River
Town of Rainy River
Township of Uxbridge
Township of Scugog
Municipality of Northern Bruce Peninsula
Town of St. Joseph
Town of Thessalon

2012/12/327

RESOLUTION MUNICIPALITY OF CALLANDER

December 18, 2012

Moved by Councillor Seconded by Councillor 

WHEREAS the Government of Ontario has announced plans to divest itself from the Ontario Northland Transportation Commission ("ONTC");

AND WHEREAS the decision has already resulted in plans to sell off Ontario Northland's bus route and the cancellation of the 102 year old Ontario Northlander train service, which will privatize the only intercity public transit serving many Northern Communities;

AND WHEREAS on December 17, 2012 Infrastructure Ontario released a Request for Proposal regarding the purchase, management, and operation of ONTERA, the telecommunications subsidiary of the ONTC;

AND WHEREAS our resource sector relies on freight rail and changes in that service would seriously impact our economy;

AND WHEREAS our existing highway network does not have the capacity to replace freight rail if cancelled or made economically unviable;

AND WHEREAS rail networks are much more economical to sustain and more environmentally friendly than an extensive highway system;

AND WHEREAS the Corporation of the Municipality of Callander ("Municipality") responded to the Federation of Northern Ontario Municipalities ("FONOM") request for comments regarding the impact of the loss of the ONTC on our Municipality on September 17, 2012;

AND WHEREAS FONOM has issued a press release stating that 18 municipalities and townships in Northern Ontario have united to challenge the Province of Ontario's decision to divest Ontario Northland assets;

AND WHEREAS Council for the Municipality of Callander believes that more than 18 municipalities and townships in Northern Ontario are united in opposing the Government of Ontario's decision to divest the ONTC;

THEREFORE BE IT RESOLVED AS FOLLOWS:

- A. That Council for the Municipality of Callander requests that the Government of Ontario immediately suspend plans to divest from the ONTC and consult with local municipalities, stakeholders and regional economic development organizations regarding the long-term plans for improving the effectiveness of ONTC as a government asset; and

- B. That the Council for the Municipality of Callander requests that the Municipalities who are members of FONOM who have not already passed a resolution requesting (A) above do so; and
- C. That a copy of this resolution be sent to The Honourable Rick Bartolucci, Minister of Northern Development and Mines, Mr. Vic Fedeli, MPP Nipissing, FONOM and those Municipalities who are members of FONOM.

Recorded Vote (Upon Request of Councillor _____)
Section 246 (1) Municipal Act

DISCLOSURE OF PECUNIARY INTEREST		RECORDED VOTE	
MEMBER OF COUNCIL	(✓)	YEA	NAY
Mayor Lavigne			
Councillor Onley			
Councillor Turgeon			
Councillor Brydges			
Councillor Noon			

Four Seasons of Reasons



The Corporation of the City of Timmins
 220 Algonquin Blvd. East
 Timmins, Ontario P4N 1B3
 Tel: (705) 360-2611
 Fax: (705) 360-2690
 ~ Celebrating 100 years of Mining ~



RECEIVED

DEC 10 2012

MAYOR'S OFFICE

December 5, 2012

Mayor Debbie Amaroso
 99 Foster Drive
 P.O. Box 580
 Sault Ste. Marie, Ontario
 P6A 5N1

Mayor and Council wish to congratulate you and the residents of Sault Ste. Marie on your *100th Anniversary*.

On behalf of the residents of Timmins, please accept this token and our best wishes.

The City of Timmins and the City of Sault Ste. Marie have much in common as we both celebrate 100 years this year.

As the curtain draws to a close on the milestone celebration, we wish your community continued success as you embark on the next leg of your journey.

Best Wishes and again, Happy Birthday from Timmins!

Sincerely,


TOM LAUGHREN
 Mayor

Ontario Energy
Board
P.O. Box 2319
2300 Yonge Street
27th Floor
Toronto ON M4P 1E4
Telephone: 416-481-1967
Facsimile: 416-440-7656
Toll free: 1-888-632-6273

Commission de l'énergie
de l'Ontario
C.P. 2319
2300, rue Yonge
27^e étage
Toronto ON M4P 1E4
Téléphone: 416-481-1967
Télécopieur: 416-440-7656
Numéro sans frais: 1-888-632-6273



BULLETIN

DATE ISSUED: December 20, 2012

TO: All Licensed Electricity Distributors
All Affiliates of Licensed Electricity Distributors, including
Clerks of Municipalities in Ontario
All Other Interested Parties

RE: Application of Section 80 of the *Ontario Energy Board Act, 1998* to the
Construction or Acquisition of Interests in Generation Facilities by
Distributors and their Affiliates

This Bulletin provides guidance in relation to the application of section 80 of the *Ontario Energy Board Act, 1998* to the construction of, or acquisition of an interest in, a generation facility by an electricity distributor or its affiliate.

1. Background

Under section 71(3) of the *Ontario Energy Board Act, 1998* (the "Act"), electricity distributors are permitted to own and operate certain generation facilities. A Compliance Bulletin was issued on July 7, 2010 (the "2010 Bulletin") that provides guidance in relation to a number of issues associated with the application of section 71(3) of the Act.

Under section 144(2) of the *Electricity Act, 1998* (the "Electricity Act"), a municipal corporation is permitted to generate electricity by means other than through a corporation if the generation facility is of the type described in that section.

For convenience, the generation facilities that are referenced in sections 71(3) of the Act and section 144(2) of the Electricity Act are referred to in this Bulletin as "qualifying facilities".¹

Section 80 of the Act requires distributors and their affiliates to give the Board advance notice of any proposal to construct or to acquire an interest in a generation facility. Specifically, the section states as follows:

No transmitter or distributor or affiliate of a transmitter or distributor shall acquire an interest in a generation facility in Ontario, construct a generation facility in Ontario or purchase shares of a corporation that owns a generation facility in Ontario unless it has first given notice of its proposal to do so to the Board and the Board,

- (a) *has not issued a notice of review of the proposal within 60 days of the filing of the notice; or*
- (b) *has approved the proposal under section 82.*

2. Application of Section 80 of the Act

As noted in the 2010 Bulletin, there is nothing in section 71(3) of the Act or the regulations made under the Act that expressly exempts licensed distributors from the requirement to give notice under section 80 of the Act in respect of a proposal to construct or acquire an interest in a qualifying generation facility. Similarly, there is nothing in section 144(2) of the Electricity Act or the regulations made under the Act that expressly exempts municipal corporations, if affiliated with a distributor, from the requirement to give notice under section 80 of the Act in respect of such a proposal.

Distributors are reminded that, if they intend to acquire an interest in, construct, or acquire shares of a company that owns, a qualifying generation facility, they must first give notice of their proposal to do so to the Board. Board staff also reminds distributors that, as noted in the 2010 Bulletin, section 80 of the Act does not create any additional

¹ There are differences between these two sections in terms of the generation facilities that are captured. Those differences do not affect the discussion below.

right or authority, over and above that found in section 71(3), regarding the ownership and operation of generation facilities.

Likewise, if an affiliate of a distributor intends to pursue an activity or transaction identified in section 80 of the Act, the affiliate must first provide notice to the Board of its proposal to do so.

Notice under section 80 of the Act should be given using the Board's Preliminary Filing Requirements for a Notice of Proposal under Sections 80 and 81 of the Ontario Energy Board Act, 1998. This is the form that has been approved under section 13 of the Act for use in respect of section 80 notices.

The Board does not have a current listing of the affiliates of all electricity distributors. Distributors are therefore asked to provide a copy of this Bulletin to all of their affiliates, including the Clerk of any Municipality that is an affiliate of the distributor.

The views expressed in this Bulletin are those of Board staff and are not binding on the Board.

Any enquiries regarding this Bulletin should be directed to the Board's Market Operations hotline, at 416-440-7604 or market.operations@ontarioenergyboard.ca.

Aleck Dadson
Chief Operating Officer
Ontario Energy Board



Ontario Provincial Police
Police provinciale de l'Ontario

57(e)

News Release/ Communiqué

FROM/DE: OPP HIGHWAY SAFETY DIVISION
OFSC

DATE: January 2, 2013

GET PREPARED BEFORE YOU RIDE *Safe Snowmobiling Starts at Home*

(ORILLIA, ON) – The Ontario Provincial Police (OPP) and the Ontario Federation of Snowmobile Clubs (OFSC) are reminding riders that a snowmobile can quickly take you away from areas where services, communities and emergency assistance are easily accessible or available.

Responsible snowmobilers take charge of their own safety and well-being by preparing their sled, gear and equipment before the first ride of the season. In addition to getting properly trained and knowing the law, there are other factors to consider when getting ready for safe snowmobiling:

Service Your Sled - Avoid breakdowns that can leave you stranded by having your sled professionally serviced before your first ride.

Carry a Repair Kit - Ensure that you have either the sled manufacturer's tool kit or one of your own on board, including owner's manual, spare belt and spark plugs.

Inspect Your Gear & Equipment - Make sure that everything still fits and works properly, and that nothing is missing before you head out.

Prepare for First Aid - Pre-assembled first aid kits can be found at outdoor stores and online and so can information about first aid courses.

Get a Survival Kit - Any unexpected day or night spent out in the cold will be easier with assistance from a good survival kit, found at outdoors stores and online, including information about winter survival courses.

Go High Tech - Devices like GPS, cell phones, satellite phones and SPOT Personal Trackers can be very useful in avoiding or dealing with emergency situations.

Contact Companions - Snowmobiling is more fun with riding buddies, and safer too, so avoid riding alone by getting in touch with friends and family who can join you on the trails.

(more)



Ontario Provincial Police
Police provinciale de l'Ontario

News Release/ Communiqué

- 2 -

Review Safety Tips – As experienced as you may be, it's always smart to renew your familiarity with your sled's safety manual and the Safe Riders messaging on the OFSC website [ofsc.on.ca>safety](http://ofsc.on.ca).

The OPP is committed to saving lives on Ontario's highways, trails and waterways through the reduction of preventable injury and death. Initiatives are developed and delivered through the Provincial Traffic Safety Program. Visit opp.ca for more information.

The OFSC is committed to proactive leadership in promoting safe, responsible riding, on and off Ontario snowmobile trails, by building safer snowmobiling knowledge, attitudes and behaviours through rider education, safety legislation development and enforcement. For more information, visit ofsc.on.ca.

- 30 -

Contact: OPP Sgt. Lise Grenier, Coordinator, Off-Road Safety Program
Provincial Support Unit, OPP Highway Safety Division
Phone: (705) 329-6127



OFSC: Jean Noordhoff
Phone: (705) 739-7669 ext. 234

Malcolm White

From: Kim Vaudry on behalf of City Clerk
Sent: December 20, 2012 4:15 PM
To: Malcolm White
Subject: FW: DID YOU KNOW - LE SAVIEZ-VOUS

From: northerngrowthplan (MNDM) [mailto:northerngrowthplan@ontario.ca]
Sent: December 20, 2012 3:46 PM
To: Undisclosed recipients
Subject: DID YOU KNOW - LE SAVIEZ-VOUS

DID YOU KNOW... Investment attraction is part of the Growth Plan for Northern Ontario, 2011?

Policy 2.2.3 b) states that economic development strategies for existing and emerging priority economic sectors will examine opportunities to attract investment.

Policy 2.2.6 b) states that the Province will work to attract investment to Northern Ontario through measures to address barriers to investment, such as information and communications technology infrastructure, energy costs, labour and transportation.

Take a look at the following examples that highlight some of the work we are doing together with northerners to attract investment.

The Ontario government intends to extend the **Northern Industrial Electricity Rate (NIER) Program**, subject to the annual approval of program funding. The NIER program assists Northern Ontario's largest industrial electricity consumers – key economic contributors – to reduce energy costs, sustain jobs and maintain global competitiveness. The NIER program has created or sustained almost 16,000 jobs in northern communities at 24 mining facilities since it was launched in 2010.

This year, over 29 projects received support from **Northern Communities Investment Readiness (NCIR)** initiative which promotes and supports a strong investment attraction climate in Northern Ontario. NCIR assists northern communities to develop the tools and capability to attract, receive and successfully explore investment opportunities. NCIR support can leverage additional investment. For example, with NCIR support for several projects, the **Municipality of Greenstone** leveraged \$800,000 in partnership support and attracted a projected \$173 Million in investments.

Stay tuned for the January edition of **...IN MOTION** newsletter which will focus on investments and initiatives in the mining sector.

LE SAVIEZ-VOUS... Attirer des investissements fait partie de la Plan de croissance du Nord de l'Ontario, 2011?

La politique 2.2.3 b) précise que les stratégies de développement économique pour les secteurs prioritaires de l'économie actuels et émergents chercheront à attirer de nouveaux investissements.

La politique 2.2.6 b) précise que la province s'efforcera d'attirer des investissements dans le Nord de l'Ontario grâce à des mesures visant à éliminer tout obstacle à l'investissement, notamment les infrastructures des technologies de l'information et de la communication, les coûts énergétiques, la main-d'œuvre et le transport.

Jetez un coup d'œil sur les exemples suivants qui mettent en évidence une partie du travail que nous accomplissons avec les gens du Nord pour attirer des investissements.

Le gouvernement de l'Ontario compte prolonger **le Programme de réduction des tarifs d'électricité pour le secteur industriel du Nord (PRTE-SIN)**, assujettie à l'approbation annuelle du financement du programme. PRTE-SIN vient en aide aux grandes entreprises consommatrices d'électricité dans le Nord de l'Ontario – et acteurs économiques clés – afin qu'elles bénéficient d'une réduction de leurs coûts d'énergie et qu'elles maintiennent un avantage concurrentiel à l'échelle mondiale, pour ainsi protéger des emplois. Depuis son lancement en 2010, le Programme RTE-SIN a permis de créer ou de protéger presque 16 000 emplois dans des collectivités du Nord à 24 installations minières.

Cette année, plus de 29 projets ont bénéficié du soutien de **le Programme de réceptivité des collectivités du Nord à l'investissement (programme RCNI)** favorise un climat propice à la promotion de l'investissement dans le Nord de l'Ontario. Il aide les collectivités du Nord à élaborer des outils et à renforcer leur capacité d'attirer des possibilités d'investissement, de poursuivre celles-ci et d'en tirer le meilleur parti. Le soutien du programme RCNI peut attirer des investissements supplémentaires par effet de levier. Par exemple, avec l'appui du programme de RCNI, **la municipalité de Greenstone** a obtenu 800 000 \$ sous forme de soutien en partenariat et a attiré les 173 millions de dollars d'investissements prévus.

Surveillez le numéro de janvier du bulletin ...***EN MOUVEMENT*** qui mettra l'accent sur les investissements et les initiatives dans le secteur minier.

5(h)

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



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

2013 01 07

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 approval:

1. **Rick Cobean – Social Services Department – Social Housing Division**
NOSDA & OMSSA Meetings
January 17 – 18, 2013
Toronto, Ontario
Estimated total cost to the City - \$ 453.75
Estimated net cost to the City - \$ 453.75

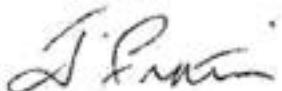
2. **Deborah Hohenadel – Legal Department - POA Division**
Provincial Offences Court
Various dates in 2013
Wawa, Ontario
Estimated total cost to the City - \$ varies
Estimated net cost to the City - \$ varies

3. **Carla Fairbrother – Social Services Department – Child Care Division**
Modernizing Child Care in Ontario
February 4, 2013
Toronto, Ontario
Estimated total cost to the City - \$ 453.75
Estimated net cost to the City - \$ 0.00

4. **Michael Allard – Engineering & Planning – Building Division**
OBOA – Structural Course
March 10 – 15, 2013
Woodbridge, Ontario
Estimated total cost to the City - \$ 2,223.49
Estimated net cost to the City - \$ 2,223.49

5. **Matthew Wiesel – Engineering & Planning – Building Division**
OBOA – Structural Course
March 10 – 15, 2013
Woodbridge, Ontario
Estimated total cost to the City - \$ 1,815.63
Estimated net cost to the City - \$ 1,815.63

Yours truly,



JMF: bb

Joseph M. Fratesi
Chief Administrative Officer

Tim Gowans
Manager of Purchasing



Finance Department
Purchasing Division

2013 01 07

Mayor Debbie Amaroso and
Members of City Council

RE: RFP FOR TRANSIT BUS ADVERTISING SALES (2012CK01P)

PURPOSE

Attached hereto for your information and consideration is a report prepared on behalf of the Evaluation Committee concerning proposals received for the provision of Advertising Sales on the City's Transit Buses and Para Buses as required by the Transit & Parking Division of the Public Works & Transportation Department.

BACKGROUND

The Request for Proposal was publicly advertised and RFP documents forwarded to all firms on our bidders list. Proposals were required to be submitted for consideration no later than 4:00 p.m. on November 30, 2012. A certified cheque in the amount of \$1,000.00 was required to accompany the proposal to qualify.

ANALYSIS

Compliant proposals from three (3) proponents were received prior to the closing date:

BK Corporate Marketing Services, Sudbury, ON
Envision Strategy & Design, Sault Ste. Marie, ON
Sambrook Media Corp., Markham, ON

The proposals received have been evaluated by a committee comprised of staff from the Public Works & Transportation Department, Transit & Parking Division – PWT, and Purchasing Division – Finance.

The proponent scoring the highest in the evaluation process was BK Corporate Marketing Services. BK Corporate Marketing Services was established in Sudbury approximately 20 years ago and presently holds contracts for Transit Advertising Sales for Sudbury, North Bay and Timmins.

-More-

2013 01 07

Page 2

IMPACT

Transit Bus and Para Bus Advertising Sales generates revenue for the Transit & Parking Division. The proposal submitted by BK Corporate Marketing guarantees to the City, revenues of \$214,000.00 over the five year term, as well as a percentage of gross billings. This will be approximately 10 times the present revenues.

STRATEGIC PLAN

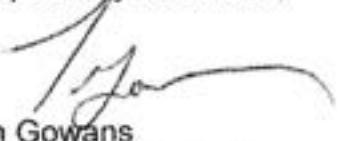
Transit Bus and Para Bus Advertising Sales is not an activity listed in the Corporate Strategic Plan.

RECOMMENDATION

It is therefore my recommendation that the Proposal submitted by BK Corporate Marketing Services to provide Transit Bus and Para Bus Advertising Sales be accepted. The contract will commence in January of 2013 and continue for a period of five (5) years allowing for further one (1) year extensions by mutual agreement.

This report is submitted for Council's approval.

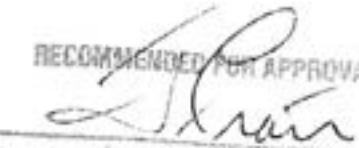
Respectfully submitted,


Tim Gowans
Manager of Purchasing

Recommended for approval,


W. Freiburger
Commissioner of Finance & Treasurer

TG:nt


RECOMMENDED FOR APPROVAL
Joseph M. Fralick
Chief Administrative Officer

JOSEPH J. CAIN
MANAGER RECREATION & CULTURE DIVISION

5(j)

VIRGINIA MCLEOD
SUPERVISOR COMMUNITY SERVICES



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

2013 01 07

Mayor Debbie Amaroso and
Members of City Council

RE: Funding Application – Celebrate Canada Program

PURPOSE

The Recreation and Culture Division is eligible to apply for assistance under the Department of Canadian Heritage – Celebrate Canada Program; however, the applicant's governing authority must approve the grant submission.

BACKGROUND

Each year, the Community Services Department's Recreation and Culture Division coordinates a July 1st Canada Day Celebration held at Roberta Bondar Park. This celebration includes family entertainment throughout the day, followed by a fireworks presentation at dusk.

ANALYSIS

The Department of Canadian Heritage – Celebrate Canada Program provides financial support to municipalities for Canada Day programming and activities.

IMPACT

Financial support to assist with costs to host this event is available from the Department of Canadian Heritage – Celebrate Canada Program. The funding received helps to offset the costs incurred for the Canada Day Celebration.

STRATEGIC PLAN

The strategic plan does not specifically address this matter.

RECOMMENDATION

It is therefore recommended that City Council authorize staff to apply to the Department of Canadian Heritage for the 2013 Celebrate Canada Program to assist in funding the City's Canada Day Celebration.

Respectfully submitted,

Virginia McLeod
Supervisor Community Services

Recommended for approval,

Nicholas J. Apostle
Commissioner Community Services

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi



2013 01 07

Mayor Debbie Amaroso
and Members of City Council

SAULT STE. MARIE DESIGNATED PROPERTY GRANT PROGRAM REQUEST

PURPOSE

The Sault Ste. Marie Municipal Heritage Committee (S.S.M.M.H.C.) received a Designated Property Grant request from the owner of 864 Queen Street East, known as the Algonquin Hotel, to repair and repaint the cornice around the roof of the building. A grant is being recommended by the S.S.M.M.H.C. in the amount of \$3,000 to assist in the cost of the project with the funds to come from the Designated Property Grant Program budget.

BACKGROUND

The Sault Ste. Marie Municipal Heritage Committee is a committee of City Council committed to the identification and preservation of buildings, structures and lands that are of cultural and/or historical value or interest, and to initiate and promote a conservation ethic and a climate of responsible stewardship of the community's cultural heritage assets.

The Designated Property Grant Program, administered by the Sault Ste. Marie Municipal Heritage Committee was established to assist owners of properties designated under Part IV of the Ontario Heritage Act. Owners of designated heritage properties within the City of Sault Ste. Marie are eligible to receive grants toward the conservation and restoration of their heritage properties.

Through the Designated Property Grant Program, an owner may make application to receive one grant per calendar year for work done on the heritage features of their designated heritage property or on specific structures which ensure the ongoing integrity of their heritage property. The grant is paid to owners who have successfully completed previously approved restoration/conservation projects to the exterior of the property. The grants normally do not exceed 75% of the approved project cost to a maximum of \$3,000. The Designated Property Grant Program is capped at \$12,000 annually.

ANALYSIS

The Sault Ste. Marie Municipal Heritage Committee received an application on April 12, 2011 (see attached) from Martin Fiser, owner of the Algonquin Hotel, which is a designated heritage building under Part IV of the Ontario Heritage Act. The application requested grant funding under the Designated Property Grant Program to support repainting the cornice of the building and replacing a front door. The S.S.M.M.H.C. reviewed the request at their May 4, 2011 meeting and decided to support the repainting of the cornice but not the door replacement since it was not an original heritage feature of the building. The S.S.M.M.H.C. passed the following resolution:

-More-

Sault Ste. Marie Designated Property Grant Program Request

2013 01 07

Page 2

Moved by: H. Robbins
Seconded by: L. Beilhartz

"Resolved that the Sault Ste. Marie Municipal Heritage Committee endorse a grant for \$3,000 to paint the cornices at the Algonquin Hotel subject to colour restrictions."

CARRIED

Original cost estimates for the project came in at \$8,400 however due to the deteriorating condition of the metal cornice, repairs were required to portions of the structure. As well, the old paint had to be entirely removed by hand requiring substantial labour cost. The final cost of the repair and repainting of the cornice was \$18,502. The delay in accomplishing the work was due to some unforeseen damages that occurred to the roof of the building late in 2011 from a wind storm and other required investments in the building's infrastructure.

At their November 7, 2012 meeting the S.S.M.M.H.C. passed the following resolution:

Moved by: A. Macgregor
Seconded by: L. Beilhartz

"Resolved that the Sault Ste. Marie Municipal Heritage Committee is satisfied with the Algonquin Hotel cornice painting project as completed and that it be sent to City Council for final approval of \$3,000. under the Designated Property Grant program."

CARRIED**IMPACT**

The Designated Property Grant Program budget currently has \$12,000 to support grant requests for 2013.

STRATEGIC PLAN

This item is not related to the City's Strategic Plan.

RECOMMENDATION

That the report of the Manager of Recreation and Culture concerning the request for a grant under the Designated Property Grant Program be received and that the recommendation from the Sault Ste. Marie Municipal Heritage Committee that a grant of \$3,000 be approved from the Designated Property Grant Program to the owner of the Algonquin Hotel at 864 Queen Street East to repair and repaint the cornice of the building be approved.

Respectfully submitted for your approval,

Joseph J. Cain
Manager Recreation & Culture Division

Recommended for approval,

Nicholas J. Apostle
Commissioner Community Services

l:rec&cult/Historicmnholdig_prop grants/2012/council rept Algonquin Hotel

cc: Sault Ste. Marie Municipal Heritage Committee

attachment

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer

5(k)

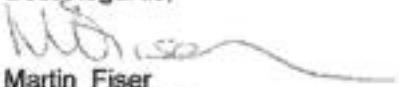
April 12th, 2011

Attention : Joe Cain
Municipal Heritage Committee
RE: Algonquin Hotel

Dear Joe,

I have received a few quotes for the exterior renovations we would like to complete this year. These projects include changing the front door of the building and repainting the cornice that runs along the top edge of the building. I believe both of these projects will greatly enhance the look of the building. Please find attached the quotes I have received from several contractors to do the work. You can reach me at (705)253-2311 or (705)541-8899 if you would like to discuss in detail.

Best Regards,


Martin Fiser
Algonquin Hotel

5(K)



Sault Ste. Marie Municipal Heritage Committee

APPLICATION FOR A DESIGNATED PROPERTY GRANT

To be completed by the applicant and returned to the Sault Ste. Marie Municipal Heritage Committee, c/o the Manager Recreation & Culture.

Note: In order to be eligible for this grant, properties must be within the City of Sault Ste. Marie and designated under The Ontario Heritage Act, 1975. For specific criteria refer to the document "Guidelines for the Application of a Designated Property Grant."

1. Applicant

Name MARTIN FISER	Telephone (include area code) 705 - 253 - 2311
Address 964 QUEEN ST. E	Postal Code P6A - 2B4

2. Property for which application is being made:

ALCONQUIN HOTEL

3. Have you previously received a Designated Property Grant for this property?

Yes

No

(If "Yes, give date and amount)

Date

Amount

4. Provide a description of the project and cost breakdown. Include details such as materials to be used, sizes, mortar mixes, etc. Enclose all drawings, project photos and/or other material necessary for a complete understanding of the proposed work (use additional sheets as required). Please include any available historic photographs.

Description	Cost
Paint & Strip off Paint Garbage	9605.00
Replace Front Door	4000 - 6000

5. List all sources and amounts of funding requested for project

Heritage Grant Amount	Amount
Other Level of Government Funding	\$
Private Funds	\$

I certify that to the best of my knowledge the information provided in this application for a Designated Property Grant is accurate and complete.

Applicant

Date

Apr 12 / 11

Nothing contained in this application relieves the applicant from obtaining required Municipal Permits. All work must be carried out in accordance with the requirements of the Ontario Building Code, Municipal By-laws and the City of Sault Ste. Marie Purchasing Policy.

To be completed by the applicant and returned to the Sault Ste. Marie Municipal Heritage Committee c/o the Manager of Recreation and Culture

Personal information on the Application for a Designated Property Grant is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act R.S.O. 1990 M.C.M. 56 and will be used solely to determine applicable information necessary for application. Questions about this collection should be directed to the Sault Ste. Marie Municipal Heritage Committee, c/o the Manager of Recreation & Culture Division.



ESTIMATE

Verney's Painting

DATE: APRIL 12, 2011

110 Laponde Ave.
Sault Ste. Marie, Ont.
P6B 5R6 705-542-4694

TO Algonquin Hotel
864 Queen Street East
Sault Ste. Marie, Ont.
P6A 2B4
Attn : Martin Fiser

Please contact at number above with any questions or comments.

Thank you for your business!

with any questions or comments.
your business!

A handwritten signature in black ink, appearing to read "M. J. Mulligan". The "M" is a large, stylized initial, followed by a smaller "J", a space, and then "Mulligan" in a cursive script.

October 10, 2012

Attention : Mr. Joe Cain
Sault Ste. Marie Municipal Heritage Committee

As per your request I am writing this letter to inform you of the cost of the renovations that have been done to the cornices of building and east brick wall .

1. As you may be aware the Algonquin Hotel building sustained serious heavy wind damage . 50% of the roof system was torn off the building, along with the main chimney stack and several roof plumbing vents. The building received water damage due to excessive rainfall immediately after . There were bricks missing on the east side by the roof line that had to be repaired at a cost of \$2000 dollars . Lift machine cost \$4633.00 dollars plus gasoline \$375.00 dollars
2. The cornices had to be prepared for painting and repaired there were damaged by age and wind. The cost of materials for repairs \$800.00 dollars.
3. The cost for the primer and paint for the cornices was roughly \$700 and I can provide the receipts.
4. Cost of labour for the cornices to be painted and scraped down to the bare metal with special care since the metal was very thin. Was approximately \$10,000 or more.
5. The total cost for this project came out to approximately \$18,502

If you require any further information or would like to discuss these expenses please do not hesitate to contact me.

Best Regards,



Martin Fiser
Owner Algonquin Hotel
(705)253-2311

COMMUNITY SERVICES DEPT.

OCT 10 2012

RECEIVED



January 7, 2013

Mayor Debbie Amaroso and
Members of City Council

MacDONALD PARK - OFFER OF DONATION TOWARDS PLAYGROUND EQUIPMENT

PURPOSE

The purpose of this report is to seek Council's approval on a process to review an offer from Mr. Albert Williams to provide a donation in the amount of \$5,000 towards the purchase of playground equipment for MacDonald Park.

BACKGROUND

In August of 2012, Mr. Williams, a resident on Windsor Street, contacted Councillor Susan Myers and expressed an interest (see attached email) in making a donation of \$5000 towards playground equipment in the green space at the end of Marconi Street – MacDonald Park.

A site meeting occurred on September 17, 2012 with Councillor Myers; Susan Hamilton-Beach, Deputy Commissioner Public Works & Transportation; Travis Reid, Area Coordinator Parks; and Mr. Albert Williams. There are two attachments that show the location of the park.

Further review of the request determined that the matter should be presented to Council with a recommendation to have it referred to the Parks and Recreation Advisory Committee for review and report back to Council.

ANALYSIS

MacDonald Park is a small green space located at the end of Marconi Street and is in close proximity to Riverview School which has a few pieces of playground equipment. When asked about partnering with the school, Mr. Williams stated his interest is for playground equipment at MacDonald Park.

MacDonald Park Offer of Playground Equipment Donation
January 7, 2013
Page 2

A review of Mr. Williams' offer needs to be undertaken. It is appropriate for the PRAC to undertake the review and report back to Council. Some of the issues that need to be examined are:

1. Was the area intended to have playground equipment installed?
2. Are there any other parks in the immediate vicinity that have playground equipment?
3. How does the size of the donation compare to the cost of the project.
4. What is the financial impact of the on-going maintenance?
5. Are the neighbours in favour of playground equipment being installed?
6. Are there any conflicting issues with road maintenance/plans given the intended location of the playground equipment and its proximity to an existing street?
7. Does the physical area of the park meet the guidelines for the installation of playground equipment?

IMPACT

The estimated cost to supply and install playground equipment is between \$15,000 and \$20,000. Recently the Parks Division supplied and installed playground equipment, of a similar nature, at a cost of \$16,000. Given Mr. Williams' offer to donate \$5,000, the capital cost to the City would be between \$10,000 and \$15,000. In addition, there will be minor on-going maintenance costs associated with the implementation of playground equipment.

STRATEGIC PLAN

Parks, Recreation and Culture is identified as an activity under Strategic Direction 3: Enhancing Quality of Life; Objective 3B – Planning for the Future.

RECOMMENDATION

That the report of the Commissioner Community Services concerning the offer of a donation towards playground equipment at MacDonald Park be received, and the recommendation that the Parks & Recreation Advisory Committee review the request and report back to City Council with a recommendation, be approved.

Respectfully submitted,

Nicholas J. Apostle
 Commissioner Community Services

Attachment(s) planned?

cc: L. Girardi, Commissioner PWT
 T. Reid, Area Coordinator Parks
 S. Hamilton-Beach, Deputy Commissioner
 S. Myers, Councillor
 W. Freiburger, Commissioner Finance

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
 Chief Administrative Officer

attachments

Hello Susan Myers,

I live at Windsor Street.

I was wondering about the dead end part of Marconi st. There is a green space and path over to Moluch st.

What is the possibility of a Park being built there? Swings, slides, monkey bars? There is a lot of kids around here. There seems to be a lot of space there also.

With saying this, what if I fundraised \$5000 towards this? With doing this, I would expect the City to come up with the rest. I'm not sure of the cost of this, but I guessing it can't be more than \$10 000?

Fall is creeping up, so I would like to try and plan this for spring next year. I think I can come up with \$5000 by the spring 2013. What do you think of my plan?

Feel free to call me,

Albert Williams

Windsor Street



MACDONALD PARK PARK AND NEIGHBOURHOOD OVERVIEW

Park Size - 9.56 Acres/3.87 Hectares

- Municipal Park
- School - Elementary
- Parcel Fabric
- Cemeteries - 10+
- Usable Area - 9.56 Acres Total/3.87 Hectares Total

The Corporation of the City of Sault Ste. Marie
Engineering & Planning Department
Planning Division
November 19, 2012

This map is for general reference only.
For official mapping, see the
Engineering and Planning Department

Watermain and Electrical Data must be
acquired from SSMPUC
SSMPUC data must be verified by SSMPUC.

Orthophoto: Spring 2012 25cm

Projection Details:

NAD 1983 UTM Zone 16N
GCS North American 1983

0 12.5 25 50 Meters
1:2,000

Google

To see all the details that are visible on the screen, use the Print link next to the map.



Jerry Dolcetti, RPP
Commissioner

Don Elliott, P. Eng.
Director of Engineering Services



Engineering & Planning
Department

2013 01 07

Files: A-12-7-03

Mayor Debbie Amaroso and
Members of City Council

RE: Kohler Street Reconstruction – Engineering Agreement

PURPOSE

The purpose of this report is to recommend that Council authorize an engineering agreement with Genivar for the planned 2013 reconstruction of Kohler Street.

BACKGROUND

At the 2012 09 24 meeting, Council authorized that the firm of Genivar Consulting Engineers be retained to complete design and construction administration of Kohler Street between Queen Street and Wellington Street.

ANALYSIS

It is routine procedure for the Engineering Division to seek Council's approval to authorize agreements for engineering services.

IMPACT

The impact to the budget is the engineering fee estimate of \$241,900 plus HST. This amount is within the engineering and construction allocation for Kohler Street in the 2013 capital budget.

STRATEGIC PLAN

Reconstruction of failed road works is linked to Objective 1B, Transportation Network Improvements under the Developing Solid Infrastructure strategic direction.

RECOMMENDATION

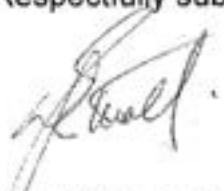
It is recommended that Council authorize entering into an agreement for engineering services with Genivar for the design and construction administration of the reconstruction of Kohler Street with funds from the 2013 capital construction budget.

5(m)

2013 01 07
Page 2

Bylaw 2013-6 authorizing the execution of the agreement can be found elsewhere on this evening's agenda.

Respectfully submitted,



Don Elliott, P. Eng.
Director of Engineering Services

Recommended for approval,



Jerry Dolcetti, RPP
Commissioner
Engineering & Planning Department

DE/bb



RECOMMENDED FOR APPROVAL
Joseph M. Fratesi
Chief Administrative Officer

Jerry Dolcetti, RPP
Commissioner

Madison Zuppa, MEC
Environmental Initiatives Coordinator



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2013 01 07

File: 4.277

Mayor Debbie Amaro and
Members of City Council

RE: SOLAR PHOTOVOLTAIC FIT APPLICATIONS

PURPOSE

The purpose of this report is to request Council approval to support three (3) solar photovoltaic applications being submitted to the Ontario Power Authority Feed-In-Tariff program.

BACKGROUND

The Feed-In-Tariff (FIT) is a provincial program administered by the Ontario Power Authority (OPA), which provides a pre-determined rate per kWh generated depending on the project type (i.e. rooftop solar, ground mounted solar, etc.). The OPA initiated a review of the program on October 31, 2011. Applications submitted prior to the review that did not receive a contract could be subject to the new rules and regulations depending on the date of submission and project scope.

Version 2.0 of the FIT Program Rules became available on August 10, 2012, and the OPA announced that from December 14, 2012 through January 18, 2013, both previously submitted and new applications would be accepted for evaluation. Under the FIT 2.0 rules, priority points could be awarded to projects that receive municipal Council endorsement in the form of an OPA prescribed "Municipal Council Support Resolution". Proponents for the following projects have requested Council support (see Schedule A):

1. Notre-Dame-du-Sault, 600 North Street, Sault Ste. Marie, Ontario, P6B 2B9, previously submitted (May 2011) application for 100 kW rooftop solar photovoltaic system;
2. Collegiate Heights Retirement Residence, 95 Fauquier Avenue, Sault Ste. Marie, Ontario, P6B 2P2, new application for 100 kW rooftop solar photovoltaic system; and
3. Catholic Education Centre, 90 Ontario Avenue, Sault Ste. Marie, Ontario, P6B 6G7, new application for approximately 83 kW rooftop solar photovoltaic system.

These projects support the Alternative Energy Capital of North America declaration carried at the regular Council meeting dated 2008 09 08:

\CITYDATA\Departments\cityhall\ENG&Planning\Data\engco\div\ENG\ENGINEERING DATA\ZUPPA\B-07-08 Environmental Initiatives Committee\Resolutions\4.277 Council Report - 2013-01-07 (FIT PRESCRIBED FORM).doc

Moved by Councillor S. Butland; Seconded by Councillor T. Sheehan: Resolved that Council adopt the mantle of being the "Alternative Energy Capital of North America".

The projects are also important to the development and maintenance of the community's role in the alternative energy sector. The presence of solar energy generation and manufacturing has positively influenced the economic and environmental landscape of the community.

ANALYSIS

Information for the proposed projects was provided by Roger Gauthier, Project Coordinator, Conseil scolaire catholique du Nouvel-Ontario; Kati Sidwall, Project Manager, SolPowered Energy Corporation; and Francis Gallo, Smart Energy Strategy Coordinator, Sault Ste. Marie Innovation Centre.

IMPACT

There is no budgetary impact. Building permits will be required for the rooftop solar photovoltaic projects proposed, but local zoning and by-laws do not apply.

STRATEGIC PLAN

The Corporate Strategic Plan contains numerous references to environmental awareness and a reduction in CO₂ emissions; however, renewable energy projects are not included.

RECOMMENDATION

That the report of the Environmental Initiatives Coordinator concerning the solar photovoltaic FIT applications be received. By-law 2013-9 appears elsewhere on the agenda authorizing three (3) Municipal Council Support Resolutions and is recommended for approval.

Respectfully submitted,

Madison Zuppa, MES
Environmental Initiatives Coordinator

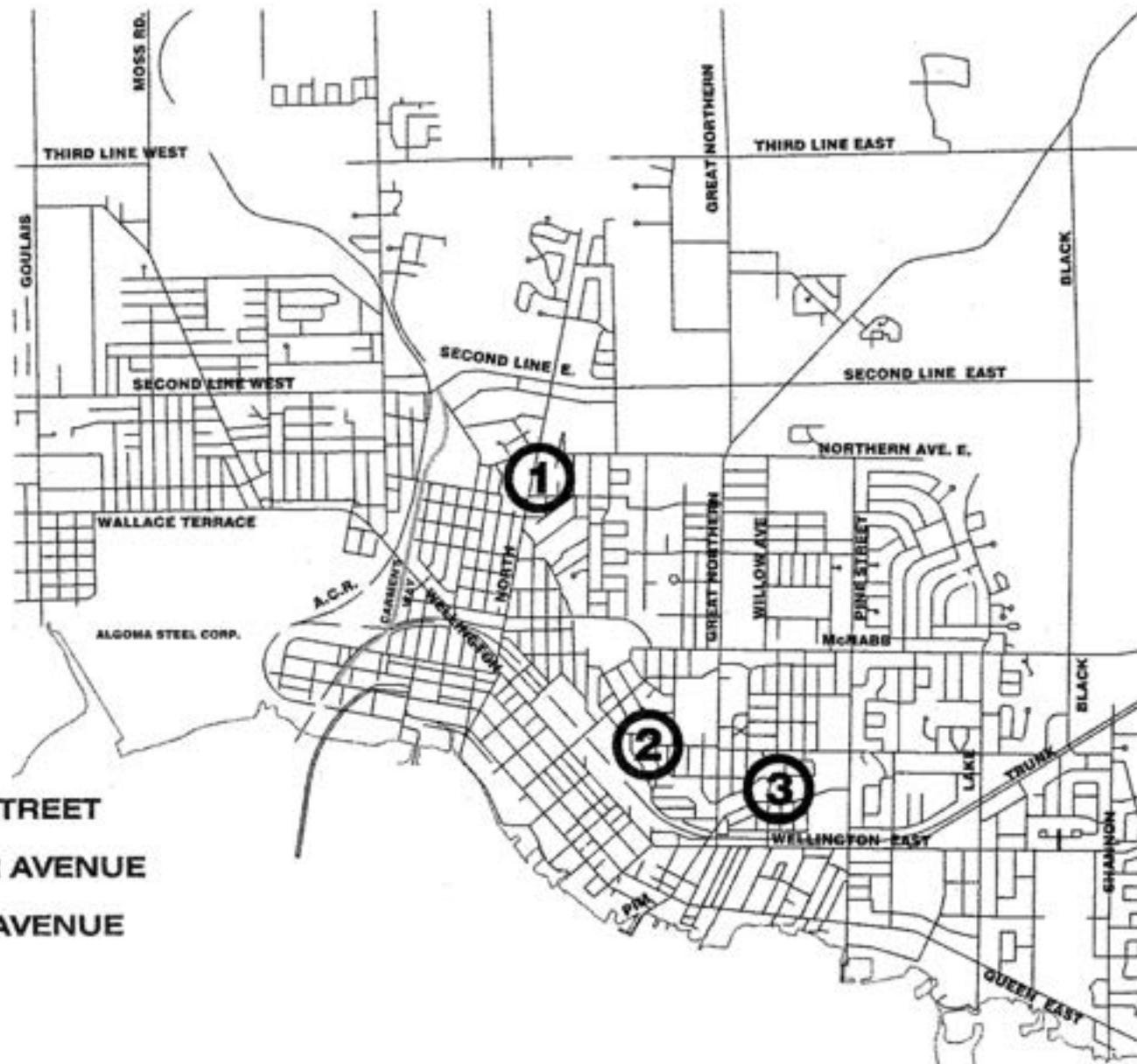
Recommended for approval,

Jerry Dolcetti, RPP
Commissioner
Engineering & Planning Department

Attach.

RECOMMENDED FOR APPROVAL

Joseph M. Prates
Chief Administrative Officer



NOTES:

- ① 600 NORTH STREET
- ② 95 FAUQUIER AVENUE
- ③ 90 ONTARIO AVENUE

(u)S



THE CORPORATION OF THE CITY
OF SAULT STE. MARIE, ONTARIO

PAGE: 115 - FOR REFERENCE ONLY
DATE: JANUARY 1, 2010

SCHEDULE "A" PROPOSED LOCATION OF FIT PROJECTS

Jerry Dolcetti, RPP
Commissioner

Madison Zuppa, MEC
Environmental Initiatives Coordinator



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2013 01 07

File: 4.277

Mayor Debbie Amaro and
Members of City Council

RE: ESSAR CENTRE SOLAR PHOTOVOLTAIC FIT PROJECT

PURPOSE

The purpose of this report is to respond to the Council resolution dated 2012 10 22:

"Resolved that the appropriate engineering study be undertaken concerning the Essar Centre roof regarding design loading and structural analysis required for the potential installation of solar generating panels at a cost not to exceed \$6,000 with funding from the Facility Maintenance account; and Further that staff begin drafting the appropriate call for proposals for such a project and report back to Council with this information before proceeding further."

Moved by Councillor S. Myers and Seconded by Councillor S. Butland

BACKGROUND

The Feed-In-Tariff (FIT) is a provincial program administered by the Ontario Power Authority (OPA), which provides a pre-determined rate per kWh generated depending on the project type (i.e. rooftop solar, ground mounted solar, etc.). The OPA initiated a review of the program on October 31, 2011. Version 2.0 of the FIT Program Rules became available on August 10, 2012. Originally applications were anticipated to be accepted from October 1 through November 30; however, due to some delays in the review process the OPA deferred the opening of the application window. Previously submitted and new applications will now be accepted from December 14, 2012 through January 18, 2013 for evaluation.

The City of Sault Ste. Marie engaged a consultant to complete the Essar Centre Rooftop Solar Photovoltaic (PV) System Feasibility Study to determine if an application could be made to the OPA. The consultant reviewed the drawings and has provided the City with preliminary findings stating that the Essar Centre does not appear to be a good candidate for the installation of rooftop mounted solar PV system. Preliminary findings suggest that no excess capacity in the roof structure is available to support a typical rooftop mounted solar system. Additional analysis would need to be completed to determine if the project would be structurally prohibited, but this assessment would limit the time available to complete an application to OPA.

\CITYDATA\Departments\cityhall\ENG&Planning\Data\engcondiv\ENGINEERING DATA\ZUPPA\B-07-08 Environmental Initiatives Committee (Resolutions)\4.277 Council Report - 2013-01-07 (Essar Centre).doc

The Corporation of the City of Sault Ste. Marie
P.O. Box 580 ~ 99 Foster Drive ~ Sault Ste. Marie, ON P6A 5N1
Telephone: (705) 541-7175 ~ Fax: (705) 541-7185
www.cityssm.on.ca ~ m.zuppa@cityssm.on.ca

ANALYSIS

The preliminary assessment by the consultant recommends a ballasted system (non-penetrating) for the Essar Centre in order to maintain the warranty of the roof; however, the weight of the system would likely prohibit the installation of a rooftop mounted solar PV system. Reinforcing the roof to support the solar PV system would likely deem the project financially unfeasible. Furthermore, there are concerns with transmission capacity to support renewable energy projects.

Given these limitations, it is staff's recommendation not to proceed with any further investigation into the Essar Centre at this time. It is not understood if any future application windows for the FIT program will become available and what, if any, capacity will be available to connect renewable energy systems; however, a detailed assessment of the Essar Centre can be completed at a later date to determine if installing a rooftop solar PV system would be structurally prohibitive.

IMPACT

The cost of the initial review of Essar Centre drawings was \$1,000. A detailed assessment is estimated to cost \$5,000, and could take up to 4 weeks to complete. Furthermore, additional funds would be required to determine the solar PV system size and to complete the necessary application. The current cost of the rooftop solar PV system is estimated at \$1,250,000, and no budget has been identified to complete the project.

STRATEGIC PLAN

The Corporate Strategic Plan contains numerous references to environmental awareness and a reduction in CO₂ emissions; however, renewable energy projects are not included.

RECOMMENDATION

That the report of the Environmental Initiatives Coordinator concerning the Essar Centre Rooftop Solar Photovoltaic System be received, and that no additional investigation of the Essar Centre roof be completed at this time.

Respectfully submitted,

Madison Zuppa, MES
Environmental Initiatives Coordinator

Recommended for approval,

Jerry Dolcetti, RPP
Commissioner
Engineering & Planning Department

RECOMMENDED FOR APPROVAL

Joseph M. Fratant
Chief Administrative Officer

Jerry D. Dolcetti, RPP
Commissioner

Don Maki, CBCO
Chief Building Official



ENGINEERING & PLANNING
DEPARTMENT

Building Division

2013 01 07

Mayor Debbie Amaroso and
Members of City Council

RE: 2013 BUILDING PERMIT FEE INCREASE

PURPOSE

This report has been prepared to outline the proposed changes to Schedule "A" of Building By-Law 2008-148. The intent is to raise permit fees an average of 5% across all construction categories. Bylaw 2013-10 is used to amend Bylaw 2008-148 and Schedule "A", and appears elsewhere on this evening's agenda.

BACKGROUND

The permit fee structure uses a service index charge for each square meter of new or altered floor space. This fee structure was intended to be revenue neutral. The intent of the changes to the Building Code Act was to ensure that revenue would be more in line with expenditures. The fee structure was altered in 2006 to best match expenses. In 2011 a lease arrangement was made with the corporation for Building Division space. This was an additional expense added to the overall budget that was never considered in the original fee structure.

Recent changes to the Building Code have also increased staff time for both plan review and inspections, when reviewing the increased code focus on energy efficiency for all new buildings. Therefore the original fee structure has been deficient since 2011 and should be adjusted to meet expenses in order to avoid further future losses. An open house was held on December 19, 2012 as required under the Building Code Act. Information on the new fee structure was presented along with reasons for the fee change and the latest fee report.

When comparing our proposed permit fee increases to those of other northern communities (North Bay, Thunder Bay, Sudbury, Timmins), they would be within the average range. The permit fee for a 200 m² house would be \$2880 and the northern average would be \$2,820.00. A new 2,000 m² school would have a permit fee of \$35,500, with the northern average being \$32,312. This demonstrates that a 5% increase would not put us out of line with other northern communities.

ANALYSIS

Presently the Building Division pays a rent charge of \$100,000 per year. This charge is approximately 10% of the overall Building enforcement costs. The added energy efficiency review for all new buildings has also increased costs. In order to have revenue better reflect

expenditures it is proposed to increase Permit Fees by approximately 5% in all permit categories.

IMPACT

The additional revenue will assist in off-setting losses that resulted from the above-mentioned additional expenditures. Without increasing fees at this time, our losses would carry over from year to year reducing the Building Division reserve to zero. By year end we are projecting a \$300,000 shortfall in revenue less expenditures. This is a result of the increased expenses and an overall revenue shortfall due to declining construction activity. To lessen this impact next year, we are proposing a fee increase that could generate up to \$30,000 in revenue per year depending on permit activity.

STRATEGIC PLAN

The proposed changes will further ensure fiscal responsibility. Our goal is to have revenue generated by permit fee meet anticipated expenditures related to enforcement of the Building Code Act.

RECOMMENDATION

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

Respectfully submitted,



Don W. Maki, CBCO
Chief Building Official

DWM/ds

Attach.

Recommended for approval,



Jerry D. Dolcetti, RPP
Commissioner Engineering & Planning

5(g)

NUALA KENNY
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
ASSISTANT CITY SOLICITOR

MATTHEW CAPUTO
SOLICITOR/PROSECUTOR



LEGAL
DEPARTMENT

File No. 2012-148(Z)

2013 01 07

Mayor Debbie Amaroso and
Members of City Council

RE: EARL THOMPSON – 226 RIVER ROAD BY-LAW 2012-148

PURPOSE

The purpose of this report is to advise Council that the Ontario Municipal Board has set a hearing date regarding the zoning application made by Mr. Earl Thompson.

BACKGROUND

On August 13, 2012 City Council passed By-law 2012-148. The purpose of By-law 2012-148 is to permit the continuation of the existing office sales use at 226 River Road for a period not to exceed one year from the date of the passing of By-law 2012-148. As required by the Planning Act notice was sent to all residents within 120m from the subject lands.

ANALYSIS (if applicable)

An appeal was filed by Helen Girard and Marcel Girard to the Ontario Municipal Board

The Ontario Municipal Board has set a hearing date of Thursday, February 21, 2013 at 11:00 a.m. setting aside one day for the hearing. The Legal Department will represent the City at the hearing.

IMPACT

N/A

5(g)

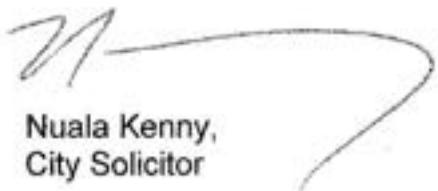
STRATEGIC PLAN

N/A

RECOMMENDATION

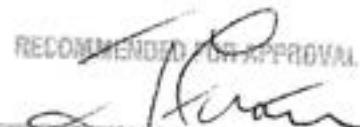
This report is provided for the information of Council.

Respectfully submitted,



Nuala Kenny,
City Solicitor

NK/da



RECOMMENDED FOR APPROVAL
Joseph M. Fratesi
Chief Administrative Officer

LEGAL\STAFF\ZONING\OMB\THOMPSON EARL OMB\ COUNCIL REPORT ADVISING DATE OF HEARING.DOC

NUALA KENNY
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
ASSISTANT CITY SOLICITOR

MATTHEW CAPUTO
SOLICITOR/PROSECUTOR



LEGAL
DEPARTMENT

Celebrate 100!
1912 - 2012

File No. A-11-12-Z.OP

2013 01 07

Mayor Debbie Amaroso and
Members of City Council

**RE: PREMIERE LANDSCAPING & GARDEN CENTRE INC. – 1465 MAKI
ROAD – PLANNING APPLICATION - A-11-12-Z.OP**

PURPOSE

On October 9, 2012, City Council carried the following Resolution:

"Resolved that the report of the Planning Division dated 2012 10 09 concerning Application No. A-11-12-Z.OP – filed by Premiere Landscaping & Garden Centre Inc. – 1465 Maki Road be received and that City Council deny the applicant's request to rezone and re-designate the subject property to legalize the existing dwelling unit, and permit the outdoor storage of goods in association with a landscaping contractor's yard on the subject property."

The purpose of this report is to advise Council that an appeal has been filed regarding the above noted Planning Application (the "Planning Application").

BACKGROUND

The Planning Application filed by Premiere Landscaping & Garden Centre Inc. ("Premiere") sought to rezone and redesignate the subject property known municipally as 1465 Maki Road, to legalize the existing dwelling unit, and permit the outdoor storage of goods in association with a landscaping contractors yard.

In carrying the above noted Resolution, Council denied the Planning Application.

-more-

2013 01 07

Page 2

On Friday, November 30, 2012, the City Clerk's office received an appeal filed by Mr. Libero Paci, Barrister and Solicitor on behalf of Premiere Landscaping & Garden Centre Inc. namely:

- (a) An appeal of the City's decision to refuse the application for an amendment to the Official Plan, made pursuant to Section 22(7) of the *Planning Act*;
- (b) An appeal of the City's decision to refuse the application for an amendment to the City's Zoning By-law, made pursuant to Section 34(11) of the *Planning Act*; and

The Notices of Appeal have been filed in accordance with the provisions of the *Planning Act*.

The Legal Department has sent a package of material to the Ontario Municipal Board (OMB) and in due course the OMB will set a hearing date for the appeals if the OMB decides that the issues raised in the appeals warrant a hearing.

ANALYSIS

The appeal may be viewed in the Legal Department.

IMPACT

The appeals will be argued by in-house staff. As such the financial impact is nominal.

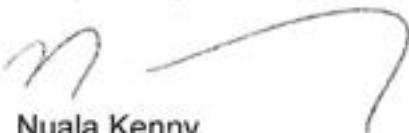
STRATEGIC PLAN

Not applicable.

RECOMMENDATION

It is recommended that Council accept this report as information and pass the attached resolution.

Respectfully submitted,



Nuala Kenny
City Solicitor
NK/cf

LEGAL\STAFF\ZONING\OMB\Premiere Landscaping\ COUNCIL REPORT ADVISING OF APPEAL.DOC

RECOMMENDED FOR APPROVAL

Joseph M. Frederic
Chief Administrative Officer

NUALA KENNY
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
ASSISTANT CITY SOLICITOR

MATTHEW CAPUTO
SOLICITOR/PROSECUTOR



LEGAL
DEPARTMENT

Celebrate 100!
1912 - 2012

File No. PR1.32

2013 01 07

Mayor Debbie Amaroso and
Members of City Council

**RE: SALE OF PROPERTY BEING PART OF 135 NORTHERN AVENUE
LOCATED ON THE SOUTHWEST CORNER OF NORTHERN AVENUE
AND GRAND BOULEVARD**

PURPOSE

The purpose of this report is to recommend to Council the acceptance of an offer from Lisa Lofstrom, the owner of the property abutting the 135 Northern Avenue property, subject to easements over the whole property.

BACKGROUND

This property was declared surplus to the needs of the City by Council Resolution dated November 21, 2011.

ANALYSIS

A notice was placed on the City Webpage as well as in The Sault Star advising that the property was declared surplus and would be sold to the abutting land owner.

The City received an offer from the abutting land owner Lisa Lofstrom for the amount of \$12,500. The appraisal prepared by J E Luzzi Appraisal Services was for \$29,800.

The offer is lower than the appraisal received due to the fact that the easements required limit the use of the property for parking purposes and perhaps landscaping.

-more-

2013 01 07

Page 2

IMPACT

Disposal of this property is consistent with the City's plan to dispose of surplus property. There would also be a tax benefit to the City.

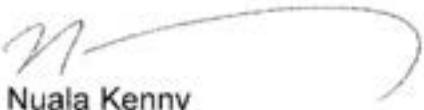
STRATEGIC PLAN

Not applicable.

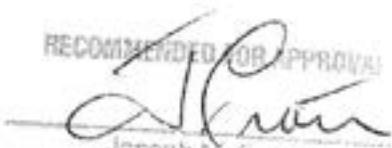
RECOMMENDATION

My recommendation is to accept the offer from Lisa Lofstrom. By-law 2013-3 authorizing the sale of the property to Lisa Lofstrom appears elsewhere on the agenda.

Respectfully submitted,


Nuala Kenny
City Solicitor

NK/da


RECOMMENDED FOR APPROVAL
Joseph M. Frosi
Chief Administrative Officer

da LEGAL\STAFF\COUNCIL REPORTS\2012\ST LOFSTROM JAN 7 13.DOC

NUALA KENNY
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
ASSISTANT CITY SOLICITOR

MATTHEW CAPUTO
SOLICITOR/PROSECUTOR



LEGAL
DEPARTMENT

File No. P4.1

2013 01 07

Malcolm White
City Clerk

Dear Malcolm:

RE: COUNCIL TRAINING SESSION

As you know, recently, there have been a number of questions concerning Council's role as the sole shareholder of PUC Inc. While corporate structure of PUC Inc. is dictated by the Ontario Business Corporations Act, the municipality must comply with the Municipal Act. Sometimes there is variance between these two pieces of legislation.

Additionally, questions have been raised about conflict of interest and corporate fiduciary duties. Council has expressed an interest in answering these questions and improving relations between all parties.

To that end, I have invited George Rust-D'Eye to attend and provide a training session to Council and PUC Inc. George is a partner in the law firm Weir Foulds and one of Canada's leading municipal lawyers. The session is scheduled for Thursday, January 17, 2013 from 5:00 p.m. to 7:30 p.m. in the Russ Ramsay Room. The purpose of the session is to provide an understanding for the roles and responsibilities of the shareholder, the corporation and officers and directors. It will also clarify the relevant legislation. I suggest this session be closed in accordance with 239(3.1) of the Municipal Act - educational or training session.

Yours truly,

Nuala Kenny
for *Nuala Kenny*

Nuala Kenny
City Solicitor
NK/on
c.c. Mr. Joseph Fratesi, Chief Administrative Officer

Susan Hamilton Beach, P. Eng
Deputy Commissioner



**Public Works and
Transportation Department**

2013 01 07

Mayor Debbie Amaroso and
Members of City Council

RE: BYRNE/MORRISON AND NORTH STREET INTERSECTION

PURPOSE

The purpose of this report is to advise Council of a traffic safety issue at the above noted intersection, advise of the temporary solution, seek approval for an upcoming Public Information Centre ('PIC') with this issue as the focus and to seek approval of PWT and Engineering's recommended changes to the area.

BACKGROUND

Public Works and Transportation in consultation with Engineering and Planning have been working to address a traffic safety issue at the above noted intersection. In summary, there have been over twenty (20) reported accidents at this intersection over the past ten (10) years with a history of complaints and property issues that date back over twenty (20) years in our records.

The resident at 525 North Street has been impacted by collisions and has brought to our attention a number of recent events - including two on one day. As a number of these accidents have resulted in damage to the property, the resident has requested the City address their concerns.

At the meeting of 2011 10 24, Council may also recall that a traffic study was conducted at the intersection of Byrne Avenue and Morin Street based on complaints of driver's ignoring regulatory signs at that intersection.

ANALYSIS

Based on our observations, discussions and studies – the worse scenario results as drivers are travelling south on North Street and attempting to turn west onto Byrne Avenue or are attempting to avoid a stopped vehicle trying to turn east onto Morrison Avenue. Drivers are travelling at increased speeds as they drive south down North Street hill – having the two side streets at the location as noted on the attached plan (Figure No. 1) is a traffic safety issue. Council may be aware of a similar situation on the Bruce Street hill at the location

where Trelawne Avenue would intersect it. Please see Figure No. 2 for a plan indicating this location.

As a temporary solution at 525 North Street, guiderail has been installed along the Byrne Avenue property line and at the corner of North Street. This solution is deemed temporary only. The edge of the roadway drops off significantly; however, PWT and Engineering agree that the geometric design of the area can be improved. It is our recommendation that the intersection be made safer by dead-ending the east end of Byrne Street and restricting left hand turns onto Morrison Avenue.

Following Council's support, Engineering will prepare a design and, similar to the Trelawne Avenue location, full barrier curb may be used, landscaping implemented and the temporary guiderail may be re-located along North Street.

Engineering has indicated that the retirement of existing roads and road related facilities is pre-approved under the Class EA process, and is a Schedule A+. As such, this means that we can proceed with the closure as long as notification is provided to the public prior to officially closing the road. Following Council's support of this closure, arrangements will be made by Engineering to hold a Public Information Centre ('PIC') to announce this closure.

In order to increase the level of safety as soon as possible, PWT requests that Council approve a temporary closure of this road by authorizing the Legal Department to prepare a by-law to affect this closure. We also seek Council's support in restricting left-hand turns onto Morrison Avenue for vehicles travelling south on North Street and for making Morrison Avenue a one-way street for approximately 34 metres east of its intersection with North Street. The Legal Department must also be authorized to prepare this by-law at tonight's meeting to affect these changes.

Closing the most easterly leg of Byrne Avenue and restricting turns onto Morrison Avenue is anticipated to greatly improve the traffic concerns here. Also, it is anticipated that the closure of the Byrne Avenue and North Street intersection will significantly reduce the traffic in this area at-large and mitigate the traffic concerns at the Byrne and Morin Street intersection as well. The traffic (approximately 1000 cars/day) is anticipated to use streets within the immediate area that have better geometrics and sight lines (i.e. Bloor Street, John Street and St. George's Avenue). Figure No. 3 shows the proximity of the Byrne and Morin Street intersection and the surrounding area.

From a land use perspective, there have been some significant institutional developments on North Street in the past year which have impacted both vehicular and pedestrian traffic in the area – further demanding that safety concerns be addressed.

IMPACT

Once Council's support is gained, survey and design work for the permanent closure will be completed by Engineering, along with a cost estimate and the identification of funding. PWT's effort to-date has been funded from our Operation's budget. Once the appropriate by-

2013 01 07

Page 3

laws are implemented the closure and turning restriction will be implemented with the use of jersey barriers and signage. This may be funded from our Operation's budget, as well.

Consultation with the Legal Department has also happened and they are in support of the temporary and permanent solution to address safety concerns.

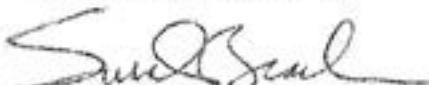
STRATEGIC PLAN

The focus of this report is not included in the Corporate Strategic Plan.

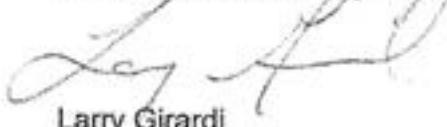
RECOMMENDATION

"That the report of the Deputy Commissioner be approved; and furthermore;
that the Legal Department be authorized to prepare a by-law implementing the temporary closure of the east leg of Byrne Street; and furthermore
that the Legal Department be authorized to prepare a by-law restricting left turns onto Morrison Avenue for vehicles travelling south on North Street and making Morrison Avenue a one-way street for approximately 34m east of its intersection with North Street ; and furthermore
that the Engineering and Planning Department be authorized to conduct a PIC advising the public of the road closure and turning restriction; and furthermore
that Public Works and Transportation be authorized to first implement the closure and turning restriction with barriers and signage; and furthermore
that Engineering and Planning report back with comments from the PIC, along with a design, cost estimate and schedule to implement the permanent closure."

Respectfully submitted,


Susan Hamilton Beach, P. Eng.
Deputy Commissioner, PWT

Recommended for approval,


Larry Girardi
Commissioner, PWT

attachment(s)


RECOMMENDED FOR APPROVAL
Joseph M. Frassetto
Chief Administrative Officer

5(a)

Figure No. 1



5(u)

Figure No. 2



5(u)

Figure No. 3





SAULT STE. MARIE POLICE SERVICE

580 Second Line East
Sault Ste. Marie, Ontario P6B 4K1

ROBERT DAVIES <i>Chief of Police</i>	EMERGENCY DIAL TELEPHONE	9-1-1 (705) 949-6300
BOB KATES <i>Deputy Chief of Police</i>	EXECUTIVE FAX OPERATIONS FAX	(705) 949-3082 (705) 759-7820

November 29, 2012

Mayor D. Amaroso and Members of City Council
City of Sault Ste. Marie
Civic Centre, 99 Foster Drive
Sault Ste. Marie ON P6A 5X6

Dear Mayor Amaroso and Councillors:

Re: Business Plan 2013 - 2015

As per our protocol agreement between Council and the Sault Ste. Marie Police Service with respect to the sharing of information, I have enclosed copies of the Sault Ste. Marie Police Service's new three-year Strategic Business Plan.

The Police Service and the Police Services Board developed a new three-year Business Plan that sets new goals and objectives for the period of 2013 to 2015. Input for the plan's creation was received through community feedback with respect to the provision of policing services. Stakeholders from the general public, community agencies and organizations along with our City and Prince Township were asked to comment on matters such as their satisfaction with the Police, crime and public safety concerns and expectations pertaining to policing services. The information was then compiled along with the mandatory provincial policing requirements and formatted in a business plan that outlined our Service's new goals and objectives.

Should any members of Council require further information on the plan they are invited to contact me.

Yours truly,

Robert D. Davies
Chief of Police

RDD:ah

Enclosures



2013 01 07

Mayor Debbie Amaroso and
Members of City Council

**RE: CONFERENCES AND MAJOR SPECIAL EVENTS COMMITTEE – 2013
TELUS CUP AND 2013 OBA MIDGET GIRLS UNDER 15
CHAMPIONSHIPS**

PURPOSE

This report is in response to funding requests from the Sault Major Hockey Association (2013 TELUS Cup) and the Sault Titans Basketball (2013 OBA Midget Girls U15 Championship).

BACKGROUND

In 2008, City Council established an annual fund in the amount of \$20,000 to provide financial support and incentive to eligible groups to facilitate hosting certain conferences and major special events coming into the City. The Conferences and Major Special Events Committee reviews requests for funding and provides a recommendation to City Council. For 2013, the available funding is \$35,000.

ANALYSIS

The Sault Major Hockey Association has submitted a request for \$10,000 in municipal funding for this event which will be held at the Essar Centre from April 22 to 28, 2013. The application met the purpose, rationale and all eligibility criteria of the policy guideline for funding to a maximum of \$10,000, which will be used to help offset the cost of using the Essar Centre. The Committee recommends that this event receive \$10,000 in funding. Tourism SSM has also committed \$5,000 in funding to this event.

Sault Titans Basketball has submitted a request for \$5,000 in municipal funding for their event which will be held at various gyms in the city from April 26 to 28, 2013. The application met the purpose, rationale and all eligibility criteria of the policy guideline for funding to a maximum of \$5,000, which will be used to help offset the cost of using the Essar Centre. The Committee recommends that this event receive \$5,000 in funding. Tourism SSM has also committed \$3,500 in funding to this event.

Copies of the submissions are attached for the information of Council.

2012 10 22
Page 2

IMPACT

This item has a cost of \$15,000 which will be funded from the 2013 funding allocation of \$35,000. At this time, there are no further applications currently under consideration for 2013 funds.

STRATEGIC PLAN

This item is not linked to current activities in the Corporate Strategic Plan.

RECOMMENDATION

The Committee's recommendation is that Council authorize municipal financial support in the amount of \$10,000 for the 2013 TELUS Cup and \$5,000 for the 2013 OBA Midget Girls U15, with funds to come from the 2013 Conferences and Major Special Events fund.

Respectfully submitted



Councillor Susan Myers, Chair
Conferences and Major Special Events Committee

Attachments

copy: Committee members
Councillor Marchy Bruni
Councillor Joe Krmpotich
Ian McMillan Executive Director, Tourism SSM

5(w)



BUSINESS
Sault Ste. Marie
a division of the SSMEDC



TOURISM
Sault Ste. Marie
a division of the SSMEDC

March 23, 2012

City Conference and Major Special Events Committee
c/o Clerk's Office
City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, ON. P6A 5X6

Dear Committee Members:

Please find attached correspondence from the Organizing Committee for the **2013 Midget AAA National Telus Cup**, which we will be hosting in Sault Ste. Marie from April 22-28, 2013. They have requested \$10,000 in funds from the Conference and Major Special Events Support/Assistance Program.

This city-wide event will bring over **250 delegates** from across Canada for 7 days and will provide a total of **1,750 visitor days**. The size and scope of this event would qualify it for funding under the current guidelines.

Tourism Sault Ste. Marie has committed **\$5,000** in funding to assist the Organizing Committee in hosting this event, as well as costs associated with bidding for the event and all of the "Welcome Bag" materials.

I am asking this request be put on the schedule for discussion at the next Committee meeting

Regards,

A handwritten signature in black ink, appearing to read "Ian McMillan".

Ian McMillan
Executive Director
Tourism Sault Ste. Marie





Corporation of the City of Sault Ste. Marie
Conferences and Major Special Events Policy

Application for Financial Assistance

Name of Organization: Sault Major Hockey Association

Application Contact Person: Adam Caughill

Organization Mailing Address: PO Box 172

SSM, ON

Postal Code: P6A 5L6

Telephone Number (Day): 705-946-6499 Email Address: acaughill@olg.ca

Application Type: Conference Major Special Event

Amount Requested: \$ 10,000.00

Submit the following required attachments with application:

- A. Date of Conference/Event
- B. Conference/Event Budget
- C. Publications, Programmes and Press Articles, Other Supporting Documents
- D. Size and Reach of Event (Local; Regional; National; International)
- E. No. of Delegates and Visitor Days Involved
- F. No. of Out-of-town Attendees
- G. Extent of Media Coverage (Local; Regional; National; International)
- H. Area Facilities and Services Required

Conferences and Major Special Events Policy
Application for Financial Assistance

Terms and Conditions

The City may provide a portion of the financial assistance in advance of the event.

A holdback of funds may be required to pay for the purchase of services from the City of Sault Ste. Marie.

Funding from the City shall not be used for the purchase of alcoholic beverages.

If the event realizes a surplus, the City would expect a refund of their contribution equal to the surplus amount.

Please specify how the financial assistance will be used if approved.

Financial assistance required to help off set the costs of the Essar Centre.

List the names of the Executive or Organizing Committee:

Name: _____

Title: _____

Signature: _____

Date: _____

**Conferences and Major Special Event
Supporting Documentation**

EVENT: 2013 National Telus Cup

A Host Organization & Local Contact Persons:

Adam Caughill
President
Sault Major Hockey Association
PO Box 172
Sault Ste. Marie, ON P6A 5L6
acaughill@olg.ca
705-946-6499

B Date, Size and Nature of Event

April 22-28, 2013
Regional Hockey Championships

C No of Delegates and Visitor Days Involved

250 total delegates/out of town for 7 days = 1,750 visitor days

D Origin and Number of Out of Town Attendees

6 teams from across Canada

E Publications, Programs, Press Articles and Other Documents:

Hockey Canada	Sault Star
OHF Website	SaultToday
SMHA Website	SooNews
Pulse	NOHA Website

F Size and Reach of Event:

National

G Media Coverage:

MCTV News
TSN

H Area Facilities and Services Required

Essar Centre
Host Hotel
OLG Casino SSM
Restaurants
Shopping

I Conference/Event Budget:

*attached

J Letters of Support:

*attached

K Level of Support Requested:

Financial assistance in the amount of \$10,000

Break Even Budget

2013 TELUS Cup Midget AAA National Championships

REVENUE

Tickets	84,215	
Local Sponsorship	36,135	
Corporate Sponsorship	10,000	
Government Funding	30,000	Provincial and Federal
City of Sault Ste. Marie	10,000	Special Events and Conferences Grant
Tourism Sault Ste. Marie	5,000	
Hockey Canada Grant	24,000	
OHF Grant	10,000	
NOHA	1,000	
Sault Major Hockey Association	10,000	
OHL Greyhounds	2,500	
Program Sales	2,000	
Merchandise Sales	4,000	Souvenir Royalties
Banquet	6,000	Based on 200 additional tickets at \$30 each
50/50 Draw	6,000	
Silent Auction	2,000	
Other	2,000	
	TOTAL: \$244,850	

EXPENSES

Travel and Bus Transportation	5,000	Coach Requirements
Per Diems	7,560	12 refs at \$90 per day for 7 days
Accommodations	60,375	5 teamsx15 rooms per teamx7nights@\$115
Essar Centre	17,500	7 days at \$2,500 per day
Game Officials	5,500	
Referee Accommodations	4,830	6 rooms/double occ/7 nights
Operations	5,000	
Legal and Insurance	1,000	
Profit Sharing	10,000	
Protocol	1,835	
Special Events	13,000	Concert, Skills Comp./Bondar Pavilion
rental		
Banquet	15,000	
Team Meals	45,500	130 delegates @\$50/day for 7 days
Volunteer Services	12,500	Lite meals, uniforms
Marketing/Advertising	20,000	Print/TV/Radio/Web
Promotional Materials	10,000	
Sponsor Servicing	2,500	
Media/Communications	1,500	
Bid costs	250	
Travel to 2012 Telus Cup	3,500	
Contingency	2,500	
	TOTAL: \$244,850	

Net Profit (-)

5(w)

SAULT MAJOR HOCKEY ASSOCIATION INC.

P.O. Box 172, Sault Ste. Marie, Ontario, P6A 5L6
Telephone: 705-941-9197 Fax: 705-941-9192



Mr. Philip McKee
OHF Executive Director
3 Concord Gate, Suite 212
Toronto, Ontario
M3C 3N7

March 12, 2011

To: OHF Board of Directors

Please accept this letter of support on behalf of the Sault Major Hockey Association Board of Directors.

For the past 45 years, the Sault Major Hockey Association has provided support and governance for recreational and rep hockey for Atom through Midget aged players in Sault Ste. Marie and its surrounding communities. Our membership in 2010/11 is 500 players strong. The Sault's AAA and AA programs have consistently been considered amongst the best in Northern Ontario and the reputation of our association is second to none. We continually strive for our players and coaches to impress both on and off the ice.

Sault Ste Marie has also built a reputation for excellence in hosting major hockey events. From the 1993 Memorial Cup to the 2003 Air Canada Cup to the 2008 OHL All-Star Game to the 2009 All-Ontario AAA Bantam Championships, Sault Ste. Marie has exceeded all expectations in delivering world-class hockey events. Our facilities, our hospitality, our team, and our passionate community make Sault Ste. Marie a can't-miss destination for the 2013 Telus Cup Midget AAA National Championship.

While all of our rep teams from Sault Ste. Marie have represented our city admirably, our Midget AAA team – the Sault North Stars – have been our most consistently successful team over the past 15 years. Our North Stars have represented Northern Ontario in the All-Ontario's in seven of the last nine seasons and went on to the National Championships in two of those seasons including 2007 in Red Deer, Alberta. The North Stars would be certain to represent the OHF proudly as competitors and the Sault host committee would be certain to make the OHF proud to have chosen Sault Ste. Marie as the host site for this championship.

Our bid is solid. Our community is ready. Our facilities are beautiful. If the Sault is chosen as host you will be delighted with what we are able to deliver our competitors and guests.

We look forward to the opportunity to discuss our city and our bid in more detail, at your convenience.

Yours truly,

Adam Caughill
President, Sault Major Hockey Association



Sault Ste. Marie
ECONOMIC
DEVELOPMENT
CORPORATION



TOURISM
Sault Ste. Marie
A Division of the Sault Ste. Marie Economic Development Corporation



BUSINESS
Sault Ste. Marie
A Division of the Sault Ste. Marie Economic Development Corporation

March 12, 2011

Mr. Philip McKee
OHF Executive Director
3 Concord Gate, Suite 212
Toronto, Ontario
M3C 3N7

To: OHF Board of Directors:

On behalf of Tourism Sault Ste. Marie (a division of the Sault Ste. Marie Economic Development Corporation) please accept the following letter of support. We are committed to work closely with the Sault Major Hockey Association and the Sault North Stars to bring our community leaders and partners together to host this prestigious tournament.

Tourism Sault Ste. Marie recognizes the significant economic impact of hosting such an event and we believe Sault Ste. Marie will deliver an excellent venue for teams, their families, spectators and fans; superior to any other city in the province. Sault Ste. Marie has a rich history of hosting high caliber sporting events including the: 2010 Scotties Tournament of Hearts, 2009 Bantam AAA Championships, 2008 National Aboriginal Hockey Championships, 2004-2005-2008 Little NHL Tournaments, 2003 Air Canada Cup, 2001 Ontario Special Olympics Summer Games, 2000 Ontario Winter Games, 1996 Canadian National Gymnastics Championships and Olympic Trials, the 1993 Memorial Cup and 1990 Labatt Brier.

Our legacy for hosting extraordinary tournaments and special events is well known – tried and true. Sault Ste. Marie embraces the opportunity to build on this success and strives to make each subsequent year better than ever. Our new pride and joy – The Essar Centre will be the ultimate location to host the 2013 Telus Cup Midget AAA National Championship. Sault Ste. Marie also boasts a wide variety of first class accommodation choices (over 1,200 rooms citywide – all within minutes of the Essar Centre). Attractions such as the Agawa Canyon Tour/Snow Train, Canadian Bushplane Heritage Centre, OLG Casino Sault Ste. Marie and the combination of multiple shopping and dining areas will provide an abundance of options for your attendees to enjoy.

Tourism Sault Ste. Marie proudly welcomes the opportunity to work with you on hosting a very successful 2013 Telus Cup Midget AAA National Championship.

With Regards,

Ian McMillan

Ian McMillan
Executive Director
Tourism Sault Ste. Marie



57w)



Sault Ste. Marie
ECONOMIC
DEVELOPMENT
CORPORATION



BUSINESS
Sault Ste. Marie
A division of the SSMEDC



TOURISM
Sault Ste. Marie
A division of the SSMEDC

April 26, 2012

City Conference and Major Special Events Committee
c/o Clerk's Office
City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, ON. P6A 5X6

Dear Committee Members:

Please find attached correspondence from the Organizing Committee for the **2013 OBA Midget Girls Under 15 Championships**, which will be held in Sault Ste. Marie from April 26-28, 2013. They have requested \$10,000 in funds from the Conference and Major Special Events Support/Assistance Program, to help offset the costs of utilizing the Essar Centre for this tournament.

This major event will bring 32 teams, with **864 out of town participants**, from across Ontario for 3 days and will provide a total of **2,592 visitor days** to our community. The size and scope of this event would qualify it for funding under the current guidelines.

Tourism Sault Ste. Marie is committing **\$3,500** in funding to assist the Organizing Committee in hosting this event, as well as costs associated with bidding for the event and all of the "Welcome Bag" materials.

I am asking that this request be put on the agenda for discussion at the next Committee meeting.

Regards,

Ian McMillan
Executive Director
Tourism Sault Ste. Marie





5(w)

Corporation of the City of Sault Ste. Marie
Conferences and Major Special Events Policy

Application for Financial Assistance

Name of Organization: TITAN Basketball - OBA Midget Girls Under 15 Championships

Application Contact Person: Thomas Cory

Organization Mailing Address: Algoma University
Sault Ste. Marie, ON

Postal Code: P6A 2G4

Telephone Number (Day): 705-942-2145 Email Address: 705-971-0382

Application Type: Conference Major Special Event

Amount Requested: \$ 10,000.00

Submit the following required attachments with application:

- A. Date of Conference/Event
- B. Conference/Event Budget
- C. Publications, Programmes and Press Articles, Other Supporting Documents
- D. Size and Reach of Event (Local; Regional; National; International)
- E. No. of Delegates and Visitor Days Involved
- F. No. of Out-of-town Attendees
- G. Extent of Media Coverage (Local; Regional; National; International)
- H. Area Facilities and Services Required

Conferences and Major Special Events Policy
Application for Financial Assistance

Terms and Conditions

The City may provide a portion of the financial assistance in advance of the event.

A holdback of funds may be required to pay for the purchase of services from the City of Sault Ste. Marie.

Funding from the City shall not be used for the purchase of alcoholic beverages.

If the event realizes a surplus, the City would expect a refund of their contribution equal to the surplus amount.

Please specify how the financial assistance will be used if approved.

Due to the sensitive nature of this event in its last year of a two year agreement, Titan Basketball is requesting the use of the Essar Centre for this final Tournament. This is a way of showcasing SSM to Ontario Basketball and to secure the event for years to come. With the use of our hardwood basketball floor and nets, this will have a WOW factor on these Midget Girls Under 15 teams and their parents who have come from across Ontario...32 teams are anticipated!

List the names of the Executive or Organizing Committee:

Name: Thomas Cory

Title: Head Coach

Signature: _____

Date: April 26, 2012

Name: Carol Caputo

Title: Co-Chair

Signature: _____

Date: April 26, 2012

Name: Brina Seccareccia

Title: Basketball Official

Signature: _____

Date: April 26, 2012

Name: _____

Title: _____

Signature: _____

Date: _____

**Conferences and Major Special Event Policy
Supporting Documentation**

**EVENT: 2013 Under 15 Midget Girls
Ontario Basketball Championships**

A Date of Conference/Event

April 26-28, 2013

B Conference/Event Budget

*Budget attached

C Publications, Programs, Press Articles and Other Documents

*Letter of support and schedule attached

D Size and Reach of Event

32 teams, coaches and OBA staff from across Ontario

E No of Delegates and Visitor Days Involved

864 out of town participants anticipated for three days
2,592 Visitor Days

F No. of Out of Town Attendees

864

G Area Facilities and Services Required

Essar Centre
Hotel Accomodations
Banquet Services (possibly catered)
All High School Gyms
George Leach Centre

2012 AND 2013 ONTARIO CUP LOCATIONS

AGE CATEGORY	2012 DATES	2013 DATES	LOCATION	HOST ORGANIZATION
U10 Novice Girls	March 23-25	March 22-24	Chatham	Chatham-Kent Wildcats
U11 Atom Girls	March 23-25	March 22-24	Brantford	Brantford Briers
U12 Major Atom Girls	March 23-25	March 22-24	Mississauga	Malton Mavericks
U10 Novice Boys	March 30-April 1	April 5-7	London	London Gold Medal
U11 Atom Boys	March 30-April 1	April 5-7	Burlington	Burlington Skyhawks
U12 Major Atom Boys	March 30-April 1	April 5-7	Niagara	Niagara Falls Red Raiders Niagara Sports Commission
U13 Bantam Girls	April 13-15	April 12-14	Windsor	Windsor Valiants
U14 Major Bantam Girls	April 13-15	April 12-14	Ottawa	Eastern Ontario Basketball Association
U13 Bantam Boys	April 20-22	April 19-21	Kingston	Kingston Impact
U14 Major Bantam Boys	April 20-22	April 19-21	Etobicoke/Mississauga	Etobicoke Basketball Association Malton Mavericks
U15 Midget Girls	April 27- April 29	April 26- April 28	Sault Ste. Marie	Sault Titans
U16 Major Midget Girls	April 27- April 29	April 26- April 28	Kitchener-Waterloo	KW Lightning
U17 Juvenile Girls	May 4-6	May 3-5	Brantford	Brantford Briers
U19 Junior Girls	May 4-6	May 3-5	Kitchener-Waterloo	KW Lightning
U15 Midget Boys	May 11-13	May 10-12	Windsor	Windsor Valiants
U16 Major Midget Boys	May 11-13	May 10-12	Ottawa	Eastern Ontario Basketball Association
U17 Juvenile Boys	May 25-27	May 24-26	Niagara	Niagara Falls Red Raiders Niagara Sports Commission
U19 Junior Boys	May 25-27	May 24-26	Kitchener-Waterloo	KW Vipers

Ontario Basketball has teamed up with IHG - InterContinental Hotels Group, who becomes the official hotel provider for Ontario Basketball and its Ontario Cup provincial championships. With more than 70 IHG properties in Ontario,

OBA members can expect consistent and high quality standards for accommodations at every Ontario Cup tournament including great rates and amenities, as well as exceptional services. OBA will provide a dedicated centralized web page for teams to access group booking information later this fall.

For more information visit:

WWW.BASKETBALL.ON.CA

PriorityClubRewards | IHG



5(w)



TOURISM
Sault Ste. Marie
a division of the Sault Ste. Marie Economic Development Corporation



Sault Ste. Marie
ECONOMIC
DEVELOPMENT
CORPORATION



BUSINESS
Sault Ste. Marie
a division of the Sault Ste. Marie Economic Development Corporation

April 26, 2012

Thomas Cory
HEAD COACH
Titan Basketball
Algoma University
Sault Ste. Marie, ON
Re: 2013 OBA Championships

Dear Thomas:

On behalf of Tourism Sault Ste. Marie (a division of the Sault Ste. Marie Economic Development Corporation) please accept the following letter of support. Tourism Sault Ste. Marie is committed to working closely with Titan Basketball and Ontario Basketball to continue bringing high caliber basketball championships to Sault Ste. Marie. Sault Ste. Marie is proud to play a part in making this a memorable experience for all involved. For this final championship event (from the two year agreement) utilizing our hardwood basketball floor and playing the final games at the Essar Centre will surely be a way of sending the right message to Ontario Basketball "WE WANT TO PLAY". We hope that this will solidify our opportunity to remain an Ontario Basketball host city.

Tourism Sault Ste. Marie recognizes the economic impact of hosting high profile tournaments and truly believes that Sault Ste. Marie will provide an excellent venue for each participant sponsor, spectator and fan; superior to any other city in the province. Sault Ste. Marie is conveniently located in the centre of Ontario, Canada and North America. We are easily accessible by land and air and share the border with the State of Michigan.

Tourism Sault Ste. Marie strongly supports this event so please feel free to contact me personally and I'll be happy to speak with you in person.

With regards,

Stephen Hollingshead
Coordinator Special Projects and Sports Tourism
Tourism Sault Ste. Marie



Preliminary 2013 OBA Budget

Revenue

TSSM	3,500.00
City SSM	10,000.00 (Essar Centre for Two Days)
Sponsorship	1,500.00
Ad Sales	1,000.00
Concessions	250.00
OBA (\$25 PER TEAM)	800.00 32 teams @ \$25 per team
Game Fees	<u>6,260.00</u>
TOTAL	\$23,310.00

Expense

Social Caterer	1,000.00
Gas (Staff Vehicles)	120.00
Officials Game fees	5,120.00
Gas	390.00
Food	400.00
Assign Fee	350.00
Hotel Rooms	1,500.00
OBA Staff Hotel Rooms	1,200.00
Guest Speaker Hotel	150.00
Food	50.00
Gym Fees Essar Centre	10,000.00 (2 day rental)
SBSS	0.00
SMC	0.00
Superior	0.00
White Pines	0.00
Korah	0.00
Algoma University	0.00
Maintenance Fee	1,500.00
Athlete Meal	1,500.00
TOTAL	\$23,280.00
Profit/Loss	\$30.00

NUALA KENNY
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
ASSISTANT CITY SOLICITOR

MATTHEW CAPUTO
SOLICITOR/PROSECUTOR



LEGAL
DEPARTMENT

File No. PR4

2013 01 07

Mayor Debbie Amaro and
Members of City Council

RE: SAFE DRINKING WATER ACT SUMMARY

PURPOSE

The purpose of this report is to provide City Council with an overview of the *Safe Drinking Water Act 2002* and the legal responsibilities that are placed on City Council as a result of the Act.

BACKGROUND

In May 2002, Commissioner O'Connor made a number of recommendations as part of the report of the Walkerton inquiry. The Walkerton report led to the *Safe Drinking Water Act 2002* which received Royal assent on December 13, 2002. The purpose of the *Safe Drinking Water Act 2002* is to protect human health through the control and regulation of drinking water systems and drinking water testing. The Act requires all municipal drinking water systems to obtain an approval from the Director of the Ministry of the Environment in order to operate. Operators must be trained and certified to provincial standards. The Act also provides legally binding standards for testing of drinking water and requires that the testing be done in licensed and accredited laboratories. Although the Act has been in place since 2002, Section 19 of the Act came into force on December 31, 2012. This section of the Act expressly extends legal responsibility to people with decision making authority over municipal drinking water systems, including members of municipal councils.

-more-

ANALYSIS

The Act defines "owner" as the person, including a municipality, who is the legal owner of all or part of the drinking water system. The "drinking water system" is the system of works established for providing drinking water to users of the system. The "Operating Authority" is the person or entity given responsibility by the owner for the operation, management and maintenance of the drinking water system. In Sault Ste. Marie, the owner of the drinking water system is The Corporation of the City of Sault Ste. Marie. The Operating Authority is the PUC Inc. As the owner of the drinking water system, the Act imposes a number of statutory duties upon the municipality. The duties are:

- 1) To ensure that water meets all the prescribed drinking water quality standards;
- 2) To ensure the drinking water system operates in accordance with the Act and its regulations;
- 3) To have appropriately staffed and supervised individuals in place to execute day to day operations;
- 4) To comply with all sampling, testing and monitoring requirements; and
- 5) To meet all reporting requirements as set out in the Act.

Section 19 of the Act extends this legal responsibility personally to decision makers. As city councillors personal liability attaches even though the operation of the drinking water system has been delegated to PUC. The Act requires decision makers, including municipal councillors to:

- 1) Exercise the level of care, diligence and skill in respect of the municipal drinking water system that a reasonably prudent person would be expected to exercise in a similar situation; and
- 2) To act honestly, competently and with integrity, with a view to ensuring the protection and safety of the users of the municipal drinking water system.

The *Safe Drinking Water Act 2002* imposes a due diligence standard on councillors when making decisions relating to drinking water. However the statutory standard does not require municipal councillors to become experts. The Act provides an express exemption where city councillors or other decision makers make a decision based on a professional report. If a councillor relies in good faith on a report of an engineer, lawyer, accountant or other person with professional qualifications that would lend credibility to a report, they may rely on this as a complete defence to any error in decision making.

2013-01-07

Page 3

It should also be noted that there are strict enforcement provisions associated with the *Safe Drinking Water Act 2002*. Monetary penalties may be imposed against individuals up to Four Million Dollars (\$4,000,000) for a first offence. The sentence provision also provides for imprisonment terms of up to five years.

The provisions of the *Safe Drinking Water Act 2002* are grave because they are intended to respond to the critical matter of ensuring safe drinking water from source to tap. That said, councillors may fully meet the statutory obligations by becoming informed and ensuring due diligence in decision making. The provincial document "Taking Care of Your Drinking Water A Guide for Members of Municipal Councils" was provided to Council at the last council meeting. The guide provides an excellent checklist for councillors to ensure due diligence in decision making.

IMPACT

The *Safe Drinking Water Act 2002* places responsibility on the owner and operator of drinking water systems which may require financial obligations from time to time.

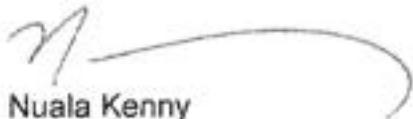
STRATEGIC PLAN

Compliance with the *Safe Drinking Water Act 2002* is not only mandatory, but also consistent with the corporate value of environmental stewardship as set out in the corporate strategic plan.

RECOMMENDATION

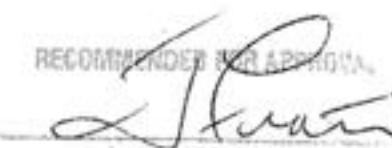
This report is provided for the information of City Council.

Respectfully submitted,



Nuala Kenny
City Solicitor

NK/da



RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer

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

Celebrate 100!
1912 - 2012

2013 01 07

Mayor Debbie Amaroso and
Members of City Council

RE: Application No. A-32-12-Z & 57T-12-502 – filed by Palmer Development (Northern) Corp.

PURPOSE

The applicant, Palmer Development (Northern) Corporation, is requesting a Rezoning and Draft Plan of Subdivision Approval in order to facilitate the development of a 59-lot, mixed residential subdivision, consisting of single-detached dwellings, and townhouse units.

PROPOSED CHANGE (Revised)

The applicant is requesting Draft Subdivision Approval to develop a 59-lot mixed residential subdivision. The applicant is also requesting a Rezoning from "R2" (Single Detached Residential) zone to "R3" (Low Density Residential) zone on Block 59, and "R4" (Medium Density Residential) zone on Blocks 57 and 58. The effect is that Lots 1-56 will be developed with single detached homes. The proposed "R3" zoning upon Block 59 will single, semi and multiple attached dwellings. The proposed R4 zoning upon Blocks 57 & 58 would permit multiple attached dwellings and apartment buildings up to 5-floors.

Subject Property:

- Location – The subject property is located along the north side of the full extent of Sherwood Parkway; Zoning Map 1-110.
- Size – 6.9ha (17.08acres)
- Present Use – Vacant land
- Owner – Palmer Development (Northern) Corporation

BACKGROUND

In 1974, The 'Sherwood Forest' Subdivision was draft approved upon the subject property. The original subdivision included 73 single detached lots and 2 blocks zoned for multi-unit residential. In 1992 Draft Approval lapsed, at the request of the owner.

Council originally heard this application on December 3, 2012. Due to a number of neighbour concerns, the application was deferred to give the applicant an opportunity to meet with neighbours.

On December 20th the applicant hosted a public open house. The details of which are discussed later in this report.

ANALYSIS

Conformity with the Official Plan

The subject property is designated 'Residential' on Land Use Schedule 'C' of the Official Plan. Generally, the proposed residential subdivision adheres to the residential policies contained in the Official Plan. More specifically, the following residential policies apply to this subdivision application:

- R.1 *A mixture of housing types and diversity of ownership and tenure forms shall be encouraged in new development.*
- R.3 *Medium density residential dwellings may be integrated into low density areas subject to a rezoning.*
- HO.1 *Opportunities for a full range of housing types shall be provided to meet the present and expected needs of the community.*

The Applicant's revised request includes single detached (R2) zoning upon Lots 1-56, Medium Density (R4) zoning upon Blocks 57 & 58 and Low Density Residential (R3) zoning upon Block 59. The applicant has indicated that his intention is to develop blocks 57 & 58 with multiple-attached (townhousing) units. Specific development of Block 59 is unknown at this time; however the proposed R3 zoning will permit among other things, single, semi and multiple-attached dwellings.

In addition to the specific Residential and Housing Policies contained in the Official Plan, there are a number of other policies which apply to this proposal. More specifically:

Fish Habitat

The Fort Creek Conservation Area abuts the subject property to the east, and the Fort Creek meanders in a southerly direction at the bottom of a substantial ravine, approximately 75m (246') east of the subject property. The Applicant is also proposing to drain the eastern 1/3 of the subdivision into the Fort Creek Ravine/Watercourse. Through correspondence with the Department of Fisheries and Oceans, as well as the Conservation Authority, it has been determined that the

proposed subdivision will not negatively impact the creek, so long as a minimum of 70% sediment is removed prior to stormwater entering the creek. Specific conditions related to this are discussed later in this report.

Hazard Lands: Fill Areas and Significant Slopes

There is a significant slope along the eastern edge of the subdivision. While the top of the slope is located at the rear of Lots 3-6, as per OP policies, conditions will be put in place to ensure continued slope stability. A further discussion of these specific conditions can be found later in this report.

The western portion of the subject property has significant amounts of fill. At one time there was a natural watercourse, running in a northeast/southwest direction which was replaced by a storm sewer and filled. As per OP policies, conditions will require specific studies to identify any lots that may need engineered footings. A further discussion of these specific conditions can be found later in this report.

Archaeological Potential

The recently completed Archaeological Master Plan identifies portions of the subject property as having high archaeological potential. As per the Cultural Policies of the OP, a Stage 2 Archaeological Impact Assessment of the subject property was conducted by a licensed Archaeologist. Luke Della Bona of Woodland Heritage Services notes the majority of the subject property shows signs of previous disturbance. There exist a number of underground services that were installed in the 70's, in anticipation of developing the original 'Alo Subdivision'. Furthermore, the western portion of the site has been substantially filled. In closing, Mr. Della Bona notes that '*as a result of the assessment, no cultural resources were identified. It is recommended that no further archaeological assessment work is required at the proposed Sherwood Forest Subdivision...."*

Parks and Recreation

The Official Plan states that '*Residential developments shall be required to provide 5% of the land for park purposes or cash in lieu of 5% where the City deems it appropriate...Funds from the 5% reserve fund should be utilized for open space acquisition and development*'.

It has been determined through City records that St. Patrick Street Park was dedicated to the Municipality as part of the original draft approval of the 'Alo Subdivision', which included the subject property of this application. Therefore, the parkland dedication has already occurred.

St. Patrick Street Park is located just south of the subject property on the east side of St. Patrick Street. Given the road layout of the proposed subdivision, the existing Park will be easily accessible. While the size and layout of the park is appropriate to service the existing area and proposed new lots, the amenities are minimal and aging. In recognizing that high quality park space helps to create a healthy, desirable neighbourhood, the Applicant has agreed to fund up to \$20,000 to upgrade the park. The City will work with the applicant to determine the details.

The proposed subdivision also has access to the Fort Creek portion of the Hub Trail, via the unopened portion of Valley Court, just south of its intersection with Sherwood Parkway.

Urban Design – Pedestrian Linkages, Sidewalks and Access to Public Transit

As they relate to residential subdivisions, the urban design policies speak to among other things, pedestrian linkages sidewalks and access to public transit.

There is an existing sidewalk along the south side of Sherwood Parkway. While details can be worked out prior to the registration of the first phase of the subdivision, all proposed roadways will have a sidewalk on at least one side.

As previously mentioned, the street layout will provide appropriate access to the abutting neighbourhood and park space to the south. Furthermore, there also exists a suitable link between the proposed subdivision and the Fort Creek Portion of the Hub Trail.

Transit access is located nearby on People's Road. There are existing stops on Peoples Road at the corners of Penno Road and Fairview Avenue.

In summary, the proposed subdivision adheres to the applicable policies contained in the Official Plan and as such, an Official Plan Amendment is not required.

Comments

The applicant, Palmer Development (Northern) Corporation is requesting a Rezoning and Draft Plan of Subdivision Approval in order to facilitate the development of a 59-lot, mixed residential subdivision. The revised rezoning request is as follows:

Lots 1-56 - Maintain existing Single Detached Residential (R2) Zoning

The majority of lots 1-56 are proposed with 18m (59') of frontage and 40m (131') of depth, which are adequately sized to support the proposed single detached dwellings.

Block 59 - Single Detached Residential (R2) to Low Density Residential (R3)

Block 59 is proposed to be rezoned R3, which permits among other things, single, semi and multiple attached dwellings. The applicant has indicated that as part of his purchase agreement, Block 59 will be transferred back to the seller, once the subdivision has been registered. The seller does not have any immediate or specific development plans for Block 59.

Medium Density Residential (R4) - Blocks 57 & 58

Blocks 57 & 58 are proposed to be rezoned from Single Detached Residential (R2) to Medium Density Residential (R4). The Applicant intends to develop multiple attached (townhouse) dwellings upon these lots. It is estimated that approximately 12 multiple attached dwelling units could be developed upon Blocks 57 & 58. The proposed R4 zoning would also permit apartment buildings to a maximum of 5 floors; however at this time, the applicant intends to develop townhouse units.

The integration of medium density multiple attached units are most appropriately located along the western portion of the subdivision. Given the previously draft approved 'Torma' and 'Sherbrook' subdivisions to the northwest are currently being registered, it is anticipated that Fairview Avenue will be extended to Peoples Road, providing direct access to and from Blocks 57-58, rather than to the south along St. Patrick Street and Penno Road.

Character of the Surrounding Area

Referring to the land use maps attached, the character of the surrounding area is mixed residential. Most of the homes within the current subdivision to the south are single detached, however there is a block of lots zoned R3 on the east side of Silverdale Avenue and the south side of Sherwood Parkway, east of Silverdale. Based upon City records, it does not appear that any of these homes have converted to duplex dwellings, which is permitted by the current R3 zoning.

East of Silverdale Ave. there is an existing 18-unit townhouse complex and southeast of the proposed subdivision there is a vacant 0.87ha (2.16acre) property which is zoned Medium Density Residential (R4). This block was part of the original 'Alo' Subdivision, but has been severed from the subject property. The R4 zoning permits among other things, semi-detached, duplex, triplex, multiple attached and apartment buildings to a maximum of 5-storeys.

There is also a 40-unit apartment building abutting Block 59 to the west of the proposed subdivision, which fronts upon and gains access from Peoples Road. To the northwest of the subject property are the previously draft approved 'Torma' and 'Sherbrook' subdivisions which are currently zoned R3 and R4 respectively. These subdivisions are in the process of being registered and development is anticipated in the near future.

The abutting properties to the north are the rear portions of long (417m/1368') rural lots with frontage on Third Line. The Fort Creek Conservation Area abuts the proposed subdivision to the east.

Phasing

Lots 43-56, with existing frontage and services on the north side of Sherwood Parkway will be the first phase of the development. The second phase of development would likely include extending Valley Court north and developing Lots 1-9 along the eastern edge of the subdivision. Market demand will dictate the third phase; however given the proposed road layout, it is anticipated that the remainder of the roads and services will likely be installed as part of the third phase, including the extension of Fairview Avenue to Peoples Road.

Proposed Servicing and Road Network

Stormwater Management

This subdivision will be provided with 'Class A' services, including catch basins and storm sewers. There is a 'drainage divide' upon the subject property whereby the eastern 1/3 drains east, and the western 2/3 drains west.

The eastern 1/3 of the subdivision will be drained to an existing easement and eventually outlet to the Fort Creek Conservation Area.

The western 2/3 of the subdivision will be drained to the west into a 'dry pond', which will be located on Block 60. Stormwater will then outlet to an existing storm sewer which runs along the western extent of the subject property.

Sanitary & Water Services

Sanitary and water services will tie into existing services located at the corner of Patrick Street and Sherwood Parkway. The Applicant's submission includes a Municipal Servicing Report, which among other things, provides preliminary confirmation that there exists adequate capacity within the existing sanitary and water system to service the proposed development without impacting existing development.

Road Network

The proposed road network is similar to that of the originally draft approved 'Alo' subdivision. Sherwood Parkway will be 'looped' to Rainone Drive via St. Patrick Street and Valley Court extensions to the north. A right-of-way (ROW) will be maintained at the north terminus of Valley Court, which could facilitate future residential development to the north.

Another ROW will be protected to facilitate the future extension of Fairview Avenue, which would provide this area with an alternate access to People's Road. Currently, there is only one access to the entire neighbourhood, including the proposed subdivision and the existing neighbourhood to the south. The extension of Fairview Avenue would allow a second access to the area and reduce the amount of traffic utilizing St. Patrick Street and Penno Road to enter and exit the area. Furthermore, a second access will improve emergency response coverage.

The abutting subdivisions to the northwest (Torma & Sherbrook) are currently being registered and it is anticipated that Fairview Avenue will be extended to Peoples Road early in the overall development of the area.

Neighbourhood Meeting

On December 20th, the Applicant hosted a neighbourhood meeting. The meeting was attended by the Applicant, his engineering consultant and legal counsel, Planning staff, both Ward 5 Councillors and 11 neighbours.

At the meeting, the applicant indicated that the rezoning request had been amended, as described above. Furthermore, the following issues were discussed:

Tree Removal

Neighbours were concerned that the area would be clear cut to make way for the development. The developer indicated that wherever possible, mature trees would be maintained, and that tree removal would be at the discretion of future lot

purchasers. Having said this, many trees will need to be removed to facilitate future roads, services and building footprints, but wherever possible, mature trees will be maintained.

Timing of Phase 1 Construction (Lots 43-56 North Side of Sherwood Parkway)

The applicant is hoping to begin Phase 1 this spring. As part of Phase 1, a storm sewer will need to be installed along Sherwood Parkway. The applicant has indicated that the storm sewer will be constructed north of the traveled portion of Sherwood Parkway, thereby eliminating the need to resurface the roadway, and minimizing traffic disruptions. It is estimated that storm sewer and other infrastructure installations would take about six weeks to install. It is difficult to determine how long it will take Lots 43-56 to be fully developed with single detached dwellings. This is dependent upon the market, as well as individual plans by future lot purchasers.

Construction Traffic Utilizing St. Patrick Street/Sherwood Parkway/Penno Drive

As previously noted, the existing subdivision only has one access to Peoples Road. The residents noted concerns with construction traffic utilizing the existing residential streets, and it was suggested that a condition of approval be that Fairview Avenue be extended to Peoples Road prior to commencing construction.

The applicant indicated that he reviewed the possibility of constructing Fairview Avenue as a temporary roadway between the development and Peoples Road, and at this point such a temporary construction roadway is cost prohibitive, let alone a public right of way to City standards. Phase 1 and 2 will consist of the construction of approximately 22 single detached lots, with fairly minimal infrastructure improvements. At this point it would not be feasible to require the roadway as a condition of approval.

Having said this, the Applicant has been in touch with the owner of the abutting subdivisions and feels that some type of cost sharing arrangement might make it more feasible to extend Fairview Ave. to Peoples Road much sooner. City staff will work with both developers in an attempt to expedite the extension of Fairview Avenue.

Intersection of Fairview Avenue and Peoples Road

One resident suggested that the future intersection of Fairview Avenue and Peoples Road might be unsafe, as it will be located right at the top of the hill and visibility might be an issue. Although comments from Engineering and Public Works do not identify the proposed location as an issue, City staff will further review during the Subdivision Agreement process. If the location is deemed unsafe, Fairview will not be extended and the second access to this area would be slightly further north, where Sherbrook Street is proposed as part of the Sherbrook Subdivision.

Addition of 11 Fairview Avenue to Draft Approval

The applicant recently learned that he also owns 11 Fairview Avenue, which is a 0.3ha (0.73 acre) triangular shaped parcel currently zoned Medium Density Residential (R4). The parcel abuts Blocks 57 & 60 to the west, and is identified as 'Block D' on the attached Draft Plan.

This parcel is not currently part of Draft Plan Approval and the applicant requested that it be included.

The City Solicitor has indicated that if 11 Fairview Avenue is to be included, the application must be deferred so that an amended public notice can be re-circulated.

The applicant has agreed to proceed with the originally described property, which does not include 11 Fairview Avenue.

Consultation

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

- See attached letters – Engineering Department, Public Works and Transportation, SSMRCA, Building Division, Accessibility Advisory Committee, PUC Services
- No objections/comments – CSD, Municipal Heritage Committee, Fire Services, EDC

Engineering Department

Correspondence from the Engineering Department notes the Applicant is required to enter into a Subdivision Agreement with the City prior to any work commencing on the subdivision. Engineering outlines a series of studies and reports that must be submitted, to the satisfaction of the Commissioner of Engineering, prior to entering into the subdivision agreement, including but not limited to:

- A sediment control plan
- Plans and specifications showing final presale grades. Lot grading plans should show existing contours, proposed grades and a buildable area for each lot.
- Confirmation of the condition of all existing storm and sanitary infrastructure. Any existing infrastructure not to City standards shall be repaired or replaced at the Owner's expense.
- Soil tests are required in the road allowances, including a report on the road base design, considering the use of geotextile fabric and weeping tile. An outline of the pavement design is also required.
- A soils report must review and comment upon the stability of the soils and its ability to sustain superimposed loads from building and filling operations.
- Given the substantial quantities of fill within the western portion of the subject property, studies will be required to identify any lots that may need engineered footings.
- The stormwater management pond shall be designed in accordance with Ministry of the Environment Guidelines, and eventually transferred to the City.
- The existing sanitary sewer on Sherwood Parkway (adjacent to lots 43-56) shall be reviewed and if necessary replaced. If laterals are required to service lots 43-56, the applicant will be required to re-pave the portion of the road that is excavated. Patches for each lateral connection will not be acceptable.

- The large diameter storm sewer that passes near the western edge of the subject property must be transferred to the City. A camera investigation will be necessary to determine if repairs are required prior to transferring the storm sewer to the City. A legal plan and easement registration will also be required.
- There is an existing easement (1R-2271 & 1R-9026) east of the subject property, which is intended to be used for stormwater management purposes. This easement should be reviewed to determine if it is still required.

Public Works and Transportation

Public works and Transportation note that the servicing manholes within the proposed cul-de-sac should be extended beyond the centre of the bulb, to allow easy access during winter months, as the centre of the bulb will be used for snow storage purposes. It is also noted the dead-ends of Valley Court and Fairview Avenue will not be winter maintained unless adequate snow plow turnarounds are provided. Consequently, lots adjacent to these dead-ends shall have driveways oriented towards public owned and maintained ROW's. More specifically, until such time that publicly maintained ROW's are constructed or adequate turnarounds are provided, driveways for Lots 1, 25, 42, 43 & 56 shall be oriented to the south. Driveways for lots 9 & 10 shall be oriented to the north.

Sault Ste. Marie Conservation Authority

The Sault Ste. Marie Region Conservation Authority recommends the following conditions to draft approval:

1. Given that a portion of the subject property is within the SSMRCA's regulated area, prior to any development or site alteration, permits from the SSMRCA will be required for:
 1. Lots 1-9, 25-34, 57 and 60.
 2. The stormwater retention pond.
 3. Slope stabilization work associated with the development.
2. Prior to final approval or major site alteration, the following shall be prepared to the satisfaction of the SSMRCA:
 1. A detailed stormwater management report.
 2. A detailed erosion and sediment control plan.
 3. A detailed grading and drainage plan.
 4. A detailed landscaping plan for the stormwater pond.
 5. A detailed geotechnical report for the stormwater pond.
3. The owner shall agree in the Subdivision Agreement to carry out the recommendations, measures and requirements contained within the plans, reports and studies as approved by the SSMRCA.
4. Given the amount of fill that may be required to develop Lots 3-6, 27, 28 & 60, site specific geotechnical studies or engineered footings may be required.

Building Division

Building Division notes that there are areas within the subject property that have been significantly filled, specifically the western edge of the property. It is recommended that these lots be subject to SSMRCA permit approvals, and engineered foundation systems may be required. The applicant is aware of these concerns, which are adequately addressed through the recommended conditions of approval, as outlined by the Conservation Authority and Engineering Department.

Accessibility Advisory Committee (AAC)

Correspondence from the Accessibility Advisory Committee recommends that walkways, sidewalks and ramps be designed according to the Facility Accessibility Design Standards (FADS). It is important to note that the FADS only apply to Municipal projects, whereas this is a private project. Sidewalks and curb cuts will be designed to meet current city standards.

The AAC also recommends that lighting be in accordance with the Illuminating Engineers Society of North America Standards. Street lighting will be designed in accordance with City standards, which are consistent with the aforementioned regulations.

The AAC also requests that green space be added to the subdivision. As previously mentioned, an adequate park already exists nearby on St. Patrick Street. Furthermore, the subdivision will have easy access to the Hub Trail and Fort Creek Conservation Area.

PUC Services Inc.

PUC has no objections with the rezoning and subdivision applications. In PUC's opinion, the site is a good location in terms of existing and required infrastructure (water and electrical). Prior to final approvals, PUC requires the following additional information:

- Water Supply:
 - While generally the system should be able to support the proposed development, additional modeling is required for final confirmation.
 - Where connections to existing infrastructure are proposed, details of the existing infrastructure need to be confirmed, especially at the proposed connection to Fairview Avenue.
- Electrical Supply:
 - Electrical supply is proposed to be provided underground, which is consistent with current PUC policy.
 - Detailed connection via Fairview Avenue will be subject to road allowance and access requirements as the existing overhead circuit on Peoples Road will need to be reached.

General Neighbourhood Comments (Attached)

Several objections have been received as a result of the public notice.

The majority of the letters received are from residents on the south side of Sherwood Parkway, who raise the following general concerns:

Potential for Semi-Detached Dwellings on North Side of Sherwood Parkway

The biggest concern is the potential for semi-detached dwellings along the north side of Sherwood Parkway. The applicant has agreed to amend the rezoning request and maintain the existing R2 zoning upon Lots 1-56, which includes the north side of Sherwood Parkway.

Loss of Green Space

Many neighbours note the approval of this application will result in a loss of green space. There is no doubt the subject property has been utilized as public green space, which is evidenced by the numerous well-travelled paths throughout the site. It is also understood that especially for those residing on the south side of Sherwood Parkway, the quiet setting afforded by the vacant parcel may have factored into their decision to purchase; however, it must be understood that this is private property, which had draft plan of subdivision approval from 1974 until it lapsed in 1992. During that time a large portion of the site was cleared, substantial quantities of fill was brought on-site, and underground infrastructure was constructed. All this work was in anticipation of developing the original 'Alo' Subdivision. Therefore, the proposed development could be considered infill, which will further round out the existing neighbourhood, as was originally planned in 1974.

In terms of overall green space in this area, the existing and proposed urban subdivisions have easy access to a great deal of park space. There is an appropriately sized neighbourhood park on St. Patrick Street. The abutting Fort Creek Conservation Area and Hub Trail are easily accessed through a connection at the eastern terminus of Sherwood Parkway.

The Proposed Subdivision is Different than the Original Subdivision

Although the proposed subdivision is different, in many respects it is largely consistent with what was approved in 1974.

More specifically, many objectors note the original 'Alo' subdivision, was approved as a single detached residential subdivision. In fact, there were two blocks of land within the original draft approval that were intended for higher density residential. The 40-unit apartment building at 1046 Peoples Road was part of the original 'Alo' subdivision and the currently vacant R4 property at the eastern terminus of Sherwood Parkway was also part of the original development approval.

As previously discussed, Lots 1-56 will remain zoned single detached residential, which appears to alleviate many of the concerns associated with the minor alterations from the originally approved 'Alo' Subdivision.

Increased Traffic

As previously discussed, the entire neighbourhood to the south of the subject property has only one access point to Peoples Road (Penno Road). This creates for a busy intersection during peak travel times and has the potential to create a difficult situation for emergency services in the event that Penno Road is impassable.

The resulting increase in traffic as a result of the first and second phases of 22 single detached lots will be negligible.

Although the extent of the third phase is unknown at this time, it will likely include an extension of Fairview Avenue to Peoples Road. Fairview Ave. will not only provide a second access point for the entire area, it will be the most direct access to and from the proposed subdivision. Consequently, it is anticipated that the majority of residents will utilize Fairview Avenue.

Specific Neighbourhood Concerns

Mr. Toomas Alo owns a vacant 0.87ha (2.16acre) parcel abutting the southeast portion of the subject property. Mr. Alo's property is currently zoned Medium Density Residential (R4) Zone. Mr. Alo notes that while he does not object to the proposed development, he is concerned that once connected to municipal services, there will not be enough capacity in the system to support the future development of his property.

The applicants Consulting Engineer, as well as PUC and the City Engineer agree that based upon available capacity and projected demand associated with the proposed subdivision, there remains ample capacity within the existing infrastructure to support development of Mr. Alo's property in accordance with the current zoning.

It has been suggested that recently there was a request to build an apartment building at the end of Sherwood Parkway, which was turned down by Council. Planning Division does not have any records of a rezoning application to develop the 0.87ha (2.16acre) parcel abutting the southeast portion of the subject property. As part of the 'Alo' Subdivision approvals in 1974, the property was rezoned to RM9, which permits among other things, an apartment building. With the passing of a new zoning by-law in 2005, the property was zoned R4, which permits among other things apartment buildings and multiple attached dwellings.

John and Sandra McIntomney reside at 14 Holden Street, just west of St. Patrick Street. Their rear yard abuts proposed Block 59, and they are concerned about what they believe is an old fuel tank buried just behind their rear lot line. Certainly, there are potential safety and soil contamination issues. It is recommended that as a condition of draft approval, that the tank be removed and the soil be remediated as per Ministry of the Environment regulations, prior to registering the subdivision.

IMPACT

The proposed densities within this subdivision will result in the efficient and effective delivery of services. Consequently, approval of this application will not negatively impact municipal finances.

SUMMARY

The Applicant is requesting a rezoning and draft subdivision approval to facilitate a 59-lot mixed residential subdivision upon lands that were previously draft approved. The proposed subdivision is largely consistent with what was originally approved in 1974.

Due to neighbourhood concerns, primarily associated with the inclusion of semi-detached dwellings upon Lots 1-56, the applicant has amended the original rezoning request so that this area will remain zoned R2 and be developed with only single detached dwellings.

The proposed R4 zoning at the western edge of the subdivision will permit among other things, townhouse units and apartment buildings up to 5 floors. The applicant has

indicated that it is his intention to develop approximately 12 townhouse units upon Blocks 57 & 58.

Block 59 is proposed to be rezoned to R3. As part of the purchase agreement, Block 59 will be transferred back to the seller. The seller does not have any immediate development plans, however the proposed R3 zoning permits among other things, single, semi and multiple-attached dwelling units. Based upon the zoning, size and shape of Block 59, the highest development potential is estimated to be not more than 6 multiple-attached dwellings.

The proposed single and multiple-attached residential mix is appropriate and the R3 and R4 zoning along the western edge of the subdivision is well placed with direct access to Peoples Road, via Fairview Avenue, once it is extended.

Based upon the neighbourhood meeting, it appears that the current single access (Penno Drive) to the existing subdivision and the anticipated use of local residential streets by construction traffic remains the biggest outstanding issue. The applicant has clearly indicated that it is his intention to extend Fairview Avenue to Peoples Road as soon as it is feasible. The applicant has estimated the cost of creating a temporary right of way along Fairview, to facilitate construction traffic, however this has been deemed to be cost prohibitive, at least during the first 2 phases of development.

An unfortunate and unavoidable reality of any development is construction traffic. Given the relatively minimal infrastructure requirements associated with Phase 1 & 2 of the subdivision, it is not appropriate to request that Fairview be extended or that a temporary construction access be required. Having said this, the City will work with the Applicant and the abutting developer to the northwest, in an attempt to expedite the extension of Fairview Avenue, which will benefit the entire area.

STRATEGIC PLAN

Approval of this application will not impact specific policies contained with the Corporate Strategic Plan.

RECOMMENDATION

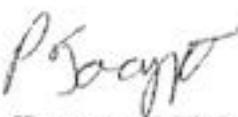
It is recommended that Council approve the proposed 59-lot Draft Plan of Subdivision, subject to the following:

1. That Draft Plan approval be provided, as shown on the attached subdivision layout plan.
2. That Lots 1-56 maintain the current Single Detached Residential Zone (R2)
3. That Lots 57, 58, & 60 be rezoned from Single Detached Residential Zone (R2) to Medium Density Residential Zone (R4).
4. That Lot 59 be rezoned from Single Detached Residential Zone (R2) to Low Density Residential Zone (R3).
5. That Lots 57, 58 & 59 be deemed subject to site plan control
6. That prior to the finalization of the subdivision agreement(s), the following items be addressed and/or included in the final agreement:

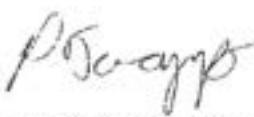
- a. If an underground fuel tank exists along the southern edge of Block 59, it be removed and remediated in accordance with MOE guidelines.
 - b. That sidewalks be located on at least one side of every proposed roadway, with the exact location to be determined by the Commissioner of Engineering, in consultation with the Planning Director, or their designates.
 - c. That Block 60 (stormwater management pond) be designed in accordance with Ministry of the Environment Guidelines and transferred to the City.
 - d. Plans and specifications showing final presale grades, including a buildable area for each lot. A detailed survey may be required to clearly delineate areas that have been previously filled.
 - e. Confirmation of the condition of all existing storm and sanitary infrastructure, to the satisfaction of the Commissioner of Engineering or his designate. Any existing infrastructure not to City standards shall be repaired or replaced at the Owner's expense.
 - f. A storm sewer is required on the existing portion of Sherwood Parkway to the satisfaction of the Commissioner of Engineering and Planning or his designate.
 - g. Soil tests for the road allowances, including a report on the road base design, considering the use of geotextile fabric and weeping tile.
 - h. An outline of roadway pavement design.
 - i. A soils report reviewing the stability of soils and its ability to sustain superimposed loads from building and filling operations, to the satisfaction of the Engineering Division and Sault Ste. Marie Region Conservation Authority. The Report shall identify any lots which may require engineered footings. A detailed survey may be required to delineate areas that have been previously filled.
 - j. The existing sanitary sewer on Sherwood Parkway (adjacent to lots 43-56) shall be reviewed and if necessary replaced. If laterals are required to service lots 43-56, the applicant will be required to re-pave the portion of the road that is excavated. Patches for each lateral connection will not be acceptable.
 - k. That the large diameter storm sewer near the western edge of the subject property be transferred to the City. A camera investigation will be necessary to determine if repairs are required prior to transferring the storm sewer to the City. A legal plan and easement registration will also be required.
 - l. A determination of whether or not the existing easement (1R-2271 & 1R-9026) east of the subject property is required.
5. Prior to any development or site alteration, permits from the SSMRCA will be required for:
 - a. Lots 1-9, 25-34, 57 and 60.
 - b. The stormwater retention pond.
 - c. Slope stabilization work associated with the development.
 6. Prior to final approval or major site alteration, the following shall be prepared to the satisfaction of the SSMRCA:
 - a. A detailed stormwater management report.
 - b. A detailed erosion and sediment control plan.

- c. A detailed grading and drainage plan.
 - d. A detailed landscaping plan for the stormwater pond.
 - e. A detailed geotechnical report for the stormwater pond.
7. Prior to finalizing a Subdivision Agreement or entering into an Agreement with PUC, additional design and modeling be completed to confirm adequate water supply and the availability of appropriate connections to existing water supply.
8. That until such time publicly maintained ROW's are constructed or adequate snow plow turnarounds are provided, driveways for Lots 1, 25, 42, 43 & 56 shall be oriented to the south. Driveways for lots 9 & 10 shall be oriented to the north.

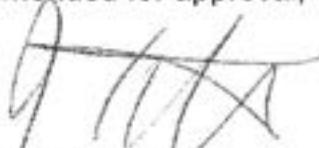
Respectfully submitted,


Peter Tonazzo, MCIP, RPP
Planner

Recommended for approval,


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

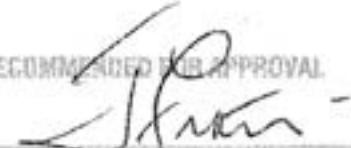
Recommended for approval,

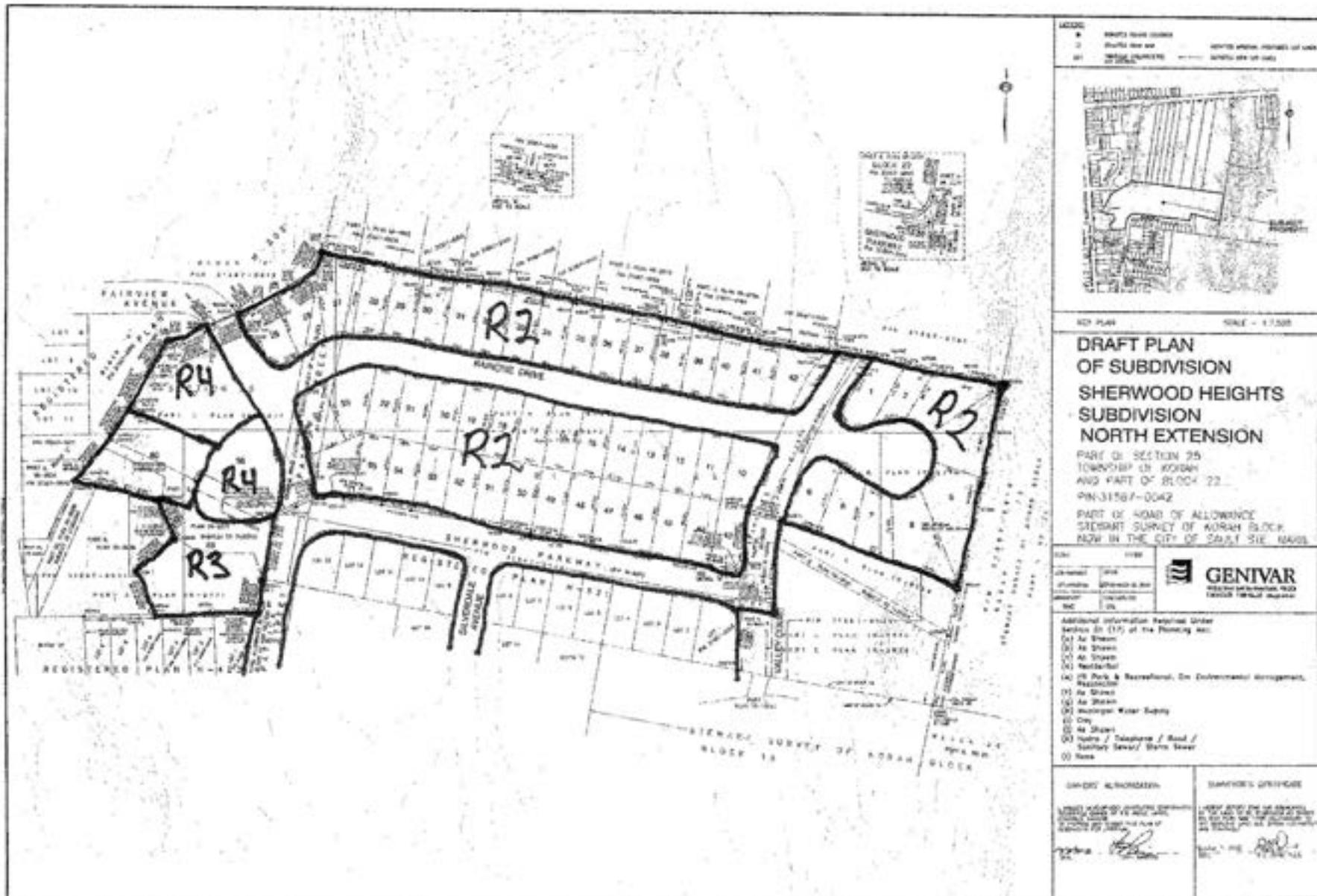

Jerry Dolcetti, RPP
Commissioner Engineering & Planning

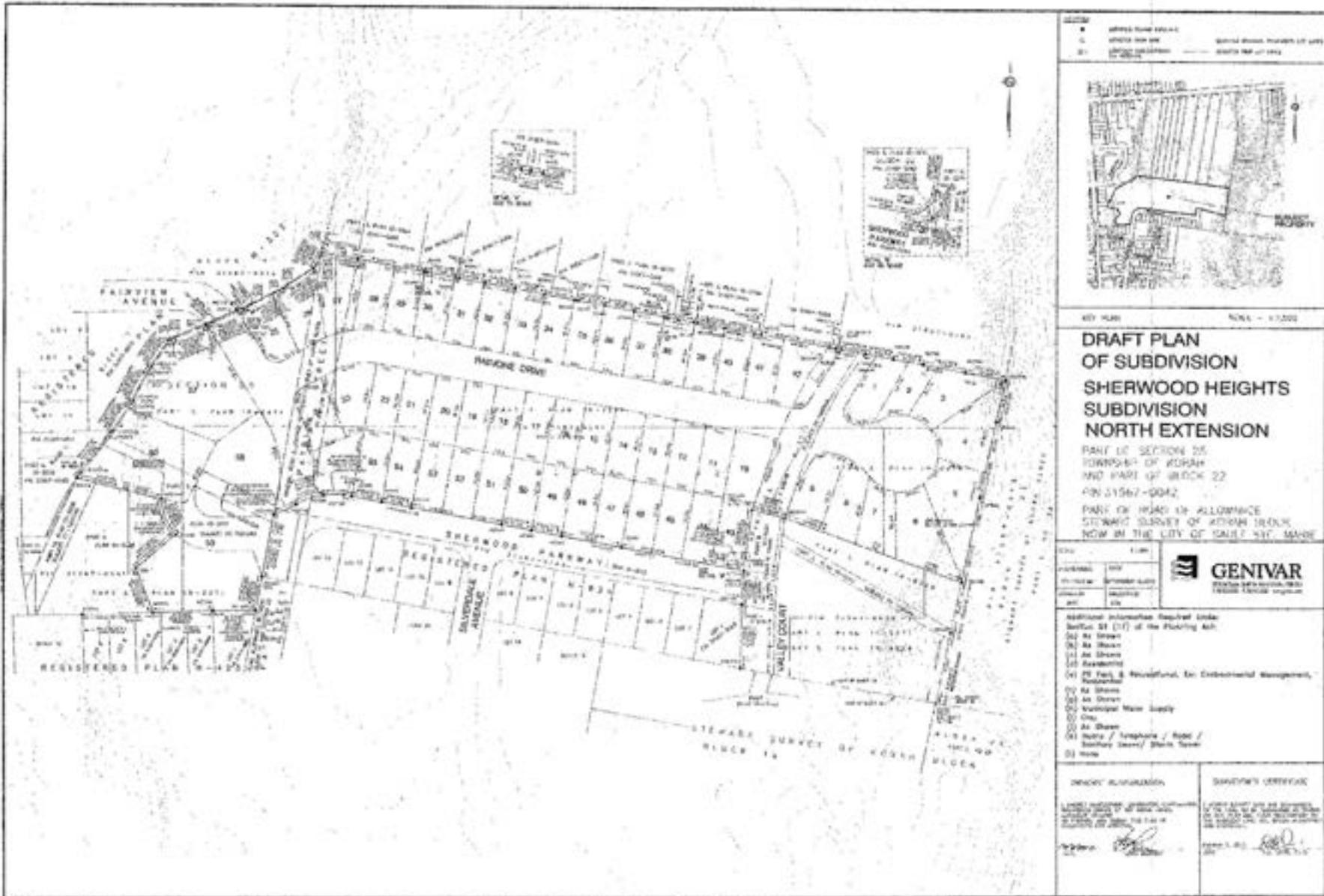
PT/ps

attachment(s)

RECOMMENDED FOR APPROVAL


Joseph M. Fratooli
Chief Administrative Officer





Jerry D. Dolcetti, RPP
Commissioner

Daniel Perri, EIT
Engineering Intern

2012 11 09

Our File: A-32-12-Z & 57T-12-502



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

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

Dear Mr. McConnell:

**RE: A-32-12-Z & 57T-12-502 – 0 SHERWOOD PARKWAY
REQUEST FOR AN AMENDMENT TO THE ZONING BY-LAW & DRAFT
SUBDIVISION APPROVAL**

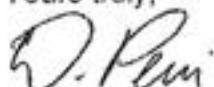
The Engineering and Construction Division has reviewed the above noted application and provides the following:

- The applicant shall be required to enter into a Subdivision Agreement with the City;
- A sediment control plan must be submitted to the satisfaction of the Commissioner of Engineering and Planning or his designate, and the Sault Ste. Marie Conservation Authority;
- Plans and specifications showing final presale grades should be reviewed and approved by the Commissioner of Engineering and Planning or his designate. Lot grading plans should show existing contours, proposed grades, and buildable area for each lot. As constructed drawings should be modified to show only final grades;
- Confirmation is required in relation to the condition of all existing storm and sanitary infrastructure, in conjunction with the proposed subdivision. Any infrastructure not to City standards shall be repaired or replaced at the applicant's expense;
- Soil tests are required in the road allowances, including a report on the road base design, considering the use of geotextile fabric and weeping tile and which determines the depth of the road base. A brief outlining the pavement design is also required;
- A soils report will be required, prepared by a qualified professional, to the satisfaction of the City. The soils report should provide comment in relation to the stability of the soil and its ability to sustain superimposed loads from building and filling operations and to furnish at no cost to the City certified copies of the results thereof for examination by the Commissioner of Engineering & Planning or his designate.

- Given that there appears to have been a substantial quantity of fill within the western portion of the site, studies must also identify any lots that may require engineered footings;
- The stormwater management area is shown on Lot 60. This Lot should be converted to a Block and transferred to the City;
- The side slopes for the proposed stormwater management pond shall be at a minimum as per Ministry of the Environment guidelines;
- There is an existing sanitary sewer on Sherwood Parkway that is proposed to service lots 43 to 56. The condition of the pipe shall be reviewed and replaced if necessary. If laterals are required to service these lots, the applicant will be required to re-pave the portion of the road that was excavated. Patches for each lateral connection will not be acceptable;
- A large diameter storm sewer passes on or near the subject property. The pipe was never transferred to the City. A camera investigation will be necessary to determine if repairs are required prior to assumption by the City. A legal plan and easement registration will also be required. This may impact the lots on the northeast section of the subject property in terms of building construction;
- A storm sewer is required on the existing portion of Sherwood Parkway to the satisfaction of the Commissioner of Engineering and Planning or his designate;
- There is an easement located on the east side of the subject property, shown on 1R-2271 and 1R-9026. This easement should be reviewed to determine if it is still required or if it is to be released;
- No work shall be commenced without the approval of the Commissioner of Engineering & Planning or his designate. Any work which requires approvals from the City and the Ministry of the Environment shall not commence until such approvals and agreements are endorsed.

If you have any questions, please contact the undersigned.

Yours truly,



Daniel Perri, EIT
Engineering Intern

c: Jerry Dolcetti, Commissioner, Engineering & Planning
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT
Pat Schinners, Administrative Clerk, Planning Division

S. Hamilton Beach, P. Eng
Deputy Commissioner



Larry Girardi
Commissioner

November 16, 2012

Donald McConnell
Planning Director

Subject: Application No. A-32-12-Z & 57T-12-502
Request for an amendment to the Zoning By-law & Draft
Subdivision Approval

Applicant: Palmer Development (Northern) Corporation

Subject Property: 0 Sherwood Parkway (Sherwood Heights Subdivision)

Staff from Public Works and Transportation has reviewed this application and have no objections. PWT does provide the following comments:

- Servicing manholes within the cul-de-sac should be extended beyond the centre of the bulb – this area is used for snow storage and access is impeded unless the snow is frequently removed; and
- The dead ends of Valley Court shall not be snow plowed unless an adequate turnaround is provided; and
- Fairview Avenue shall not be winter maintained (adjacent lot 25) unless an adequate turnaround is provided.

If you have any further questions please contact me at (705) 759-5207.

Susan Hamilton Beach, P. Eng.
Deputy Commissioner
Public Works and Transportation
c.c. Dan Perri, EIT



1100 Fifth Line East
Sault Ste. Marie, ON P6A 5K7
Tel: (705) 946-8530
Fax: (705) 946-8533
Email: nature@ssmrca.ca
www.ssmrca.ca

November 15, 2012

Mr. Donald B. McConnell
Planning Director
The Corporation of the City of Sault Ste. Marie
Civic Centre P.O. Box 580
Sault Ste. Marie, ON P6A 5N1

**Re: Application No. A-32-12-Z and 57T-12-502
Sherwood Heights Subdivision
Palmer Development (Northern) Corporation**

Dear Mr. McConnell:

The Sault Ste. Marie Region Conservation Authority (SSMRCA) has reviewed the Draft Plan of Sherwood Heights Subdivision and supporting information prepared by GENIVAR Inc.

On this basis, we recommend that any approval of this draft plan of subdivision be subject to the following conditions:

1. That a portion of the proposed subdivision is located in O. Reg. 176/06 jurisdiction associated with the Fort Creek and hazard lands (ravines, slope land etc.). A permit from the SSMRCA will be required for lot development (1-9, 25-34, 57 and 60), stormwater retention pond construction and slope stabilization work associated with the development.
2. That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the SSMRCA:
 - a. A detailed stormwater management report
 - b. A detailed erosion and sediment control plan
 - c. A detailed grading and drainage plan
 - d. A detailed landscaping plan for the stormwater pond
 - e. A detailed geotechnical report for the stormwater pond

3. That the owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations, measures, and requirements contained within the plans, reports, and studies as approved by the SSMRCA.
4. That prior to any site alteration or grading, the developer must install proper erosion and sediment control measures.
5. That prior to final plan of Subdivision Approval the SSMRCA will designate which properties will remain under the regulatory requirements of O. Regulation 176/06. This designation will read:

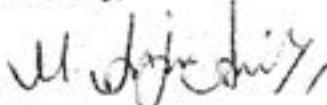
Lots 1-9, 25-34, 57 and 60 are located in an area under the jurisdiction of the Sault Ste. Marie Region Conservation Authority (SSMRCA) with regard to the O. Reg.176/06 for Development, Interference with Wetlands and Alterations to Shoreline and Watercourses. A permit from the SSMRCA is required for any development on the said lots prior to commencing the proposed work.

-
6. That the subdivision will be municipally serviced by water and sanitary sewage facilities and no subsurface disposal or well water sources are planned.
 7. That the SSMRCA will not be responsible for any future repair/maintenance of the stormwater management facilities and outlet structures.
 8. That Lot No. 3-6, 27-28 and 60 may require significant amount of fill as these lots are located on or near the slope land. Therefore, any development in these seven (7) lots may require site specific geotechnical study or engineered footings designed by a professional structure engineer.

We have discussed application with our Drinking Source Water Protection Section who has indicated they have no concerns with the proposed subdivision in relation to their mandate.

If you have any questions or concerns, please contact us.

Sincerely,



Anjum Amin, P.Eng.
Water Resources Engineer

cc: Daniel Perri, City Engineering & Planning Department

Pat Schinners

From: Don Maki
Sent: November 13, 2012 4:19 PM
To: Don McConnell; Pat Schinners
Subject: A-32-12-Z & 57T-12-502

Hi Don

Please be advised that there are areas that have been filled specifically lots 3-9 and 25-27. These lots may require an engineer to design the foundation system. These lots are also regulated by the conservation authority and will require permits through them to develop the properties.

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

www.cityssm.on.ca

www.celebrate100saultstemarie.com

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07 November 2012

Don McConnell
Planning Director
City Planning & Engineering Division

SUBJECT: REZONING APPLICATION REVIEW –

A-32-12-Z & 57T-12-502 0 Sherwood Pky.

Dear Mr. McConnell

The Accessibility Advisory Committee makes the following recommendations in respect of barriers to access for person with disabilities on the subject rezoning application.

Exterior

1. Parking: N/A
2. Walkways & Sidewalks: According to FADS
3. Curb Cuts: According to FADS
4. Ramping: According to FADS
5. Transit Access: Yes
6. Lighting: In accordance with the Illuminating Engineers Society of North America Standards
7. Signage: According to HTA
8. Other: Add green space

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



PUC SERVICES INC.
 ENGINEERING DEPARTMENT
 550A SECOND LINE EAST, P.O. Box 9000
 SAULT STE. MARIE, ONTARIO, P6A 6P2

November 16, 2012

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

FAXED: (705) 541-7165

Dear Sir:

**Re: Application A-32-12-Z and 57T-12-502
 Amendment to Zoning By-Law & Draft Subdivision Approval
 0 Sherwood Pky. (Sherwood Heights Subdivision)**

In general terms PUC has no major objections with the zoning and subdivision application and views the site as a good location for the proposed development in terms of existing and required infrastructure. We do have some specific comments on the information required to more fully review and comment on the proposed development.

PUC specific comments with respect to the application:

- Municipal Servicing Report (Item 4. Water Supply) does not provide sufficient engineering support for the comment regarding the adequacy of the system in the subdivision. System modeling and supporting material are required by PUC in order to provide final comment. The documentation proposes connections to the existing system in three locations but existing infrastructure will need to be verified. The report refers to one of these connections being to watermain on Fairview Avenue that we do not have record of being in place although connection through this road allowance/route to Peoples Road will we believe be necessary. In general terms the system should be able to support the proposed development subject to modeling and design confirmation.
- Municipal Servicing Report (Item 6. Electrical Supply) refers to supply from the PUC Services Inc. system at Fairview Avenue and Sherwood Parkway – the electrical system is actually owned PUC Distribution Inc. Detailed connection via Fairview Avenue will also be subject to road allowance and access requirements as the existing overhead circuit on Peoples Road will need to be reached. The proposal for underground distribution system within the subdivision is in keeping with PUC policy for urban development and

in addition extensions required to existing circuits will need to be designed for underground installation as well.

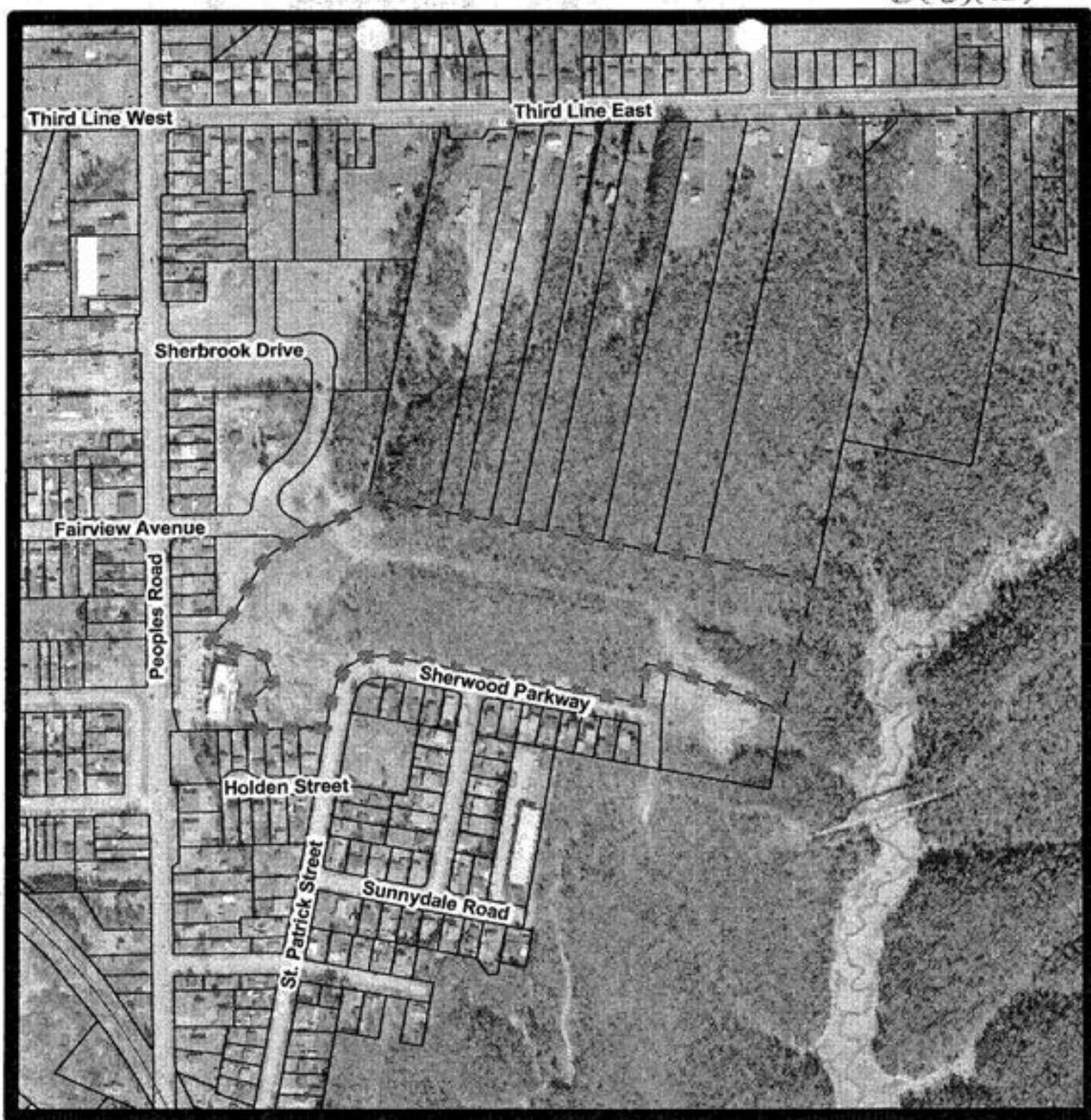
- Additional general comment that throughout the report and plan references to Patrick Street should be revised to reflect the street name being St. Patricks Street.

Yours truly,

PUC SERVICES INC.



Kevin D. Bell, P.Eng.
Manager Engineering



2012 ORTHO PHOTO

Sherwood Parkway

Zoning Application: A-32-12-Z

Subdivision Reference: 57T-12-502

Roll Number
050-035-022-05

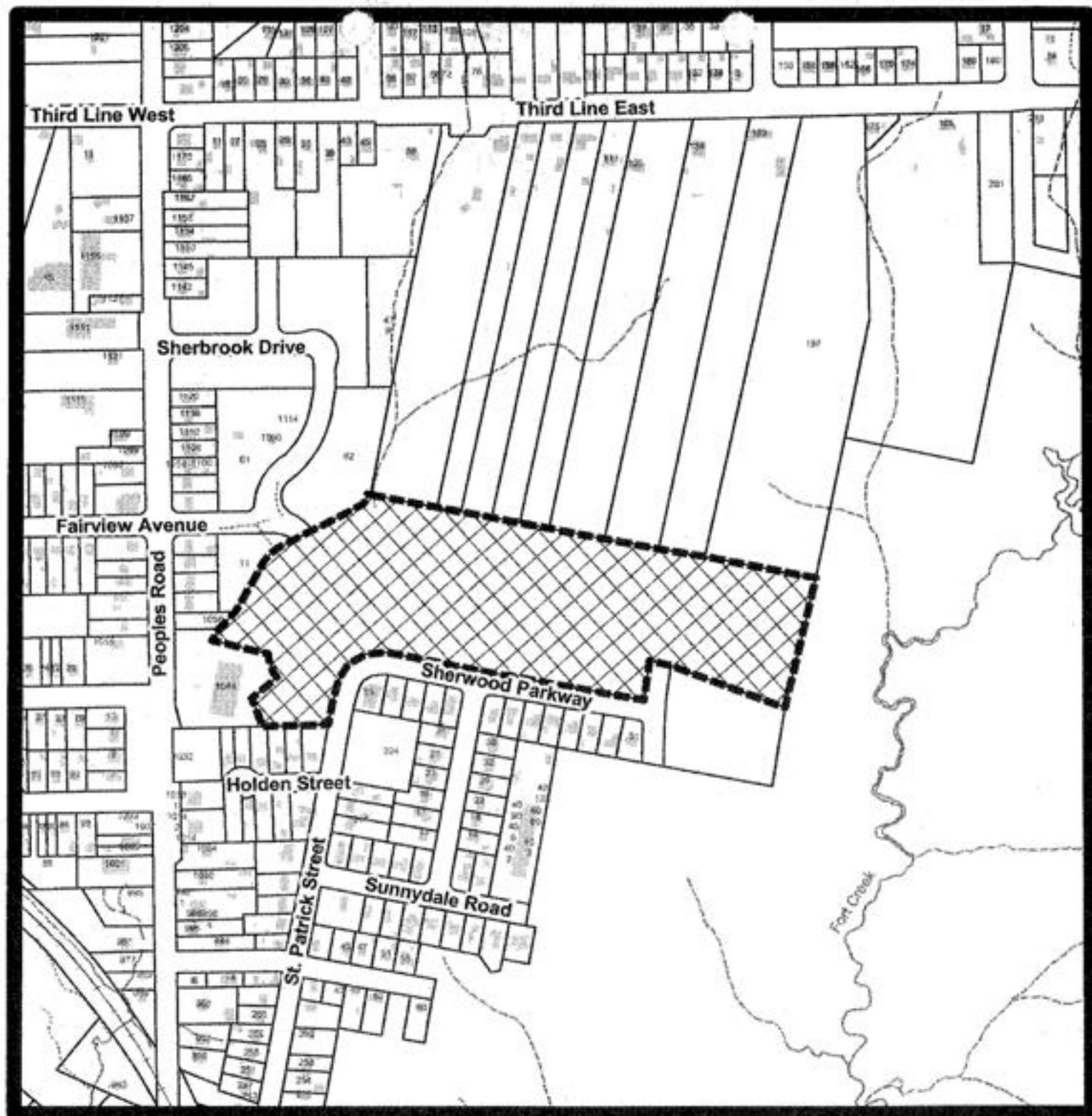


Maps
96 & 1-110

Metric Scale
1 : 5000

Subject_Property

Mail Label ID
A-32-12-Z



SUBJECT PROPERTY MAP

Sherwood Parkway

Zoning Application: A-32-12-Z

Subdivision Reference: 57T-12-502

Roll Number
050-035-022-05



Maps
96 & 1-110

Metric Scale
1 : 5000



Subject Property = Sherwood Parkway

Mail Label ID
A-32-12-Z



EXISTING ZONING MAP

Sherwood Parkway

Subject Property = Sherwood Parkway

BYLAW 2005 150

ZONE CLASSIFICATION

<input type="checkbox"/>	R1
<input type="checkbox"/>	R2
<input type="checkbox"/>	R3

<input type="checkbox"/>	R4
<input type="checkbox"/>	RA
<input type="checkbox"/>	M2
<input type="checkbox"/>	M3
<input type="checkbox"/>	EM
<input type="checkbox"/>	PR
<input type="checkbox"/>	R2
<input type="checkbox"/>	R3

Zoning Application: A-32-12-Z
Subdivision Reference: 57T-12-502

Maps
96 & 1-110



Metric Scale
1 : 4000

Roll Number
050-035-022-05

Mail Label ID
A-32-12-Z

Peter Tonazzo

From: toomas aloe <erkitooma@hotmail.com>
Sent: November 16, 2012 11:39 AM
To: Peter Tonazzo
Subject: Toomas Aloe at Alo Lumber and Building. Palmer Group subdivision.

To Engineering and Planning Departments. City of Sault Ste Marie.

I am a property owner with lands directly east of Sherwood Parkway abutting Palmer Groups proposed subdivision southeast of Third Line and Peoples road. My property is vacant land with R4 zoning owned by our family companies for several decades.

Although I have no objection to Palmers development in general, I am extremely concerned in terms of my properties value and future development potential. As I understand, Palmer is intending to upgrade the original zoning at their lands to accommodate higher density development by creating several new R4 parcels, using existing infrastructure that would ultimately service both our lands. Consequently, existing infrastructure may then be at or near capacity, reducing or perhaps not supporting future development at my R4 property.

Please advise.

Sincerely. Toomas Aloe.

40 Sunnydale Road. Suite 12b.
Sault Ste Marie. On. P6C 3A6.

Peter Tonazzo

From: John Mc <mrsunshine@shaw.ca>
Sent: November 23, 2012 2:06 AM
To: Peter Tonazzo
Subject: Concerns of Rezoning and Draft Plan of Subdivision in North Side of Sherwood Parkway

Re: North Side of Sherwood Parkway
Application File No.: A-32-12-Z & 57T-12-502
Applicant: Palmer Development (Northern) Corp.

Dear Mr. Tonazzo,

My wife Sandra spoke with you on the phone on or about the 15th of November regarding our concerns about a diesel pump-house and underground diesel storage tank directly behind our residence at 14 Holden Street. At that time you had mentioned bringing this concern forward in an email to this meeting.

The pump-house itself is in a terrible state of disrepair and has not been used in probably 17 or 18 years. The pump for the diesel was removed after being damaged by children approximately 15 years ago.

I would like to take this opportunity to bring to your attention that my wife and I have brought this to our Ward 5 Alderperson's attention several times over the past 15 years or so; but, nothing has been done about addressing the numerous safety and environmental concerns that we have had regarding soil testing and removal/replacement, if necessary.

I have a garden situated in the rear of my property perhaps 15 feet or so from the pump-house and I have concerns of the soil being contaminated by the diesel tank deteriorating and leaching diesel fuel into the surrounding soil. I also have concerns of safety with numerous children playing in and around the pump-house through the spring and summer months. Finally, if a fire were started by someone in or around the pump-house the potential exists of an explosion and resulting fire that would pose an unnecessary risk, in my view, to my home and property.

In summary I would like to be reassured that this problem will be addressed and that any development or building on this site will not continue until this issue has been satisfactorily resolved. I cannot decipher the type of specific housing proposed directly behind us and I would appreciate a more detailed copy of the proposed development if possible please.

Thank you for your time,

John McIntomney

14 Holden Street
Sault Ste. Marie, Ontario
P6C-3A8
email: mrsunshine@shaw.ca
phone: (705)946-3042

Peter Tonazzo

From: JOHN GEAREY <float-with-j@shaw.ca>
Sent: November 20, 2012 4:17 PM
To: Peter Tonazzo
Cc: Marchy Bruni
Subject: Proposed Re-zoning Application #A-32-12-Z &H 57T-12-502

Dear Peter: We wish to voice our objections to the above application requesting a re-zoning of lots 1-56 from a "R2" (Single Detached Residential Zone) to a "R3" (Low Density Residential Zone) and lots 57 and 59 to a "R4 (Medium Density Residential zone.)

The Sherwood Park Subdivision was built some forty years ago and remained a sub-division of single detached homes for all those years. (Although several years ago there was a request to build an apartment building on the end of Sherwood Parkway which was turned down by City Council.) The majority of the lots had been laid out to accommodate single detached dwellings and the property was left forested and provided the residents a reasonably quiet and secure neighborhood.

Now many of the long term residents are retired or are advanced in years and are enjoying this peaceful setting but should the re-zoning application be approved it will allow the area to change dramatically bringing in a large number of people, much more traffic and all that involves. I know the government has been trying to keep the seniors in their homes for as long as possible but I am sure this type of proposed construction with apartment buildings, townhouses and semi's will ultimately cause many to move and may cause property values to lower.

We understand the need to build new homes, however we are strongly opposed to the proposed changes from the current "R2" designation to a "R3" or "R4" designation.

On a personal level my wife and I purchased a home on the corner of Silverdale Ave and Sherwood Parkway eleven years ago as our final retirement home for the reasons it was a quiet and relatively secure neighborhood with a forested area across from us. We have spent a considerable amount of our retirement money in improving the house but now find ourselves facing the dilemma of having to move or accepting the multi-housing complexes and semi-s with the added population, much increased traffic and possible loss of home value.

Thus we implore you and the Planning Division and City Council to not change the current zoning of this area.

Respectively submitted

John Gearey

cc. m.bruni@cityssm.on.ca
cc. f.fata@cityssm.on.ca

3 Sherwood Parkway
Sault Ste. Marie
Ontario, P6C 3B1
November 22, 2012

Mr. P. Tonazzo
Planning Division
City of Sault Ste. Marie
Civic Centre,
99 Foster Drive,
Sault Ste. Marie,
Ontario

Ref. Planning Application A-32-12-Z

Dear Sir,

In response to your notice regarding possible rezoning of the remainder of our subdivision we wish to advise you of our strong objections to the application.

We have lived on Sherwood Parkway for over thirty four years and as such have a deep investment in both time and money in this neighbourhood. Particularly with the recent substantial increases in our tax assessments we feel that the proposed lowering of the present zoning would be detrimental to the existing residents. It should be noted that the south side of Sherwood Parkway is 100% single family dwellings and we always believed that the north side would be the same in any future development.

The recent revised Draft Plan put forward by the developer is somewhat different to the original plan with significant changes at the west end of Sherwood Parkway and also a complete change of all the lot numbers which has led to great confusion when trying to understand the intentions of the developer. I refer to the plot plan published in the magazine "Our Homes" earlier this year, which we assume was reprinted from the original approved neighbourhood plan.

We fully appreciate that even after more than forty years of inactivity completion of the subdivision was always a possibility but significant changes to the original plan should not be allowed.

Yours faithfully,

A. & D. Carty; Darlene Carty

Alistair & Darlene Carty
Email - alcarty@shaw.ca
Tel. 1 705 942-4586

e.c. ml. f. fata
mr. m. brown

Peter Tonazzo

From: SUSAN DUMANSKI <ourark@shaw.ca>
Sent: November 22, 2012 2:59 PM
To: Peter Tonazzo
Subject: Application No. A-32-12-Z & 57T-12-502

Dear Peter;

We are Stephen and Susan Dumanski of Lot 12 in Sherwood Forest, better known as 51 Sherwood Parkway. We are protesting the rezoning of the R2 Land to an R3. For 24 years we have lived on a quiet dead end street. One of the sole purposes of our buying our home. The beautiful forest in front of our home has provided wildlife from racoon to bear and even deer. Once again man is destroying their home.

Many children have grown up in this neighbourhood playing in those woods and now their children , our grandchildren, will never get to see these magnificent creatures walk in front of their homes as we have in the past.

There is no need to overcrowd this area by Rezoning to R3. We protest the need to build semi's and townhomes and apts that will lower the worth of our houses that we have established and worked hard to keep. There is no shortage of housing in the Sault. This is not Toronto where we must jam people together like cattle. Don't tear down all the forests so we become a concrete jungle like in the larger cities. We understand that progress is inevitable, but lets do it with some style and finesse and incorporate the land. Don't be greedy and jam everyone together for the all mighty dollar. Single Family Homes should be built around this forest. That was how it was meant to be.

We are only the little people fighting against corporations of greed. Please hear our pleas and stop the rezoning from R2 to R3 and 4.

Tax paying citizens ; Stephen and Susan Dumanski

Lot 12
SHERWOOD FOREST

Peter Tonazzo

From: Jenny Jenkins <bjcubed@shaw.ca>
Sent: November 22, 2012 3:19 PM
To: Peter Tonazzo
Subject: City Planning.

Dear Sir—I would like to say i am not happy with the situation,regarding the new housing.
My Husband and i and family moved into our house in 19-70.I wont bother you with sentiments,however like my neighbours,we are concerned about the loss to our property.I always thought as there were driveways already made we would have single housing.
across the road.i dont think i need to say more.

Sincerely.
Janet Jenkins
43--Sherwood-Parkway.

Peter Tonazzo

From: Stephen Bortolon <sbortolon@shaw.ca>
Sent: November 22, 2012 8:42 PM
To: Peter Tonazzo
Cc: Mayor Amaroso; Marchy Bruni; Frank Fata
Subject: Application No. A-32-12Z & 57T-12-502

Stephen & Mary Bortolon
11 Sherwood Parkway
705-942-4846

In regards to the above application for rezoning, we wish to strongly voice our objections to the request for re-zoning of lots 1-56 from a "R2" (Single Detached Residential Zone) to a "R3" (Low Density Residential Zone) and lots 57 and 59 to a "R4 (Medium Density Residential zone.).

When we purchased the above address 29 years ago we were told that the area was zoned for single dwelling residential and would require another access point before development of the lots in the wooded area to the north of our property could proceed. The area attracted us as a young couple due to its serene atmosphere and natural setting which was safe for our children to grow up in. We have now been blessed with two active grandchildren who are content enjoying the same experience as their mother did in this neighbourhood. We have also invested a considerable amount of time and capital on upgrading our home and property to enjoy in retirement and view the possible re-zoning as a detriment to the value of said property.

We have always known that the lots would be developed in time and do not oppose the development as it is presently zoned i.e. "R2" (Single Detached Residential Zone).

Once again we request that you and the Planning Division in conjunction with City Council refuse the application for re-zoning of the sub-division as noted above.

Sincerely,

Mary & Stephen Bortolon

Peter Tonazzo

From: VANELDERT Denise TENARIS <DVANELDERT@TENARIS.COM>
Sent: November 22, 2012 9:10 PM
To: Peter Tonazzo
Cc: Mayor Amaroso; Marchy Bruni; Frank Fata
Subject: RE: Application No. A-32-12Z & 57T-12-502

Denise Van Eldert
7 Sherwood Parkway
705-759-0245

In regards to the above application for rezoning, I would like to voice my objection and disappointment to the request for re-zoning of lots 1-56 from a "R2" (Single Detached Residential Zone) to a "R3" (Low Density Residential Zone) and lots 57 and 59 to a "R4 (Medium Density Residential zone.).

I have lived here for the last 18 years and love the peace and quiet of the area. I look forward to coming home and relaxing amidst the serenity of my surroundings. I hope to retire soon and enjoy it to its fullest. With the Hub Trail now accessible- it's just another perk.

Imagine my dismay when I heard the possibility of a rezoning.

All of us on the street – are concerned and worried for the future of our neighborhood and the possible re-zoning as a detriment to the value of said property.

We must maintain and preserve at all possible costs the beauty and Natural Elements of the area.

For all the efforts and monies -the city contributed in finalizing the Trail and for the owners in enhancing and upgrading our homes- we can't let this rezoning have the negative effect, it surely would produce.

Once again , I request that you and the Planning Division in conjunction with City Council refuse the application for re-zoning of the sub-division as noted above.

Sincerely,

Denise Van Eldert

Peter Tonazzo

From: Veronica Dube <mdube3@shaw.ca>
Sent: November 22, 2012 9:43 PM
To: Peter Tonazzo
Subject: Sherwood Height Subdivision

Good evening Peter.

We have lived on Sherwood Parkway for 22 years and want to comment on the plans we have seen for the proposed new subdivision.

We are definitely concerned about the rezoning of the property to allow for apartments to be constructed near our home.

We are also very concerned about the ability we will have to enter traffic on People's Road and with the extra traffic in our neighborhood. Penno and St. Patrick Street hill will become a greater traffic and pedestrian hazzard.

With the current traffic in our neighborhood there have been many accidents and near misses as the hill becomes very slick with the traffic it currently has and the extra traffic will make it more slippery and dangerous. Has a detailed traffic study been completed for this proposed project?

This area should remain as single family dwellings.

We would like to be involved in any public meetings that take place, so please include us on the mailing list for any information available.

Thank you.

Marc and Veronica Dube
55 Sherwood Parkway
Sault Ste. Marie, Ont.

Peter Tonazzo

From: BARB CROWLE <barbcrowle@shaw.ca>
Sent: November 23, 2012 10:04 AM
To: Peter Tonazzo
Cc: orvgolfguy@yahoo.ca
Subject: Proposed Re-zoning application # A-32-12-Z & H 57T-12-502

Hello Peter

I live on Sherwood Parkway and have since 1995. When I first came here there was a lot of drug and drinking problems with the younger crowd who lived in the area. It was a great place for them because of the hiding places the Fort Creek area offered. Also a lot of break and entries in the area. The police were here about once a week to check-out these activities. But now, several years later, these children have grown up and they and their families have moved on. Since then this has become a safe, quite place for the residence, a lot of who are retired.

If the zoning is changed from single use, I'm afraid the area will revert back to what it was or worse. The Hub Trail, which is at the end of this street, would become a great place for drugs and drinking activities. Not the kind of blemish the city can afford to have attached to this beautiful trail. Last year a large bus load of people from out of town stopped at the end of the street to walk the trail. Makes me proud to know we have something so beautiful in our city that people from all over want to come here. Just think how horrible it would be if these people had to walk over garbage and bottles from drug and drinking parties.

The city has spent a lot of money on improving the Fort Creek area and Hub Trail to attract tourist from all over, and beautify our city. Lets not surround it with high rise buildings, increased noisy traffic, and housing that attracts drugs and crime.

Please consider all of this when deciding this application as there is much more at stake than just this street. We live in a beautiful city and have made many improvements to attract tourist from all over the world. Lets keep this in mind when changing any by-laws or re-zoning.

Contractors do not take into consideration any of these factors. They have to consider their dollar value when building. We, the citizens, have to depend on you, our city representatives, to make the best choice for our city and our future.

Thank you for taking the time to consider my response to this zoning change. Staying as sinle-family will insure this area stays as a safe and clean gateway to the Hub Trall.

Barbara Crowle
19 Sherwood Parkway

November 23, 2012

Larry and Mary Bouchard
23 Sherwood Parkway,
Sault Ste Marie, Ontario
P6C 3B1

NORTH SIDE OF SHERWOOD PARKWAY
Application No.: P-32-12-2 E 57T-12-582

Dear Mr. Peter Tonazzo:

I am writing this letter to please ask you not to rezone our residential subdivision. Twenty years ago my husband, daughter and myself moved into our home on 23 Sherwoodparkway we bought this house because it was a good quiet family neighbourhood and it would be a good place to raise our daughter. For twenty years we watched the leaves across the street turn colour and the snow on the trees. It was wonderful living in the

city but still having a little bit of country. Everyday I look out my window and know that this beauty is coming to an end. I hope that it will not become a nightmare. Now we not only will have to lose our beautiful bush but we will have to worry about our house values going down. We will also have to worry about how much noise will there be. Our quiet neighbourhood will not be quiet anymore. Also what about our sewage situation, will our basements be flooded. We have a great deal of worries about everything in this area. My husband and I are hoping that this area will stay a residential subdivision with only single family homes.

Yours truly
Mr. & Mrs. Bouchard

Peter Tonazzo

From: Orv Shackleton <orvgolfguy@yahoo.ca>
Sent: November 23, 2012 12:04 PM
To: Peter Tonazzo
Subject: REZONING APPLICATION FOR NORTH SIDE OF SHERWOOD PRKY.

GOOD MORNING PETER. WE THE UNDERSIGNED WISH TO VOICE OUR STRONG OBJECTIONS TO THE APPLICATIONS #A-32-12-Z & 57T-12-502. HAVING RESIDED IN THIS PRISTINE AREA SOME 36 YRS. & RAISING A FAMILY ON SHERWOOD PKWY. WE,VE ENJOYED THE ABUNDANCE OF TREES, BUSH TRAILS, WILDLIFE & NOW THE BEAUTIFUL HUB TRAIL. THE BIG MAJORITY OF RESIDENTS ARE RETIRED FOLK, NOT NEEDING HUGE DISRUPTIONS IN OUR LIVES. WE HAVE SPENT CONSIDERABLE TIME & MONEY ON OUR SINGLE FAMILY HOMES GETING THEM TO A COMFORTABLE POINT & FEEL A REZONIG FROM R2 TO R3 & R4 MAY DRIVE SOME FROM THEIR HOMES WHICH THE CANADIAN GOV. IS SUPPOSE TO BE MAKING IT EASIER FOR RETIRIES TO STAY IN. ALSO WE FEEL TO REZONE TO R3 & R4 WILL LOWER OUR PROPERTY VALUES. ERECT THE APARTMENT BUILDINGS, TOWN HOUSES, & SEMIS ON THE NORTH SIDE OF THE PROPOSED EXPANSION TOWARD THE THIRD LINE, NOT ON THE NORTH SIDE OF SHERWOOD PRWY. IN THE REAL WORLD IT WOULD BE NICE TO LEAVE A BURM ON THE NORTH SIDE OF OUR STREET. WE ASK THE PLANNING DIVISION & COUNCIL TO REJECT THE APPLICATION. RESPECTIVELY SUBMITTED BY: MARIE FAUGHT & ORV. SHACKLETON OF 15 SHERWOOD PRWY & SANDRA & RICHARD DICKSON OF 22 SILVERDALE

Peter Tonazzo

From: Bob Major <bob.major@shaw.ca>
Sent: November 23, 2012 4:12 PM
To: Peter Tonazzo
Subject: Application No. A-32-12-Z & 57T-12-502

Mr. P. Tonazzo
City Planner

Application No. A-32-12-Z & 57T-12-502
North Side of Sherwood Parkway
Applicant - Palmer Development (Northern) Corp

Dear Mr. Tonazzo

The concern we have with this Development is the increase in traffic
To this area with Penno Road the only access. Will there be
other access Roads and where.

Robert & Jean Major
22 Holden Street
Sault Ste. Marie, Ontario
P6C 3A8
Phone 705 254-3475

Peter Tonazzo

From: David DeMarco <ddemarco48@hotmail.ca>
Sent: November 25, 2012 8:12 PM
To: Marchy Bruni; Frank Fata; Peter Tonazzo
Subject: Sherwood Parkway Rezoning

Hello my name is Dave and I live at 27 Sherwood Parkway. Recently I have been informed of the request for zoning change from R2 to R3 or R4 by Palmer Developments Corporation. As I am not completely against the company from developing some of the area and making a return on their investment, **I am completely against the rezoning issue.** This will not be beneficial to this area and it's small neighbourly community.

I would also like to add that by developing all the lots indicated it would take away from the fact that we are Sherwood forest and you can't have a forest without trees.

David DeMarco

Peter Tonazzo

From: bandcmclean@shaw.ca
Sent: November 24, 2012 8:03 PM
To: Peter Tonazzo
Subject: Objection to Palmer Paving Rezoning Request

Gentlemen, it has come to my attention that there is to be a discussion on the application for rezoning of the lots on the North side of Sherwood Parkway. I strenuously object to any changes in the zoning in this area. We will lose a significant amount of green space leading to the Conservation area with single family dwellings let alone allowing apartments & multiple family dwellings.

When I spoke to the contractor the plan was to have 10-14 new lots opened up for single family dwellings. This is a big change from what I was led to believe & I must protest.

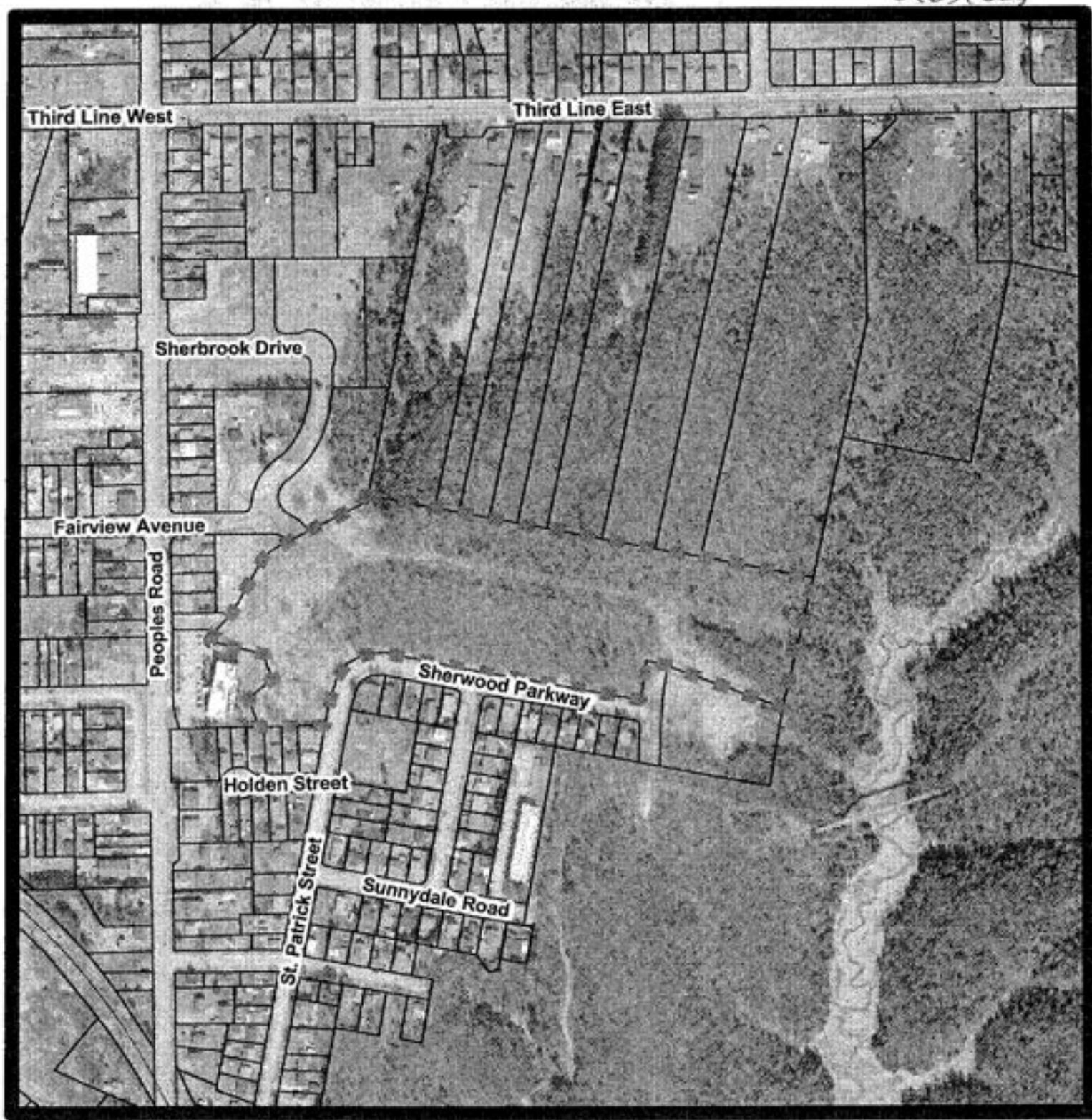
Please ensure the rezoning application is denied.

Please feel to contact me if you wish.

Bob McLean
47 Sherwood Parkway
Sault Ste Marie, Ontario.
P6C 3B2

705-942-5091...Home
705-206-0929...Cell

(6)(a)



2012 ORTHO PHOTO

Sherwood Parkway

Zoning Application: A-32-12-Z

Subdivision Reference: 57T-12-502

Roll Number
050-035-022-05



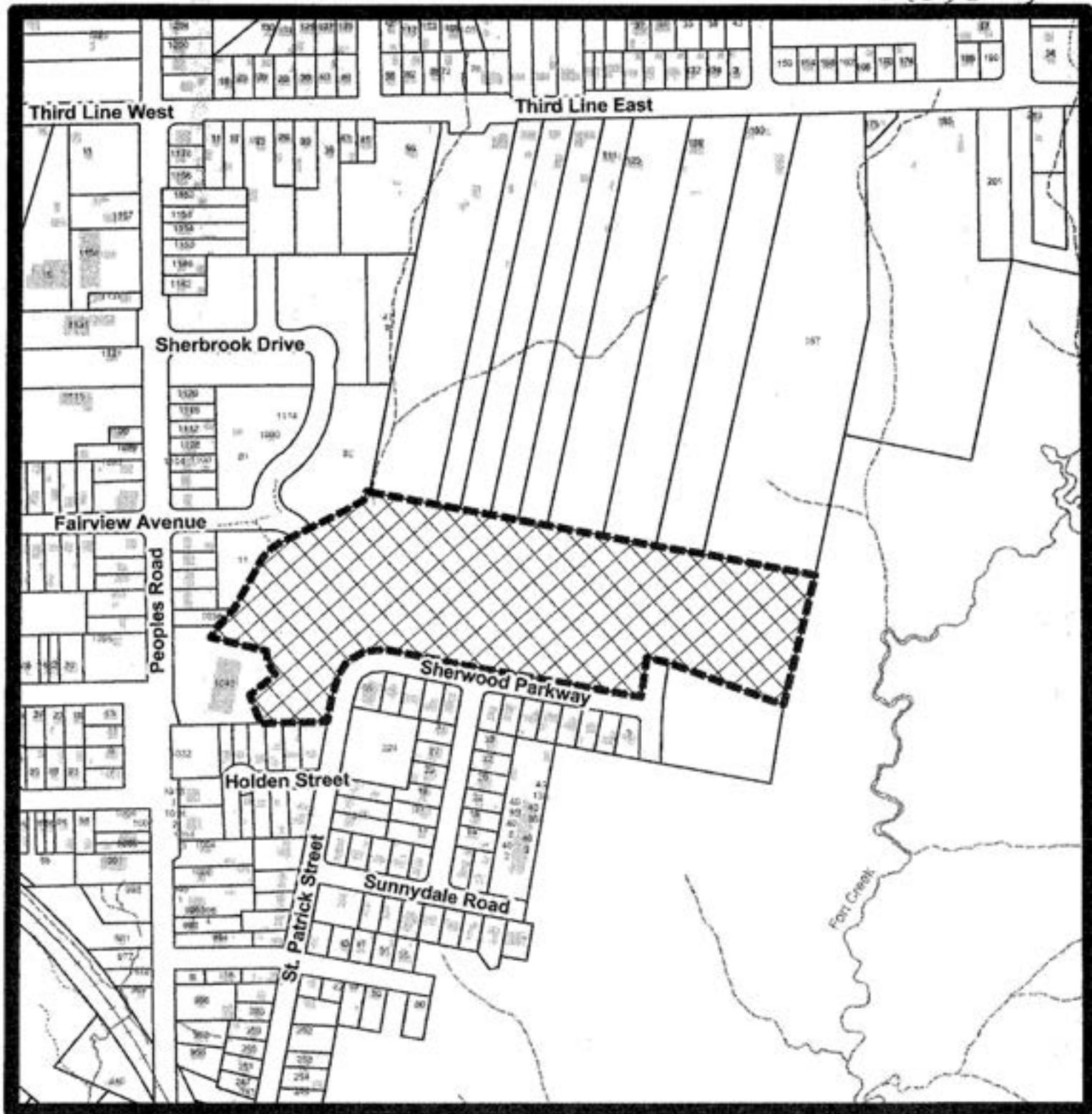
Maps
96 & 1-110

Metric Scale
1 : 5000

Subject_Property

Mail Label ID
A-32-12-Z

6(6)(a)



SUBJECT PROPERTY MAP

Sherwood Parkway

Zoning Application: A-32-12-Z

Subdivision Reference: 57T-12-502

Roll Number
050-035-022-05



Maps
96 & 1-110

Metric Scale
1 : 5000



Subject Property = Sherwood Parkway

Mail Label ID
A-32-12-Z



EXISTING ZONING MAP

Sherwood Parkway

Subject Property = Sherwood Parkway

BYLAW 2005 150

ZONE CLASSIFICATION

<input type="checkbox"/>	R1
<input type="checkbox"/>	R2
<input type="checkbox"/>	R3

<input type="checkbox"/>	R4
<input type="checkbox"/>	RA
<input type="checkbox"/>	M2
<input type="checkbox"/>	M3
<input type="checkbox"/>	EM
<input type="checkbox"/>	PR

Zoning Application: A-32-12-Z
Subdivision Reference: 57T-12-502

Maps
96 & 1-110



Metric Scale
1 : 4000

Roll Number
050-035-022-05

Mail Label ID
A-32-12-Z

Jerry D. Dolcetti, RPP
Commissioner

Donald B. McConnell, RPP
Planning Director



ENGINEERING & PLANNING
DEPARTMENT

Planning Division

2013 01 07

Mayor Debbie Amaroso and
Members of City Council

RE: Application No. A-1-13-OP – filed by Rick Geroux

PURPOSE

The applicant is requesting an Official Plan Amendment to facilitate an application to the Committee of Adjustment to create two (2) additional lots by way of a severance.

PROPOSED CHANGE

The applicant is requesting a notwithstanding clause to the Rural Area Policies of the Official Plan, to permit them to proceed with a two lot severance application to the Committee of Adjustment, whereas current Official Plan policies limits the creation of new lots for rural residential purposes to one (1) new lot, plus the remnant or remaining parcel.

Subject Property:

- Location – SEC 1 NTP PCL 5663 AWS RP 1R1541 Part 2, Part 3, RP AR565 Part 1 RP 1R7634, Parts 1 to 3, located on the south side of Base Line approximately 96m west of its intersection with Town Line. Civic Address 1741 Base Line, Zone Map 2-19.
- Size – 293m (961') frontage by 390m (1280') depth totaling 11.4ha (28acres).
- Present Use – Rural Residential, former hobby horse farm.
- Owner – Carole Geroux

BACKGROUND

The subject property is located at the west end of the community, on the south side of Base Line, approximately 96m west of its intersection with Town Line. The area is a mixture of rural residential with a number of small-scale agricultural uses. While there does not appear to be any significant livestock operations in close proximity to the subject property, the lands on the north side of Base Line (Prince Township) appear to be tilled for hay. The subject property was previously utilized as a horse hobby farm, and there is an existing 255m² (2750sq.ft.) barn on the subject property.

There have been no previous applications on the subject property.

ANALYSIS

Conformity with the Official Plan

The discussion contained within this report outlines the two (2) main Official Plan policy areas which impact this development. There are a number of other policies, more specifically: fish habitat, tributary flood line, alluvial soils, wetlands and archaeological potential which minimal impact the proposal. As it relates to the above mentioned policies, site specific conditions can be put in place to mitigate any negative environmental impacts or reduce potential hazards. A comprehensive discussion of other Official Plan policies in relation to this application is attached as Appendix A to this report.

The following Official Plan policies directly impact this application:

One (1) Severance Per Lot

The subject property is designated 'Rural Area' on Land Use Schedule 'C' of the Official Plan. Rural Area Policy 11 of the Official Plan states that "the further development of lots in the Rural Area shall be limited to the creation of one (1) new lot, plus the remnant or retained parcel." Council adopted this policy in December 2009 as part of Official Plan Amendment No. 167.

The applicant's request to create two (2) new lots does not conform to the Rural Area policies of the Official Plan. The main reason for Rural Area Policy 11 is to limit rural area development and guide the majority of development to within the Urban Settlement Area, which has access to full municipal water and sewer services. The policy also seeks to maintain the existing characteristics found in the rural area of the community.

Prior to the adoption of OPA 167, rural residential severances were not permitted. As part of the 2009 staff report recommending the 'one severance per lot' policy, it was noted that there existed 410 lots throughout the Rural Area with severance potential. The policy was designed to create a fair balance that allows for limited rural development to be evenly distributed throughout the rural area. Site specific technical concerns aside, Official Plan policies permit the creation of one (1) new lot on any rural area zoned property, where the severed and retained parcels can achieve the required area and frontage.

Minimum Distance Separation Guidelines (MDSI) – New Residences In Proximity to an Existing Barn

Rural Area Policy 13 indicates that '*development within the Rural Area shall adhere to the Ontario Ministry of Agriculture, Food and Rural Affairs' (OMAFRA) Minimum Distance Separation Formulae, as it pertains to non-livestock related development and existing or potential livestock related development.*' With regards to this particular application, the intent of these regulations is to avoid future odour complaints by ensuring that new residential development is located far enough away from existing or potential livestock operations.

The existing 255m² (2750sq.ft.) barn upon the subject property previously housed horses, and there exists future potential for housing livestock, likely in the form of a hobby horse farm.

The MDSI calculation considers the size of the existing barn and the existing tillable area on the subject property (1.33ha/4.37acres). Based on these inputs, new residential dwellings must be setback a minimum of 96m (314') from the existing barn. This impacts the proposed severance to the west, however given the depth of the proposed lot, there still exists an adequate building envelope beyond the required setbacks from the barn. If Council approves this application, the Committee of Adjustment could include site specific conditions to ensure adequate separation from the existing barn.

Comments

Referring to the site plan attached, the applicant is proposing two (2) additional lots, to be located within the northwest and northeast corners of the subject property. Each proposed lot would have 61m (200') of frontage and 91.4m (300') of depth, totaling approximately 0.56ha (1.38acres). The proposed severed portions exceed the minimum rural area lot requirements outlined in the Zoning By-law. The remnant or retained parcel would maintain 171m of frontage with an area of approximately 10.3ha (4.2acres), again exceeding minimum rural area lot requirements, even for an agricultural use.

As previously mentioned, given the existing barn on the subject property, OMAFRA's Minimum Distance Separation Guidelines must be adhered to. Based on the size of the barn and current 'tillable area' upon the subject property, new residential dwellings must be located at least 96m (314') from the barn. To achieve this setback, the nearest dwelling (located on the western proposed severance) would need to be located within 40m (131') of the front lot line.

Although the required setbacks are achievable, approval of this application would negate the ability for any expansions to livestock facilities on the remnant parcel, thus impacting future agricultural development potential.

Referring to the air photo attached, there are existing crop producing operations on the north side of Base Line, in Prince Township. OMAFRA Minimum Distance Separation Guidelines do not apply to these properties, as livestock facilities do not exist. However, approval of this application would impact the ability to locate new livestock facilities on surrounding lots, especially those existing agricultural operations on the north side of Base Line.

Planning Division cannot support the approval of this application. The proposal does not conform to Provincial Policies or the recently amended Rural Area Policies of the Official Plan.

Released in 2005, the Provincial Policy Statement (PPS) is the guidance document for local Official Plans throughout the Province. Official Plans and land use decisions 'shall be consistent with Provincial Policies.'

The overall goal of the PPS is to '*promote efficient development and land use patterns which sustain the financial well-being of Municipalities over the long-term*'. Section 1.1.3 of the PPS states that '*Settlement Areas shall be the focus of growth and their vitality and*

regeneration shall be promoted.' Section 1.1.4.1 of the PPS further states that '*permitted uses and activities within rural areas shall relate to the management of resources, resource-based recreational activities, limited residential development, and other rural land uses.'*

The basic philosophy of Provincial Policy is to promote efficient growth from within the urban area. Good planning principles are based on limiting sprawl and promoting development, redevelopment and intensification within the urban settlement area at densities that can effectively support city services such as water, sewer and road maintenance etc. A characteristic of the rural area is large lot sizes and low development densities. As people move to the rural area, there is a greater demand for services, even though densities are not high enough to generate a tax base capable of effectively sustaining such service demands.

A key characteristic of the Rural Area is large blocks of land. Large parcels contain a great deal of future development potential. In this regard, the impacts of rural residential severances are twofold. First, uncontrolled severance activity reduces lot sizes without a comprehensive review of the overall impact. Second, the placement of a residence, which is considered a sensitive use, sterilizes the area around it for many types of development, including livestock operations, which are only permitted in the rural area. There is also a great deal of 'unknown' development potential in the Rural Area. One could not have anticipated a solar farm development 20 years ago, but without large intact parcels, this development might not have been possible.

Consultation

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

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

Correspondence from the Engineering Department outlines a number of studies and conditions that must be completed prior to lot creation or in some instances, the issuance of a building permit. If this application is approved, these matters are more appropriately dealt with by the Committee of Adjustment.

The correspondence from the Ministry of Municipal Affairs and Housing notes that as per Section 3 of the Planning Act, a decision of Council "shall be consistent with" the Provincial Policy Statement 2005. Essentially, MMAH's correspondence notes that approval of this application would not be consistent with Provincial Policies, especially as they relate to building strong communities with efficient land use patterns, focusing growth to within Urban Settlement Areas and limiting rural residential development. Limited rural residential development is locally defined by Official Plan Policy RA.11, which limits rural residential development to the creation of one (1) new lot, plus the remnant or retained parcel. The limit is applied from the day of the passing of the policy, (OPA 167), December 2009.

This application is the seventh multiple lot severance proposal since December 2009. Council has approved each application, and to-date, the Committee of Adjustment has also approved each multi-lot rural severance application. In recognizing this trend, staff has embarked on a review of current rural area policies to determine if 'limited' residential development can be more appropriately defined within the local context. The one-lot 'fairness' policy was designed to be applied equally throughout the Rural Area. The policy does not recognize large blocks of land or existing agricultural operations that should be protected. Furthermore, the existing policy does not recognize areas that have already been severed to a point where 'infill' rural residential development is the only future development potential. Having said this, a more site specific policy approach could be deemed as unfair. For this reason, a comprehensive review, with public outreach, will be conducted during 2013.

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 a long term increase in demand for higher levels of municipal services in the rural area.

SUMMARY

Since OPA 167 was adopted in Dec. 2009, Council has approved six multi-lot rural residential severance applications, resulting in 20 additional rural residential lots. Over the same period, the Committee of Adjustment approved an additional 28 rural residential lots, which were single severance applications adhering to current OP policies and supported by Planning staff. Therefore a total of 48 rural residential lots were created over the past 24 months. Multi-lot severances accounted for approximately 41% of these lots.

When Council passed the 'one-lot severance policy (OPA 167, Dec. 2009) it was felt that the one-lot limit was a fair approach to allowing limited rural residential development throughout the rural area, while maintaining the current character of the area, and retaining large parcels for future development purposes. Planning staff understands the desire to live in a rural setting, with larger lots, open space and proximity to natural environments. Planning staff and Provincial Policies support rural residential development opportunities, but in a limited amount. With this in mind, staff would support a single lot severance upon the subject property. In permitting multi-lot severances and what has become relatively uncontrolled rural residential growth, the very conditions that people find desirable, and which define the rural area, are being irreversibly changed.

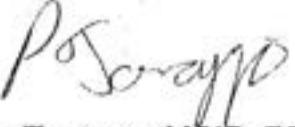
STRATEGIC PLAN

This application does not directly affect any part of the Corporate Strategic Plan.

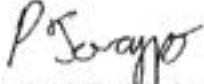
RECOMMENDATION

That City Council deny the applicants request to amend the Official Plan in order to create two (2) new Rural Residential lots.

Respectfully submitted,


Peter Tonazzo, MCIP, RPP
Planner

Recommended for approval,

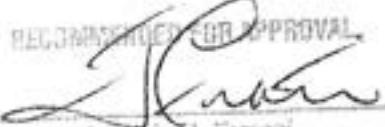

(foc) Donald B. McConnell, MCIP, RPP
Planning Director

Recommended for approval,


Jerry Dolcetti, RPP
Commissioner Engineering & Planning

PT/ps

attachment(s)

RECOMMENDED FOR APPROVAL

Joseph M. Fratesi
Chief Administrative Officer

APPENDIX A – COMPREHENSIVE DISCUSSION OF RELEVANT OFFICIAL PLAN POLICIES

Archaeological Potential

The subject property is located in an area that has been identified as having archaeological potential, however as per the current policies, the need for an archaeological assessment is only triggered by the creation of 'more than three lots' in the Rural Area. This application will result in the creation of only two additional lots.

Fish Habitat

The Big Carp Creek meanders along the western and southern edges of the subject property, and is identified as Type 2 or 3 fish habitat. Under current Official Plan policies, development 'adjacent' to type 2 or 3 fish habitat must be accompanied by an Environmental Impact Statement. In this case, adjacent lands are defined by the Environmental Management Zone, which has been applied from the centre line of the creek, to the top of the banks on both sides. The proposed severances will not be located within the Environmental Management Zone. Therefore, as per existing OP policies, an environmental impact study is not required.

Current Official Plan policies aside, the Natural Heritage Resource Manual, published by the Ministry of Natural Resources and Provincial Policy define adjacent lands to fish habitat as 120m. For a meandering stream such as the Big Carp, the 120m is measured from the line that connects each outside curve at bankfall. In this case, the rear lot line of the nearest proposed severance would be approximately 61m away, and within the defined adjacent lands, however the proposed western severance appears to be large enough to support a building envelope and on-site services outside of the defined 120m adjacent lands. If Council approves this application, the Committee of Adjustment may deem it appropriate identify conditions to ensure that development is located beyond the 120m adjacent lands as defined above, unless the Applicants submit an Environmental Impact Study, prepared by a qualified professional, indicating otherwise.

Tributary Flood Line

The tributary flood line in association with the Big Carp Creek also impacts the southern portion of the property; however the proposed severances will not be located within any portion of the defined tributary flood area.

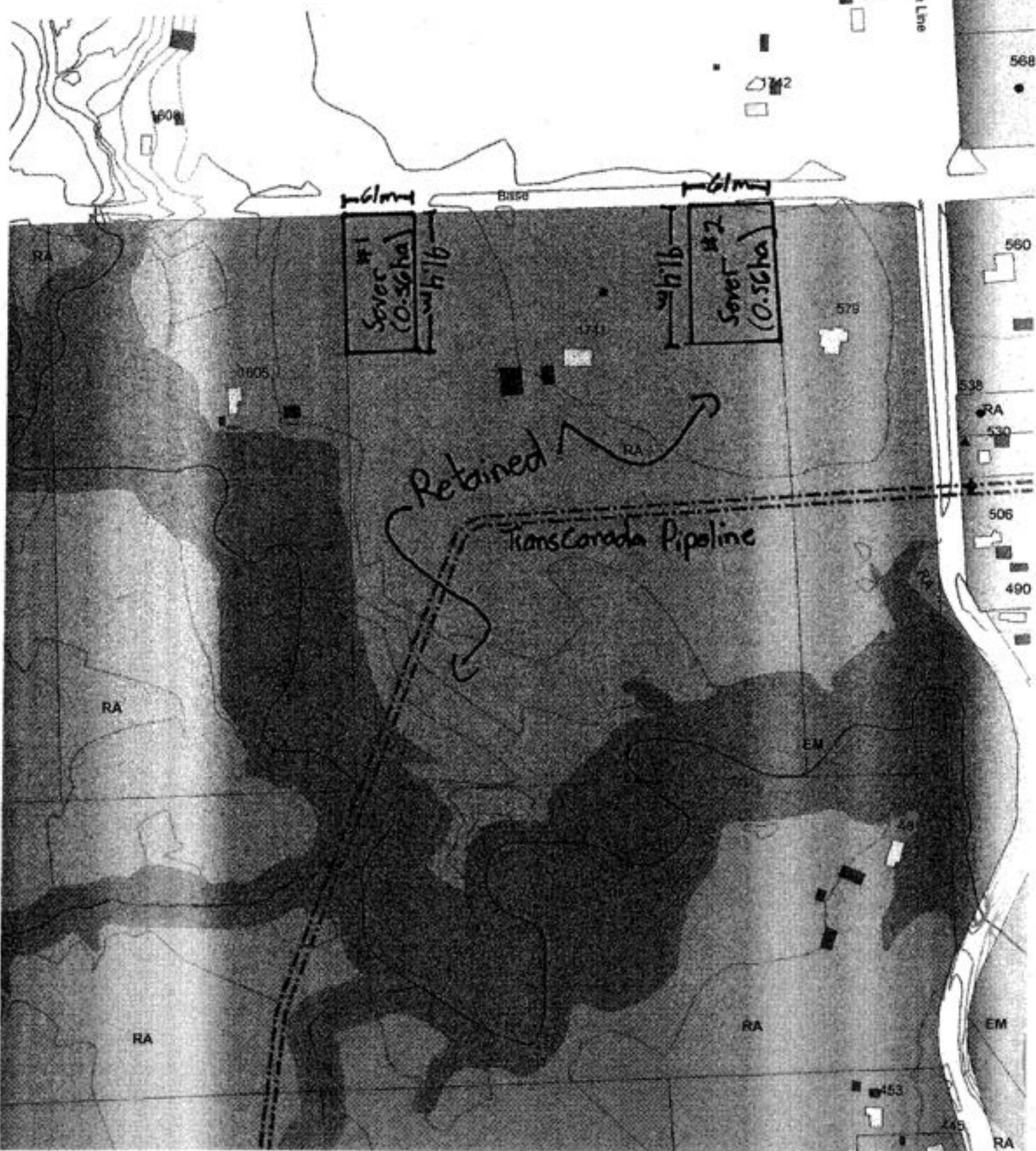
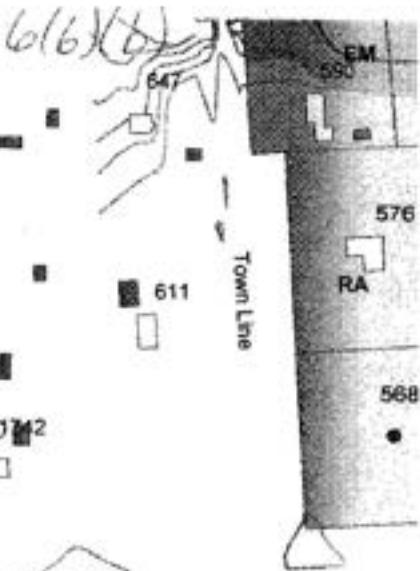
Alluvial Soils

There are areas of alluvial soils adjacent to the creek. Alluvial soils lack bearing capacity to support foundations. The proposed lots are not within areas that have been identified as having alluvial soils.

Wetlands

A wetland touches the southwest corner of the subject property. Current OP policies require an Environmental Impact Study where proposed development is within 120m of the edge of the wetland. In this case the nearest lot line from the proposed severances will be at least 295m from the edge of the wetland; therefore an EIS is not required.

N
↑



(b)(6)(b)

Jerry D. Dolcetti, RPP
Commissioner

Daniel Perri, EIT
Engineering Intern



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2012 11 28

Our File: A-1-13-OP

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

Dear Mr. McConnell:

**RE: A-1-13-OP – 1741 BASE LINE
REQUEST FOR AN AMENDMENT TO THE OFFICIAL PLAN**

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

- A 3 m road widening is required as per the zoning bylaw if it has not already been taken.
- The future Lot Purchaser will be required to engage a qualified licensed designer to design the on-site sewage system disposal system and a qualified licensed installer for its installation, and for the supervision of the installation of fill, where required. The future purchaser will also be required to ensure that in-situ percolation tests, if required, are conducted to verify the design percolation rate after the fill has been added.
- Future alteration to the sewage system mantels by the placement of buildings such as garages and sheds or the importing of impermeable soils as fill over the mantels may lead to system failure, and is prohibited.
- There is to be no construction of any structure within the spare area provided for the sewage system. This includes any pools, sheds, driveways, parking areas, decks, garages, tennis courts, saunas or any other type of structure.
- No excavated soils shall be added to the sewage system area or spare area.
- The septic tank must be installed by the same contractor who constructs the leaching bed.
- A physical barrier such as snow fencing shall be installed around each sewage system and mantle area. The barrier shall remain in place until the house construction on each lot is completed and an occupancy permit issued.
- Before applying for a building permit, the future Lot Purchaser agrees to have a well drilled on the Subject Lot by a well driller, licensed to carry out this work by the Province of Ontario.

ENGINEERING DATA/REZONING/Base Line - Civic 1741 - A-1-13-OP 2012 11 28.docx

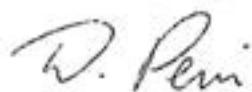
The Corporation of the City of Sault Ste. Marie
P.O. Box 580~ 99 Foster Drive ~ Sault Ste. Marie, ON P6A 5N1
Telephone: (705) 759-5385~ Fax: (705) 541-7165
www.cityssm.on.ca ~ d.perri@cityssm.on.ca

Wells shall be constructed in accordance with Regulation 903 R.R.O. 1990 of the Ontario Water Resources Act, as amended.

- All wells shall be constructed with a six (6) inch diameter casing, nominal wall thickness 0.188 inches, equipped with a stainless steel wound screen with slot size to match aquifer gradation. All casing joints are to be welded.
- The future Lot Purchaser will be required to employ a competent Engineer or Engineers registered by the Association of Professional Engineers of Ontario and approved by the Director of Environmental Health, Algoma Public Health for the following purposes:
 - To review with the Lot Purchaser the most suitable location for the well on the Subject Lot considering the proposed or possible locations for the septic tank leaching bed, buildings and driveways.
 - To review the well drilling program with the driller prior to construction of the well, and provide an opinion to the Lot Purchaser as to the suitability of the proposed well construction. To supervise the well drilling to ensure that it is carried out in accordance with Ministry of the Environment Regulations.
 - To review all logs after completion of drilling, interview the driller and provide an opinion to the Lot Purchaser as to whether the recommended drilling program has been followed in accordance with Ministry of Environment Regulations.
 - To review bacteriological and chemical quality testing results on the well and provide an opinion to the Lot Purchaser as to the acceptability of water quality, in relation to Ontario Regulation 169/03, Ontario Drinking-Water Quality Standards, as amended from time to time, and all other applicable Regulations.
 - To recommend filtration treatment or other treatment in detail if the well water exceeds applicable guidelines and Regulations.
 - To review the pump test results for each well and provide an opinion to the Lot Purchaser, as to the acceptability of water quantity at the well.

If you have any questions, please contact the undersigned.

Yours truly,



Daniel Perri, EIT
Engineering Intern

c: Jerry Dolcetti, Commissioner, Engineering & Planning
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT
Pat Schinners, Administrative Clerk, Planning Division

**Ministry of
Municipal Affairs
and Housing**

Municipal Services Office
North (Sudbury)
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

**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



December 3, 2012

By E-mail and Post

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 Amendment No. A-1-13-OP
City of Sault Ste. Marie

I am writing to you in respect of Official Plan Amendment (OPA) A-1-13-OP which was circulated to the Ministry of Municipal Affairs and Housing (MMAH) by the City of Sault Ste. Marie on November 15, 2012.

The City's Official Plan identifies that the subject lands are 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. 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 be 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) 564-6855 or charlsey.white@ontario.ca

Sincerely;



Charlsey White, M.C.I.P., R.P.P
Planner - Algoma District and Manitoulin District
Northern Municipal Services Office
Ministry of Municipal Affairs and Housing
Suite 401, 159 Cedar Street
Sudbury, Ontario P3E 6A5
Tel:(705) 564-6855; Fax:(705) 564-6863
TTY Toll-free:1-866-220-2290
e-mail: charlsey.white@ontario.ca

PRINCE TOWNSHIP

Base Line

Town Line Road

CITY

CITY

2012 ORTHO PHOTO

1741 BASE LINE

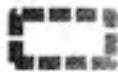
Planning Application A-1-13-OP



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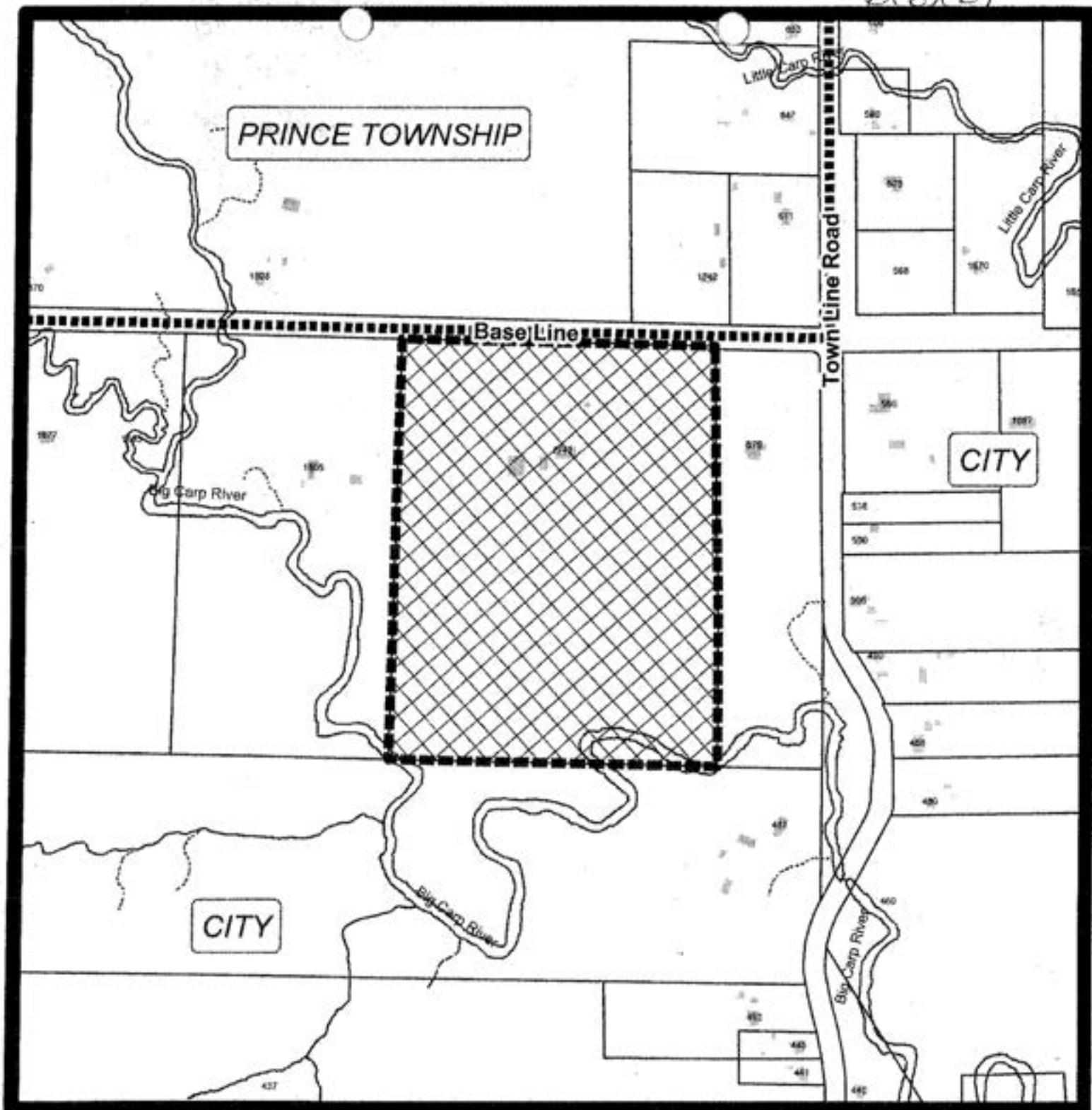
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Mail Label ID
A-1-13-OP



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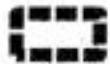
***** Municipal Boundary



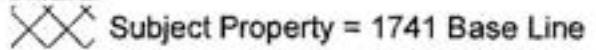
SUBJECT PROPERTY MAP

1741 BASE LINE

Planning Application A-1-13-OP



Subject Property = 1741 Base Line



Subject Property = 1741 Base Line



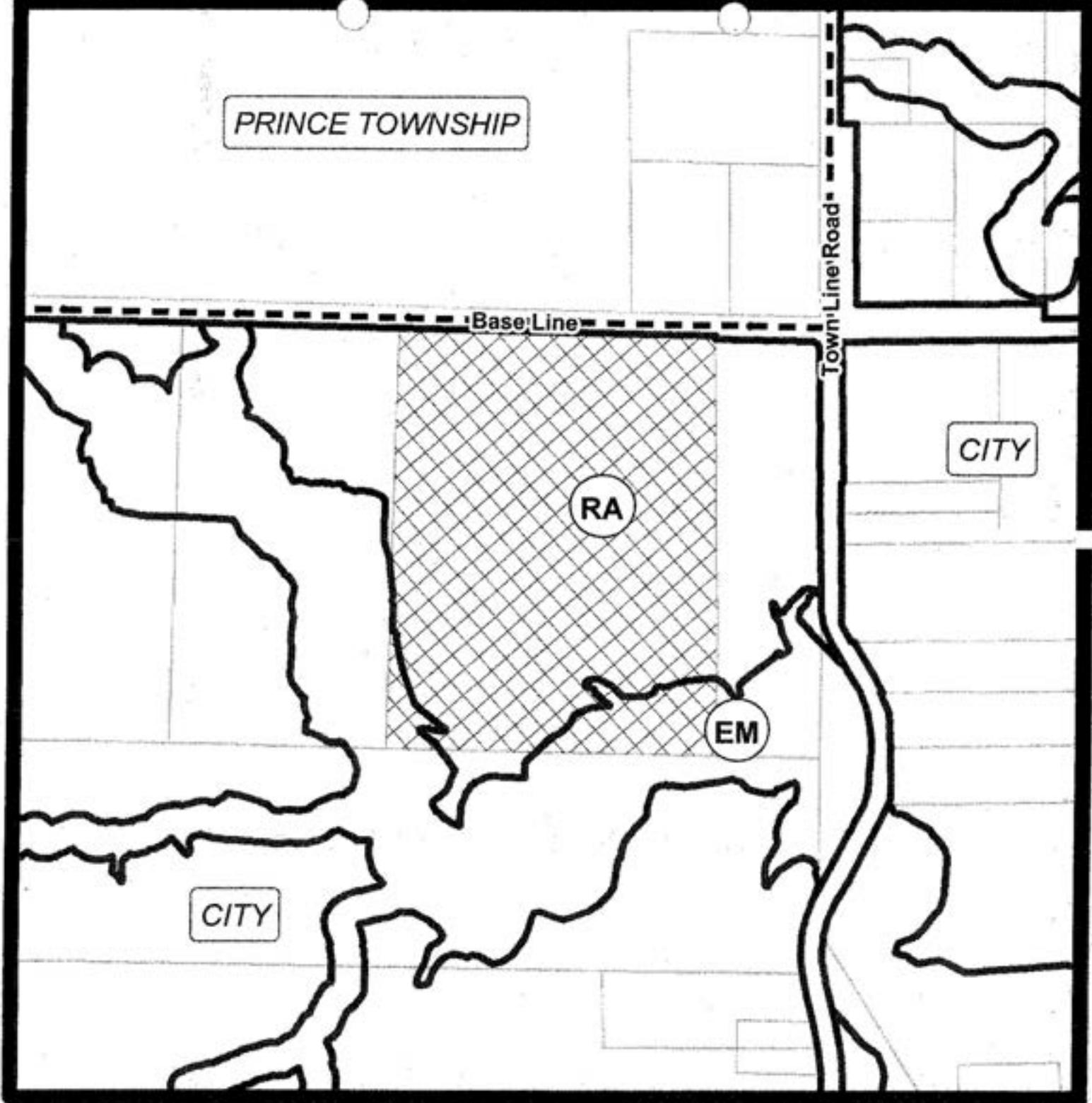
Municipal Boundary

Metric Scale
1 : 5000

Maps
519 & 2-19

Mail Label ID
A-1-13-OP

PRINCE TOWNSHIP

**EXISTING ZONING MAP****1741 BASE LINE****Planning Application A-1-13-OP**

XX Subject Property = 1741 Base Line

--- Municipal Boundary

RA - Rural Area Zone; RAhp

EM - Environmental Management Zone

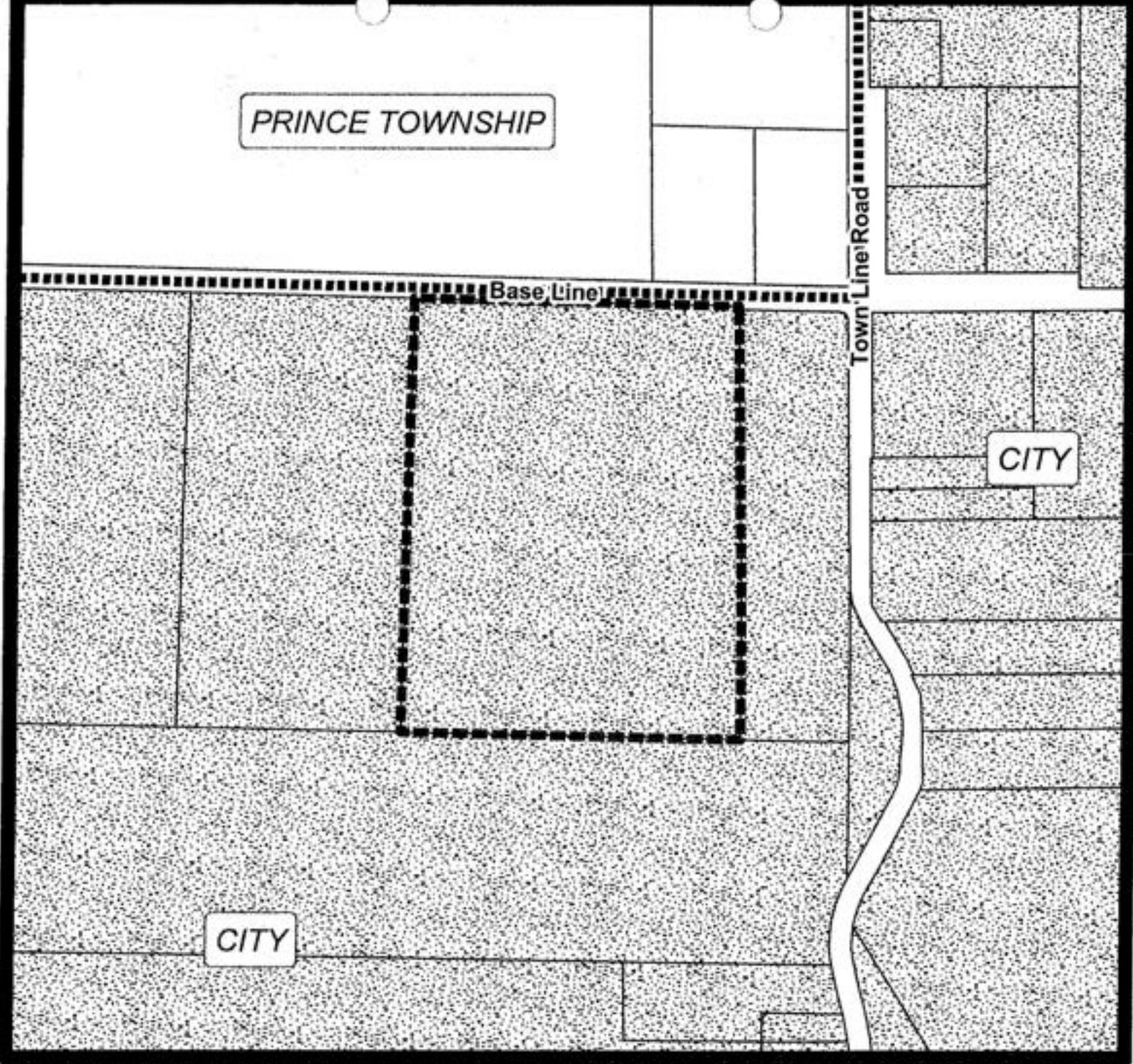


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Maps
519 & 2-19

Mail Label ID
A-1-13-OP

12/6/10
PRINCE TOWNSHIP



OFFICIAL PLAN MAP SCHEDULE "C" LAND USE

1741 BASE LINE Planning Application A-1-13-OP



Metric Scale
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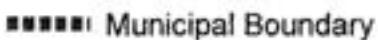


Subject Property = 1741 Base Line

Official Plan Land Use Designation



Rural Area



Municipal Boundary

SCHEDULE "C" LAND USE
OFFICIAL PLAN
AMENDMENT

No. _____

Maps
519 & 2-19

Mail Label ID
A-1-13-OP

Jerry Dolcetti, RPP
Commissioner

Donald B. McConnell, RPP
Planning Director



ENGINEERING & PLANNING
DEPARTMENT

Planning Division

2013 01 07

Mayor Debbie Amaroso and
Members of City Council

RE: Application No. A-2-13-Z – filed by Stephen Hunter

PURPOSE

The applicant is requesting a rezoning to permit an addition to the existing residence that will result in a semi-detached dwelling.

PROPOSED CHANGE

The applicant is requesting a rezoning from "R2" (Single Detached Residential) zone to "R3" (Low Density Residential) zone, in order to permit renovations and an addition to the existing residence to create a second unit.

Subject Property:

- Location – The subject property is located on the north side of Queen Street east, opposite Bellevue Park and approximately 115 m (377 feet) west of Lake Street. Civic address 1318 Queen Street East.
- Size – 30.48 m x 45.72 m (100 feet x 150 feet)
- Present Use – Single Detached Residential
- Owner – Stephen Hunter

BACKGROUND

The existing home was constructed in 1948 on a property that is approximately twice the size of other residential properties in the area. The single exception is the abutting property to the east which is the same size.

Historically, the zoning in this area is single detached residential. In 1990, City Council rezoned the former Riverview Motel property to permit six townhouse units. This townhouse development is approximately 50 m (164 feet) west of the subject property.

The applicant's request is for approval to construct an addition to the existing building to create a second unit. The result would be to transform the existing single detached residential building into a semi-detached structure.

ANALYSIS

Conformity with the Official Plan

The subject property is designated "Residential" on Schedule "C" of the Official Plan. The Residential policies of the Official Plan state that "small scale intensification may be permitted in all residential areas unless adequate supporting infrastructure is not available or significant physical constraints exist." Given the availability of municipal services in this area and the absence of any physical constraints, this application conforms to the City's Official Plan.

In addition, the Provincial Policy Statement contains numerous references requiring municipalities to adopt and implement policies which support residential intensification and redevelopment.

Comments

The applicant is proposing to construct an addition which maintains the single detached character of the area. As shown on the attached site plan and elevations, a two storey addition will be constructed on the east side of the existing structure. Most of this addition will be above the existing two car garage. To maintain the privacy of the neighbour to the east, the easterly elevation will have no openings with the exception of a small basement window. A 2.4 m (8 foot) easterly side yard is proposed. The neighbour's garage is set back approximately 2.4 m (8 feet) from the property line and the two properties are separated by a number of mature trees.

Both the existing and new residential units will share the existing driveway to maintain the character of the streetscape. The proposed construction meets all zoning by-law setback requirements.

The City has received one letter of objection from the neighbours to the east. Their concern is that if approved, this development will result in more activity next door and lead to a decrease in their home's value. It should be noted that the subject property is large enough that if severed, two residential building lots that meet all by-law requirements could be created.

Consultation

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

- See attached letters – Building Division, Engineering & Construction
- No objections/comments – Community Services Department, Municipal Heritage Committee, Economic Development Corporation, Public Works and

Transportation, Accessibility Advisory Committee, Conservation Authority, Fire Services, PUC Services

Both the Building and Engineering & Construction Divisions commented that additional water and sanitary sewer services will be required. This will be a requirement of the building permit.

IMPACT

Approval of this application will not have a significant impact on City operations or revenues.

STRATEGIC PLAN

Approval of this application will not have an effect on any item in the City's Strategic plan.

SUMMARY

This application is to rezone to permit an addition to the existing home to create a second unit. This property is very large and well landscaped. The request is consistent with the City's Official Plan and meets all zoning by-law requirements. The application is recommended for approval. One letter of objection from the adjoining neighbour has been received.

RECOMMENDATION

That City Council approve this application and rezone the subject property from "R2" (Single Detached Residential) to "R3" (Low Density Residential) to permit the creation of an additional unit.

Recommended for approval,



Donald B. McConnell, MCIP, RPP
Planning Director

Recommended for approval,



Jerry Dolcetti, RPP
Commissioner Engineering & Planning

DM/ps

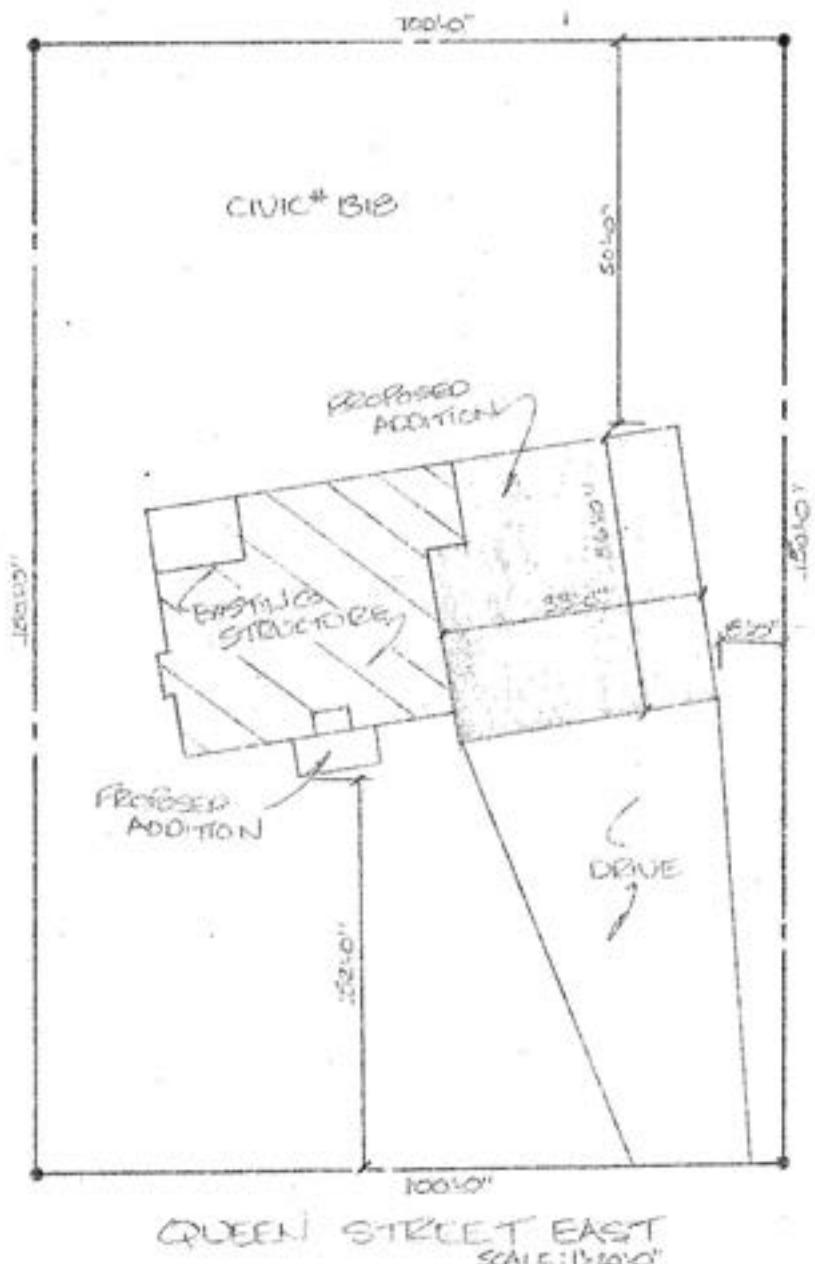
attachment(s)

Data\APPL\REPORT\2-13-Z.docx

RECOMMENDED FOR APPROVAL

Joseph M. Fretzel
Chief Administrative Officer

Additional Property Identifier(s) and/or Other Information

QUEEN STREET EAST
SCALE: 1" = 100'



FRONT ELEVATION
SCALE: 1/4 INCH = 1'-0"

PROPOSED ADDITION FOR: MR. STEVE HUNTER		REVISIONS:
DRAUGHT BY: JAMES BURRILL	STRUCT. DESIGN BY: BART	SCALE: 1/4 INCH = 1'-0"
LOT # 1040-4-000	LOT # 1040-4-000	JOB: 2010-04 APRIL 2011 PAGE 1 OF 1

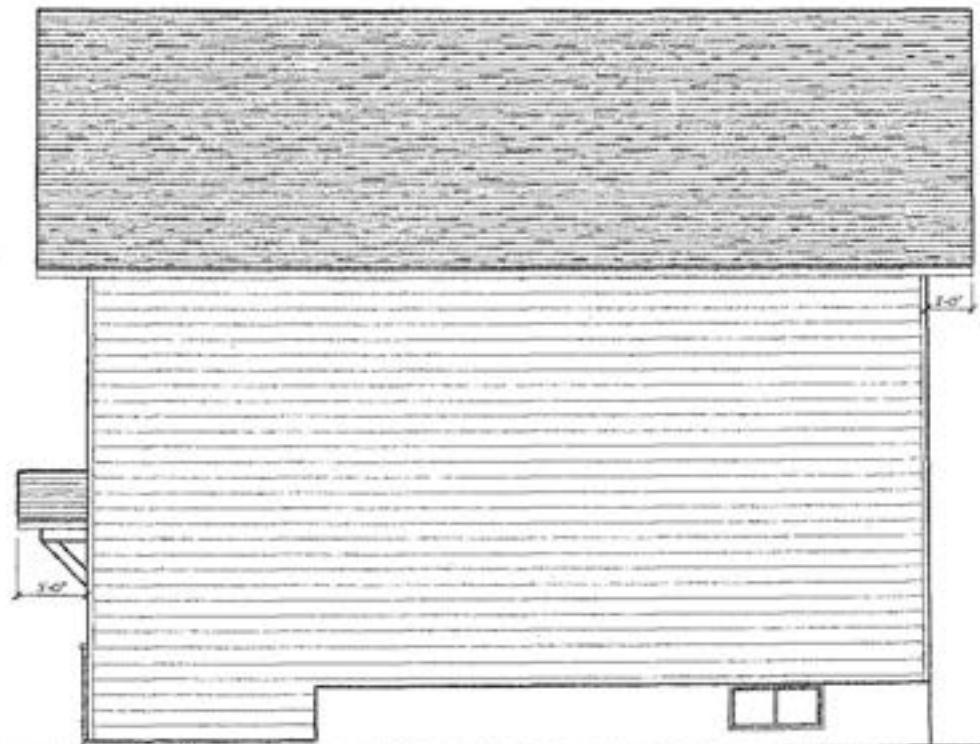
(66X6)

6(6YC)



REAR ELEVATION

SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"

PROPOSED ADDITION FOR: MR. STEVE HUNTER			REVISIONS
DRAWN BY: JAMES BARNELL	STREET: 148TH ST EAST LOT #: 2405 + 2406	SCALE: 1/8"=1'-0"	JAN 300-04 APRIL 2002 PAGE 1 OF 1

From: VINCE ROGERS [mailto:joanandvince@bell.net]
Sent: December 17, 2012 10:10 AM
To: Peter Tonazzo; Susan Myers; Terry Sheehan
Subject: Re: Application File No: A-2-13-Z

Joan and Vince Rogers
1328 Queen Street East
Sault Ste. Marie
P6A-2E8
Re: Application File No: A-2-13-Z

To: Mr. Peter Tonazzo
Members of the Planning Board
Members of City Council

This letter is in response to the rezoning application of our neighbour at 1318 Queen St. East.

We have lived in our home for over 35 years. We moved from a semi-detached home to a single family dwelling to enjoy the benefits and privacy. The city has many locations zoned multi-family available for building. Why is it necessary to change a park like location to accommodate a money venture?

We are extremely opposed to the rezoning request. Our property will decrease in value and the activity will double next to us. Why would you destroy a beautiful landmark home only for money?

Please carefully assess and consider our fears before allowing this rezoning to happen!

This January 7th, 2013 meeting has been arranged while we are out of the country. Please consider this as our personal appeal.

We thank you for hearing our plea and would appreciate a prompt response to our questions.

Sincerely,
Joan and Vince Rogers

Pat Schinners

From: Don Maki
Sent: November 16, 2012 1:35 PM
To: Don McConnell; Pat Schinners
Subject: Rezoning Application A-2-13-Z 1318 Queen Street East

Hi Don

The water service line would have to be sized to support an additional dwelling.

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

www.cityssm.on.ca

www.celebrate100saultstemarie.com

Celebrating 100 years as a city in 2012!

(d)(c)

Jerry D. Dolcetti, RPP
Commissioner

Daniel Perri, EIT
Engineering Intern



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2012 11 28

Our File: A-2-13-Z

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

Dear Mr. McConnell:

**RE: A-2-13-Z – 1318 QUEEN STREET EAST
REQUEST FOR AN AMENDMENT TO THE ZONING BY-LAW**

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

- A sanitary lateral will be required to service the addition. A sanitary lateral permit will be required, as well as payment for installation of the lateral to property line.

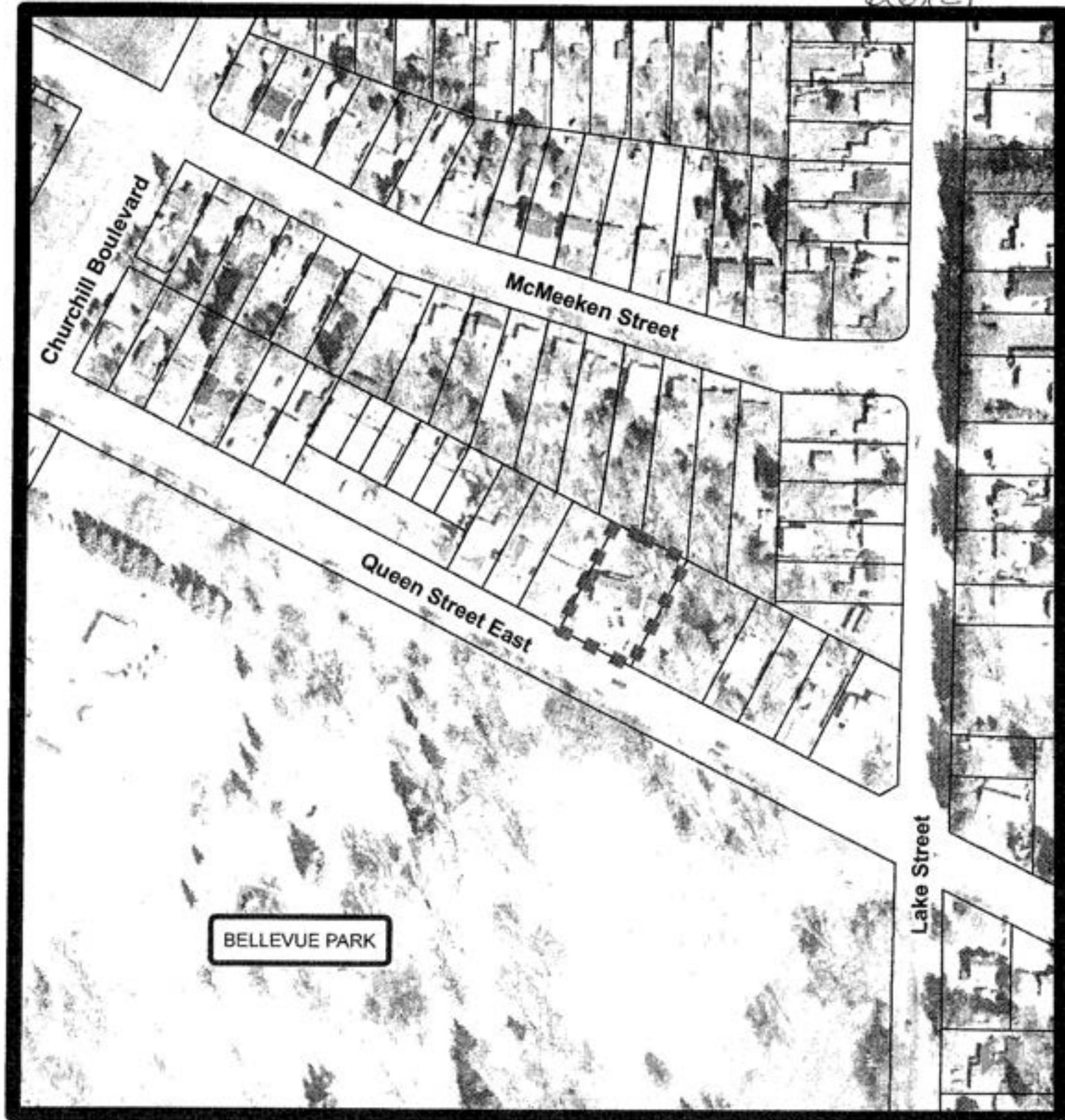
If you have any questions, please contact the undersigned.

Yours truly,

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

Daniel Perri, EIT
Engineering Intern

c: Jerry Dolcetti, Commissioner, Engineering & Planning
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT
Pat Schinners, Administrative Clerk, Planning Division



2012 ORTHO PHOTO

Planning Application: A-2-13-Z
1318 QUEEN STREET EAST



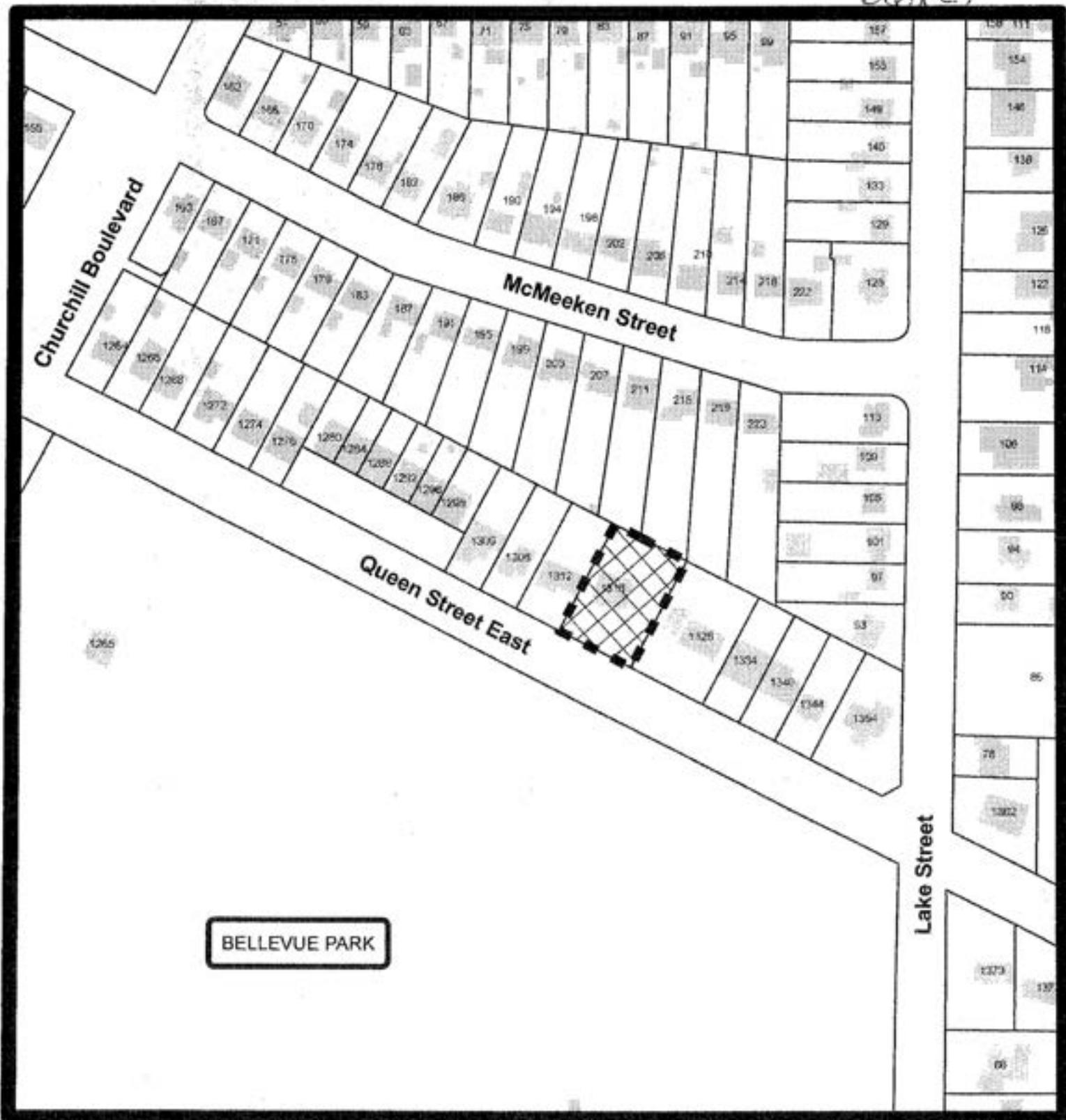
Metric Scale
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Maps
1 & 1-6

Mail Label ID
A-2-13-Z



Subject Property = 1318 Queen Street East



SUBJECT PROPERTY MAP

Planning Application: A-2-13-Z

1318 QUEEN STREET EAST



Metric Scale
1 : 2000



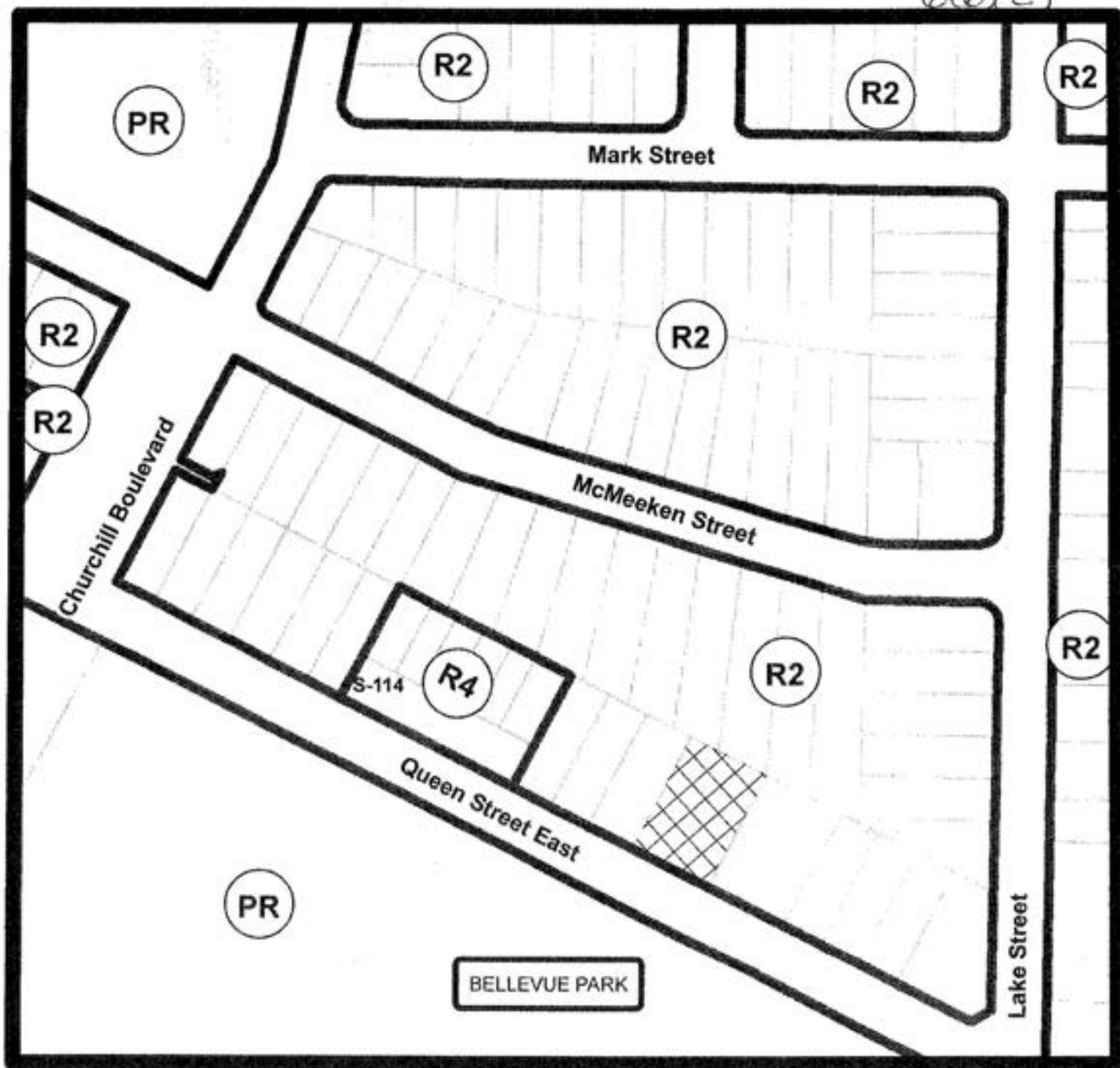
Subject Property = 1318 Queen Street East



Subject Property = 1318 Queen Street East

Maps
1 & 1-6

Mail Label ID
A-2-13-Z



EXISTING ZONING MAP

Planning Application: A-2-13-Z

1318 QUEEN STREET EAST

Subject Property = 1318 Queen Street East

R2 - Single Detached Residential Zone

R4 - Medium Density Residential Zone

PR - Parks and Recreation Zone

S-# = Special Exception Zoning



Metric Scale
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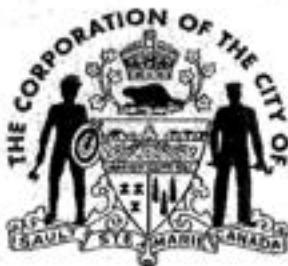
Maps
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Mail Label ID
A-2-13-Z

6(6)(d)

Jerry Dolcetti, RPP
Commissioner

Donald B. McConnell, RPP
Planning Director



ENGINEERING & PLANNING
DEPARTMENT

Planning Division

2013 01 07

Mayor Debbie Amaroso and
Members of City Council

RE: A-3-13-Z – filed by Childcare Algoma

PURPOSE

The applicant, Childcare Algoma wishes to utilize the property as a parking lot for their existing daycare located on the opposite side of Shannon Road at 1600 Queen Street East.

PROPOSED CHANGE

The applicant is requesting a Rezoning from "R2" (Single Detached Residential) zone to "R2.S" (Single Detached Residential) zone with a Special Exception to permit in addition to the uses permitted in an "R2" zone, a parking lot for the existing daycare at 1600 Queen Street East.

Subject Property:

- Location – Plan H700 Lot 11 RCP, Civic Address: 1616 Queen Street East
- Size – Frontage 30.48m (100.0'), Depth 40.23m (132.0'), Area 0.11 ha (0.28acres)
- Present Use – Vacant
- Owner – John and Cynthia Onofrio

BACKGROUND

The subject property formerly contained a residential dwelling unit. The property is located across the street from an existing Childcare Algoma Daycare facility. The subject property is proposed to be used for ancillary parking for the daycare.

The proposed parking lot will accommodate the majority of staff parking, as well as additional parking for parents. This will allow most of the existing parking spaces on the daycare facility property to be utilized for parents. The purpose of the additional parking is to reduce the number of staff and parent parking currently occurring on Shannon Road.

ANALYSIS

Conformity with the Official Plan

The subject property is designated Residential on Schedule "C" of the City of Sault Ste. Marie Official Plan. The Residential policies of the Plan permit the inclusion of institutional uses that are of a positive benefit to a residential area, and which do not depreciate or affect the residential

2013 01 07

Page 2

character. Such uses include elementary schools, churches or recreational facilities. A daycare facility is similar in use to those mentioned above, and as such, the proposal to use subject property for ancillary parking for the daycare facility is consistent with the residential policies of the Official Plan.

The subject property is not impacted by the Resource or Constraints policies of the Official Plan.

Comments

The subject property is currently zoned R2, Single Detached Residential zone. The Zoning By-law does allow parking on neighbouring lots, but only when the lots abut (adjacent to another or share a boundary) Given that the property does not directly abut the daycare facility, a special exception to the R2 zoning is required.

Given the close proximity of the proposed parking area, planning staff recommend that this zoning request be approved. At present, the current parking lot at the daycare facility only accommodates 8 parking spaces, one of which is barrier-free. Due to the limited number of parking spaces available in the existing parking lot, many parents picking up/dropping off their children park along the west side of Shannon Road, between Queen Street East and Thorneloe Crescent. The proposed parking lot will help alleviate the number of cars parked along Shannon Road, and will facilitate safer pick-up/drop offs as much of this activity will now occur off-road.

It should be noted that the proposed parking lot abuts a residential dwelling on both the north and east sides of the property, and faces residential development across the street. To ensure that the proposed parking lot complements the abutting uses, Planning staff are recommending that the subject property be designated as an area of Site Plan Control.

The Official Plan's design policies encourages that new development be designed to integrate with the existing urban fabric and that the "Urban Forest" concept be incorporated into new construction. As seen from a site visit, there are several mature trees along the periphery of the property (the centre of the property is more bare, due to the previous use as a dwelling). Given the location of these mature trees, it may be possible to preserve several as part of the future development. As part of the Site Plan Control review process, staff will be requesting a landscape plan. This landscaping plan will form part of the Site Plan agreement and will assist in preserving a number of existing trees, as well as outline vegetative buffering and/or fencing that can mitigate the visual impact of the parking lot on abutting residential uses and the street.

Consultation

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

- See attached letters – Building Division, PUC Services, PWT, Engineering
- No objections/comments – CSD, Municipal Heritage Committee, Fire Services
- Neighbourhood Comments – See attached correspondence

Building Division has commented that the existing house was demolished in 2009 and that the sewer needs to be capped at the property line, if it is not being used. PUC has also commented that the water service needs to be decommissioned at the property line and that PUC will need to be contacted for specifications and to schedule the work, to be done by the Owners contractor.

PWT has indicated that a Site Plan agreement ensure that no entrance or egress be permitted onto Queen Street East. Engineering has commented on a number of drainage requirements that

will be dealt with through the Site Plan Control review process. The Accessibility Advisory Committee has commented on a number of barrier free design issues and will be reviewed as part of Site Plan Control.

Correspondence from three neighbours has been received, expressing concern with the proposed parking lot. Two of the letters express concern relating to the aesthetics of the proposed parking lot within an area characterized by residential development. Planning staff share this concern and are recommending the use of Site Plan Control to ensure that landscaping measures be used to mitigate and enhance the visual impact of the proposed development. In addition to this, a concern was raised that snow storage would potentially impact any preserved or proposed vegetation. To address this concern, Planning staff can delineate areas of the site that must be utilized for snow storage through the recommended Site Plan Control review.

In most Site Plan agreements, snow storage areas are delineated within areas of surplus parking. The total number of required parking for the daycare operation is 13 (based on a parking requirement of 1.25 spaces for 10 employees). With both the existing parking lot and the proposed parking lot, a total of 25 spaces will be provided. As such, the storage of snow can be accommodated on the surplus 12 spaces. In addition, a standard clause in all Site Plan Agreements is that the vegetation be maintained and allowed to thrive. As such, any storage of snow cannot negatively impact the landscaping on the site.

A final concern was raised about potential pedestrian and vehicular conflict that would result with parents and staff crossing Shannon Road from the proposed parking lot. The Site Plan agreement will ensure that the parking lot is designed utilizing walkways to guide parents and staff to cross at the intersection, where vehicles expect pedestrians to cross. As well, the provision of additional off-road parking will get parents and staff who currently use Shannon Road off the street, reducing the pick-up/drop off activity that can conflict with vehicular traffic on the road.

IMPACT

There are no anticipated financial impacts to the municipality as a result of the proposed zoning change.

SUMMARY

Childcare Algoma, the operator of the daycare facility at the northwest corner of the intersection of Shannon Road and Queen Street East, is seeking to construct additional parking on the northeast corner of the intersection. The proposed parking lot will help alleviate the pick-up/drop off activity that currently occurs on Shannon Road, and relocate it off road.

Planning staff are recommending that Council approve the proposed rezoning to permit the off-site parking lot on the subject property.

The proposed parking lot will abut residential uses on both the north and east sides of the property, and will face residential development across the street. To ensure that the parking lot is compatible with the residential nature of the area, Planning staff are recommending that the subject property be designated as an area of Site Plan Control. The Site Plan review process will ensure that appropriate landscaping is preserved and provided in order visually buffer the parking area from adjacent residential uses and the street.

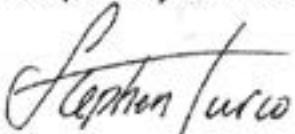
STRATEGIC PLAN

City's Strategic Plan will not be impacted by the proposed zoning request.

RECOMMENDATION

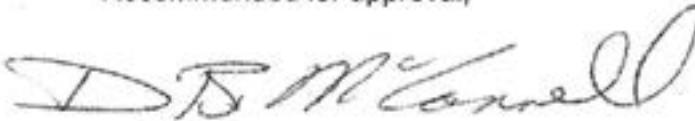
That City Council approve rezoning the subject property from "R2" (Single Detached Residential zone), to "R2.S" (Single Detached Residential zone with a special exception) to permit, in addition to the uses permitted in an "R2" zone, a parking lot in association with the institutional use located at 1600 Queen Street East.

Respectfully submitted,



Stephen Turco, MCIP, RPP
Planner

Recommended for approval,



Donald B. McConnell, MCIP, RPP
Planning Director

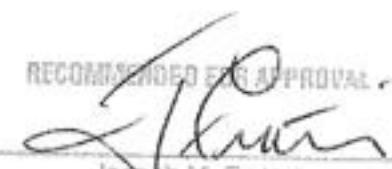
Recommended for approval,



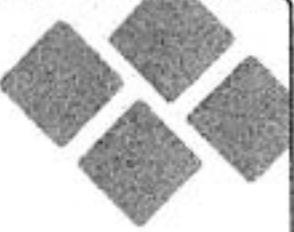
Jerry Dolcetti, RPP
Commissioner Engineering & Planning

ST/ps

attachment(s)

RECOMMENDED FOR APPROVAL

Joseph M. Fradet
Chief Administrative Officer

6(6)(d)

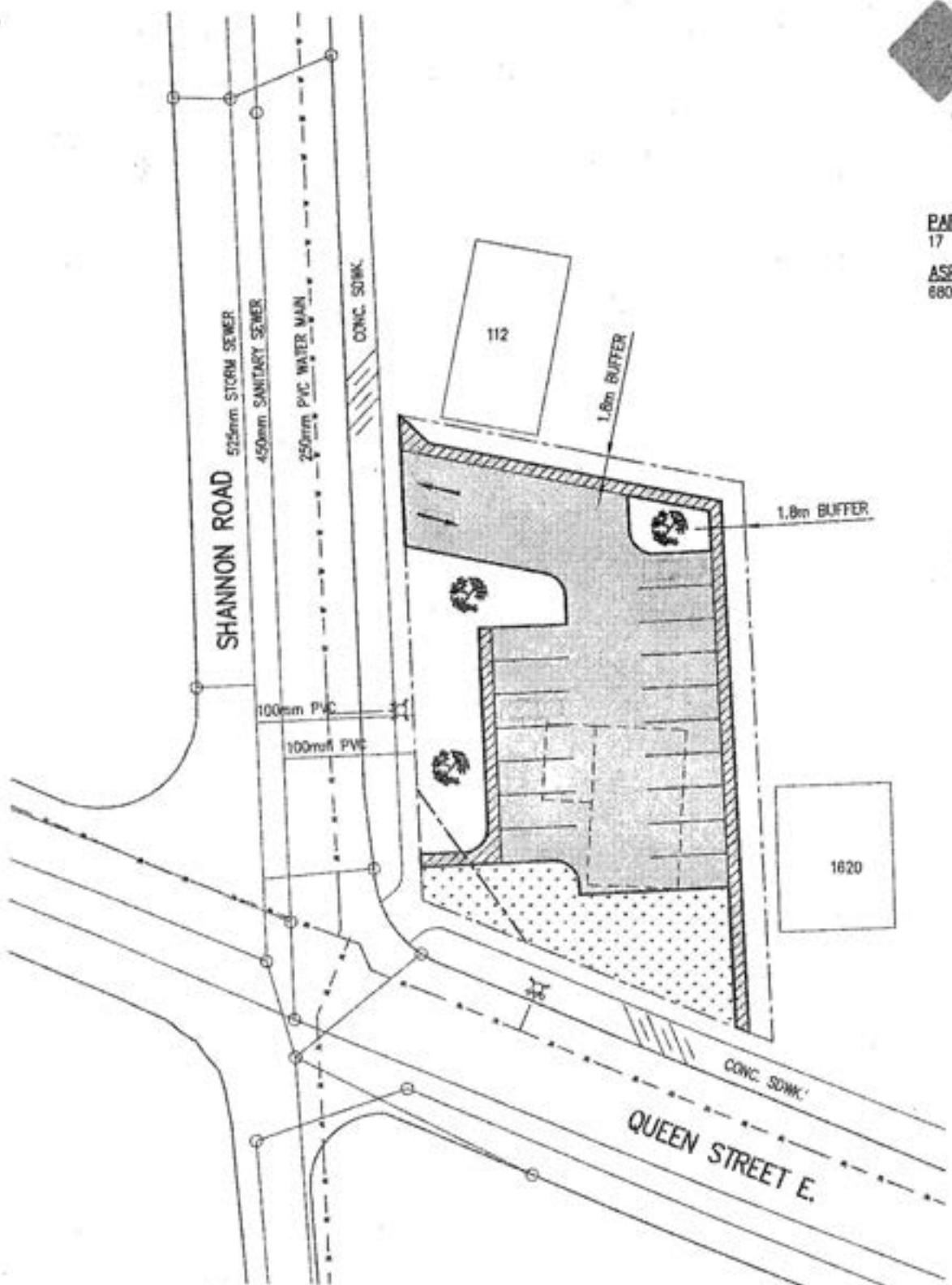


PARKING SPACES

17

ASPHALT AREA

680m²



STEM
ENGINEERING GROUP

PROJECT:
NEW PARKING LOT
1616 QUEEN EAST, Sault, ON
DRAWINGS:
LAYOUT OPTION-3

SCALE: 1:500
PLOT SCALE: 0.5
PROJECT: 12164
DATE: 3 DEC, 2012
CAD FILE: 12164-SP1
DRAWN: MO
CHECKED: MLC

child care
algoma

SP3

(6)(b)(d)



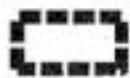
SUBJECT PROPERTY MAP

1616 QUEEN STREET EAST

Planning Application: A-3-13-Z



METRIC SCALE
1:1800



Subject Property = 1616 Queen Street East



Subject Property

MAP REFERENCE
4 & 1-10

MAIL LABEL ID
A-3-13-Z

(668d)



2012 ORTHO PHOTO

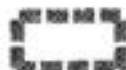
1616 QUEEN STREET EAST

Planning Application: A-3-13-Z



METRIC SCALE
1 : 1800

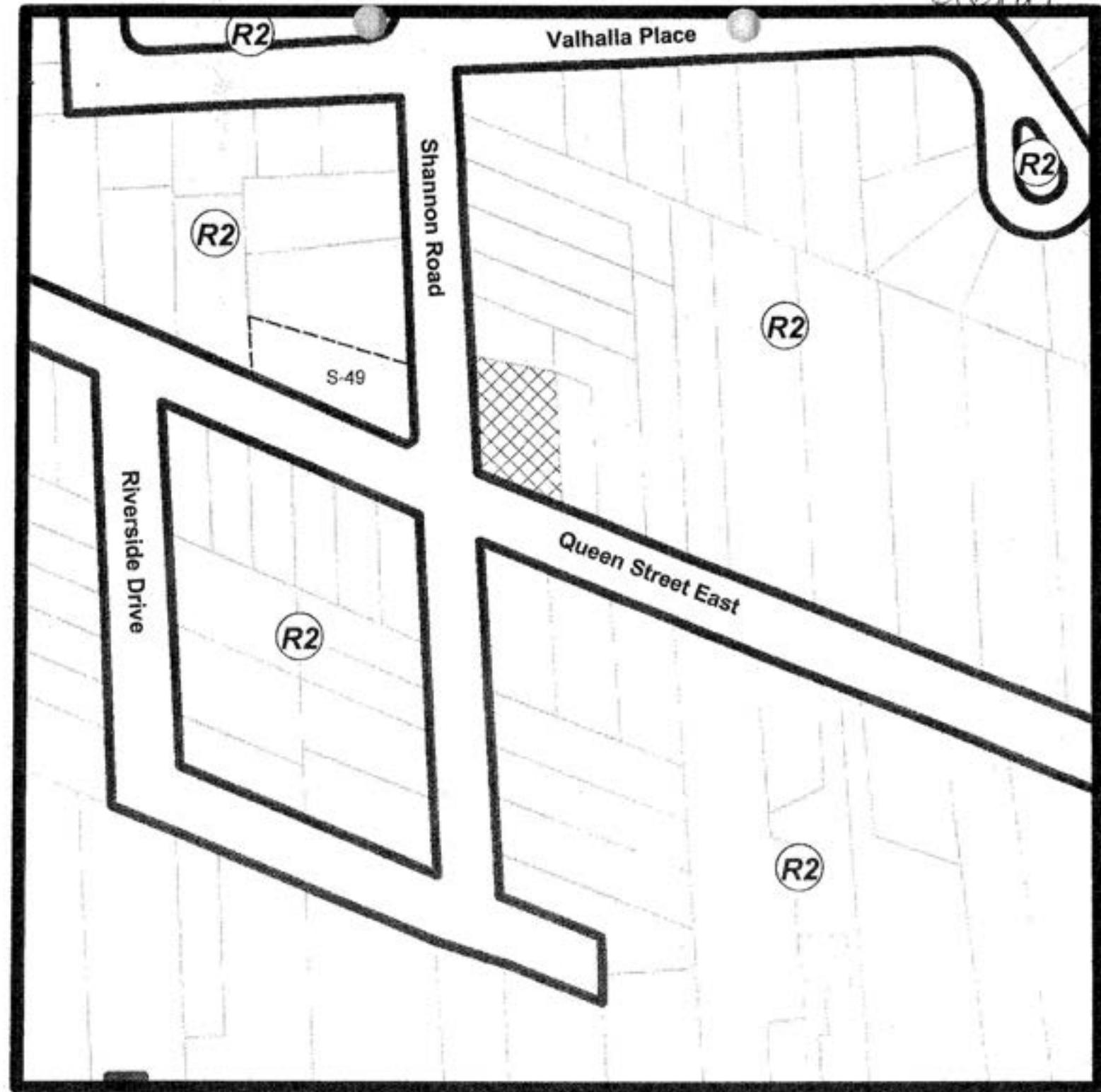
MAP REFERENCE
4 & 1-10



Subject Property = 1616 Queen Street East

MAIL LABEL ID
A-3-13-Z

6(6)(d)



EXISTING ZONING MAP

1616 QUEEN STREET EAST

Planning Application: A-3-13-Z



METRIC SCALE
1 : 1800

Subject Property = 1616 Queen Street East

R2 - Single Detached Residential Zone

S# = Special Exception Zoning

MAP REFERENCE
4 & 1-10

MAIL LABEL ID
A-3-13-Z



December 19, 2012

Don McConnell
Planning Director
City Planning & Engineering Division

SUBJECT: REZONING APPLICATION REVIEW -A-3-13-Z -

1616 Queen St. East

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: Maintain present accessible parking at daycare site and if additional accessible parking spaces are required that they be added adjacent to the lot at the building site in accordance with FADS.
2. Walkways & Sidewalks: Any changes to sidewalks in accordance with FADS
3. Curb Cuts: Install as necessary
4. Ramping: Keep at grade to ensure a safe path of travel or ensure that ramping is in compliance with Building Code.
5. Transit Access: yes
6. Lighting: In accordance with the Illuminating Engineers Society of North America Standards
7. Signage: all accessible parking spaces should have adequate signage in accordance Highway traffic act.
8. Other: N/A

Thank you for your attention to these recommendations.

We request a Site Plan We do not want a Site Plan for review

6(6)(d)



Sen. Jim. Kelle - Algoma Region

Sincerely,

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

Pat Schinners

From: Don Maki
Sent: December 06, 2012 3:56 PM
To: Don McConnell; Pat Schinners
Subject: Rezoning application A-3-13-Z 1616 Queen Street East

Hi Don

A review of our revealed the existing house was demolished in 2009 and the sewer capped 25 feet off the sidewalk along Shannon Road and 57 feet off the sidewalk along Queen Street. This sewer should be capped at the property line if it not being used.

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

www.cityssm.on.ca

www.celebrate100saultstemarie.com

Celebrating 100 years as a city in 2012!

Jerry D. Dolcetti, RPP
Commissioner

Daniel Perri, EIT
Engineering Intern



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2012 12 13
Our File: A-3-13-Z

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

Dear Mr. McConnell:

**RE: A-3-13-Z – 1616 QUEEN STREET EAST
REQUEST FOR AN AMENDMENT TO THE ZONING BY-LAW**

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

- As per Clause 12.5(i) of the Sewer Use By-Law: Every owner or operator of any land or premise from which sediment may directly or indirectly enter a sewer, included but not limited to a ramp drain, an area drain, a construction area or parking area which is maintained for winter use and has capacity of 12 or more vehicles or car and vehicle wash establishments, shall take all necessary measures to ensure that sediment is prevented from entering a sewer;
- As per Clause 13.4(v) of the Sewer Use By-Law: No owner of an industrial, commercial or institutional premise or multi-residential development of four (4) units or greater shall undertake any works or make any connection or do anything that would increase peak flow rates of storm water or which would impair the quality of storm water which is discharged to a sewer without prior approval of the City Engineer;
- A Stormwater Management Plan and Sediment Control Plan shall be submitted to the satisfaction of the Commissioner of Engineering and Planning or his designate;
- Post-development flows shall not exceed pre-development flows up to and including the 100-year storm or otherwise approved by the Commissioner of Engineering and Planning or his designate;

- Depending on the proposed method of stormwater management, the existing 100mm storm lateral may need to be re-sized to accommodate the flows from this development; and
- It is recommended that the Development be subject to Site Plan Control to ensure the above requirements are met.

If you have any questions, please contact the undersigned.

Yours truly,



Daniel Perri, EIT
Engineering Intern

c: Jerry Dolcetti, Commissioner, Engineering & Planning
Susan Hamilton Beach, P. Eng., Deputy Commissioner, PWT
Pat Schinners, Administrative Clerk, Planning Division

6(6)(d)



PUC SERVICES INC.
ENGINEERING DEPARTMENT
550A SECOND LINE EAST, P.O. Box 9000
SAULT STE. MARIE, ONTARIO, P6A 6P2

December 11, 2012

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

Dear Sir:

**Re: Application A-3-13-Z
1616 Queen Street East**

PUC will require the Owner to decommission the existing water service to the lot at property line.

The titleholder is requested to contact PUC for specifications and to schedule the work to be done by the Owners contractor.

Yours truly,

PUC SERVICES INC.

Kevin Bell, P. Eng.
Manager of Engineer

6(6)(d)

S. Hamilton Beach, P. Eng
Deputy Commissioner



Larry Girardi
Commissioner

Celebrate 100!
1912 - 2012

December 12, 2012

Donald McConnell
Planning Director

Subject: Application Number A-3-13-Z
Request for an Amendment to the Zoning By-law

Applicant: Childcare Algoma

Subject Property: 1616 Queen Street East

Staff from Public Works and Transportation has reviewed this application and have no objections. We do request that, as indicated on the site plan, there be no entrance or egress onto Queen Street.

If you have any further questions please contact me at (705) 759-5207.

Susan Hamilton Beach, P. Eng.
Deputy Commissioner
Public Works and Transportation

c.c. Dan Perri, EIT

Steve Turco

From: Susan Hamilton Beach
Sent: December 19, 2012 3:31 PM
To: Steve Turco
Cc: Don McConnell
Subject: RE: Pedestrian/Vehicular Conflict - 1600 Queen Street East - A3-13

Hi Steve - Yes, there were thoughts given to this as a result of this proposal. At this point in time there is indication and observation (even on the aerial photograph) that there is regular parking along the western side of Shannon Road by either employees or families that use this facility. It is my understanding that the parking lot west of the daycare will still be used as a drop-off parking lot and that the newly proposed lot would be for employees (primarily) and therefore get the cars off of the roadside. This we believe will only result in a better pedestrian/vehicular situation. If you would like any further comments, please advise. Susan

From: Steve Turco
Sent: Wednesday, December 19, 2012 3:24 PM
To: Susan Hamilton Beach
Cc: Don McConnell
Subject: Pedestrian/Vehicular Conflict - 1600 Queen Street East - A3-13

Hi Susan, we had a letter come in that discusses a concern relating to pedestrian/vehicular conflict with the proposed parking lot across the street from the daycare facility. To summarize, the letter suggests that it may not be safe for families with small children to cross the street here, given the traffic in this area. Any thoughts on pedestrian/vehicular conflict as a result of this proposal?

Stephen Turco MCP, RPP
The Corporation of the City of Sault Ste. Marie
Civic Centre, 5th Floor, 99 Foster Drive
Sault Ste. Marie, ON P6A 5X6

T. 705.759.5279
F. 705.541.7165
E. s.turco@cityssm.on.ca



Please remember the environment before printing this email

www.cityssm.on.ca
www.celebrate100saultstemarie.com
Celebrating 100 years as a city in 2012!

Peter Tonazzo

From: Doug Offord <douglas@shaw.ca>
Sent: December 15, 2012 1:00 PM
To: Peter Tonazzo
Subject: Planning Application A-3-13-Z 1616 Queen Street East

Planning Application A-3-13-Z 1616 Queen Street East**Concerns regarding rezoning for parking lot:**

While we are not opposed to the rezoning of this property, we do feel that the following concerns should be addressed and appropriate stipulations should be included in the approval, to address these concerns.

1. **Aesthetics:** Since this property is located in a residential area, we feel that provision should be made to maintain a residential appearance by retaining the existing tree and shrub vegetation around all four sides of the property. Any trees removed or damaged during construction should be replaced prior to opening the lot for parking. As well, hedges (not fences) should be planted and maintained along all property edges. The currently vegetated strip between the sidewalk and curb of Shannon Road should be mowed regularly so that tall weeds do not grow up, as has been the current situation since the house burned down on that lot.
2. **Snow removal:** Snow plowing to facilitate parking of vehicles should not be allowed to encroach upon or damage tree, shrub or hedge vegetation established along the edges of the property.

Douglas and Dawn Offord
133 Shannon Road
Sault Ste. Marie, ON
P6A4J8
705-942-2241

Pat Schinners

From: Carol Amadio <c_amadio@hotmail.com>
Sent: December 16, 2012 5:41 PM
To: Pat Schinners; Peter Tonazzo
Subject: A-3-13-Z Zone Change Attn Pat schrinners,
Attachments: Notice of Application and Public Meeting.docx

Please find enclosed my displeasure with the proposed zone change on Queen St.
I would like to attend and protest this zone application. Please reply with the information
I would need to voice my opinion. Please reply to my email address. Thank you

Carol Amadio
4 Riverside
SSM ON Can

phone -705 248-2419

6(6)(d)

Notice of Application and Public Meeting

RE: 1616 Queen St East: Application NO.: A-3-13-Z

Peter Tonazzo

Planner, City of Sault Ste. Marie

Dear Mr. Tonazzo

I received the notice for zone change to 1616 Queen Street. I am very much opposed to this happening in such a quiet and beautiful area of Queen St. This is exactly why I bought my retirement home here (on the corner of Queen Street and Riverside).

While I am a firm believer in providing women with excellent daycare and as a mother of five myself, I know our city needs this badly. However, I question the sight of a paved black parking lot on one of our venerable Queen Street corners. The Sault has been on a wonderful path to making the Sault a premier green space including the millions spent on beautifying the waterfront all the way to Bellevue Park. A parking lot on the corner in a heavily green space with mature trees lining Queen Street would be an absolute eye-sore.

As the operator of a Bed & Breakfast for several years, I often take or send guests down Queen Street rather than the truck route of Wellington, so as to afford them a much more pleasant 'first impression' of our city.

We must leave one corridor as a standout route along our majestic waterfront! Queen Street, after all, does represent both our identity as a green space and our historical heritage.

I would appreciate being able to speak or at the least, be counted as a decisive NO to this zone change.

Carol Amadio, property owner, champion of our city, and concerned citizen.

6(6)(d)

Margaret R. Konkin
80 St. Leon Rd.
Sault Ste. Marie, ON P6A 4J8
Dec. 17, 2012

Mr. Peter Tonazzo Planner
Sault Ste. Marie Planning Board
City Hall
99 Foster Drive
Sault Ste. Marie, ON P6A 5X6

Re application No. A-3-13-Z
Parking lot N.E. corner Queen St E + Shannon Rd.
1616 Queen St E.

The intersection at the Shannon Rd. and Queen St is a disaster as it is at present without adding more problems.

The NE corner at the intersection (1616 Queen St E) is residential at present and should remain as such along with adjoining properties with a parking lot there, this would add to the problem with walking traffic, children crossing, mothers with kids and baby buggies and the vehicles and walking traffic in general.

If the Day Care Centre requires additional parking they should acquire property adjacent to their present facility and if the property is not available then they should move their business to a more suitable larger piece of property on a better location.

The Day Care Centre on the NW corner of Shannon and Queen St. E. should have never been approved. This is the first place.

Yours truly,
Margaret R. Konkin

Deborah - Twp.
Dec. 18, 2012
AK

6(6)(d)

Peter Tonazzo, Planner,
99 Foster Drive,
Sault Ste Marie, ON
P6A 5X6

Dec 19 2012

APPLICATION FILE NO: A-3-13-Z CHILDCARE ALGOMA

PROPOSED PARKING LOT 1616 QUEEN ST EAST

First, I am pleased that this application is not for an apartment dwelling on this busy corner.

I have lived here for 19 years and this corner of Queen East and Shannon has seen its fair share of nasty accidents.

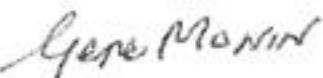
A prime cause is the blind corner due to the angle of the intersection. Buses run both ways here and it is used by a lot of people to turn from Shannon onto Queen East.

I suggest respectfully that any fencing on the west side and south side of the proposed parking lot not obstruct the view of drivers stopped at Shannon and waiting to make a left or right hand turn on Queen East or crossing Queen.

I understand a privacy fence will/may be erected on the north side and east side of the parking lot. The east side fence should not obstruct the view for drivers of traffic coming west on Queen.

This is especially important if the city goes ahead with the proposed bicycle lanes on Queen St.

FINALLY, I wish to be notified if the application is approved or refused.



Gene Monin

1626 Queen St East
S.S.Marie ON P6A 2G7

705 253 2608



Recruitment Progress Report to City Council

January 7, 2013

Service	Contract Status	Office Location	Anticipated Start Date
Family Medicine	Signed	TBD	July 1, 2014
Emergency Medicine	Signed	SAH	September 1, 2012
Hematology/ Internal Medicine	Signed	SAH	November 1, 2012
Emergency Medicine	Signed	SAH	June 26, 2012
Pathology	Signed	SAH	November 1, 2012
Obstetrics/Gynecology	Signed	Private practice	November 1, 2012
Obstetrics/Gynecology	Signed	GHC	January 1, 2013
Family Medicine	Signed	SFHT	January 1, 2013
Family Medicine	Signed	TBD	September 1, 2015
Psychiatry	Contract in progress	SAH	January 28, 2013
Psychiatry	Contract in progress	SAH	May 2013
Psychiatry	Contract in progress	SAH	March 2013
Psychiatry	Contract in progress	SAH	July 2013
Family Medicine	Contract in progress	TBD	January 2016

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2013-6

AGREEMENT: (E2.3) A by-law to authorize the execution of an agreement between the City and Genivar Inc. for engineering services for the design and construction administration of the reconstruction of Kohler Street with funds from the 2013 capital construction budget.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to Section 9 of the Municipal Act, 2001, S.O. 2001, c.25, **ENACTS** as follows:

1. **EXECUTION OF 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" attached hereto and dated the 7th day of January, 2013 and made between the City and Genivar Inc. for engineering services for the design and construction administration of the reconstruction of Kohler Street with funds from the 2013 capital construction budget.

2. **SCHEDULE "A"**

Schedule "A" attached 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 7th day of January, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

NOTICE
THIS IS A DRAFT DOCUMENT. This document has not been enacted by City Council. It may not be enacted at all AND if enacted, it may not be in the form of the DRAFT copy.
CITY SOLICITOR

10(a)

Schedule "A"

- 1 -

AGREEMENT
FOR
PROFESSIONAL CONSULTING SERVICES

MEMORANDUM OF AGREEMENT dated the 7th day of January
A.D. ~~2013~~ 2013

-BETWEEN-

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Hereinafter called the 'Client'

THE PARTY OF THE FIRST PART

-AND-

GENIVAR Inc.

Hereinafter called the 'Consultant'

THE PARTY OF THE SECOND PART

- WHEREAS the Client intends to reconstruct Kohler Street from Queen Street East to Wellington Street East, including sanitary sewers, storm sewers, watermains, services, roadworks, and streetlights.

hereinafter called the 'Project' and has requested the Consultant to furnish professional services in connection therewith;

NOW THEREFORE WITNESSETH that in consideration of the covenants contained herein, the Client and the Consultant mutually agree as follows:

ARTICLE 1 - GENERAL CONDITIONS**1.01 Retainer**

The Client hereby retains the services of the Consultant in connection with the Project and the Consultant hereby agrees to provide the services described herein under the general direction and control of the Client.

In this Agreement the word Consultant shall mean professionals and other specialists engaged by the Client directly and whose names are party to this Agreement.

1.02 Services

The services to be provided by the Consultant and by the Client for the Project are set forth in Article 2 and such services as changed, altered or added to under Section 1.08 are hereinafter called the 'Services'.

1.03 Compensation

The Client shall pay the Consultant in accordance with the provisions set forth in Article 3. For the purposes of this agreement, the basis of payment shall be as specified in Article 3.2.

1.04 Staff and Methods

The Consultant shall perform the services under this agreement with that degree of care, skill and diligence normally provided in the performance of such services as contemplated by the agreement at the time such services are rendered and as required by the Professional Engineers Act (RSO 1990, Chapter P. 28) and regulations therein. The Consultant shall employ only competent staff who will be under the supervision of a senior member of the Consultant's staff.

1.05 Drawings and Documents

Subject to Section 3.2.2 of Article 3, drawings and documents or copies thereof required for the Project shall be exchanged between the parties on a reciprocal basis. Documents prepared by the Consultant for the Client, including record drawings, may be used by the Client, for the Project herein described. In accordance with Article 1.06, the client indemnifies the Consultant for unauthorized use of the documents and deliverables.

1.06 Intellectual Property

All concepts, products or processes produced by or resulting from the Services rendered by the Consultant in connection with the Project, or which are otherwise developed or first reduced to practice by the Consultant in the performance of his Services, and which are patentable, capable of trademark or otherwise, shall be considered as Intellectual Property and remain the property of the Consultant.

The Client shall have permanent non-exclusive royalty-free license to use any concept, product or process, which is patentable, capable of trademark or otherwise produced by or resulting from the Services rendered by the Consultant in connection with the Project and for no other purpose or project.

1.07 Records and Audit

- (a) In order to provide data for the calculation of fees on a time basis, the Consultant shall keep a detailed record of the hours worked by staff employed for the Project.
- (b) The Client may inspect timesheets and record of expenses and disbursements of the Consultant during regular office hours with respect to any item which the Client is required to pay on a time scale or disbursement basis as a result of this Agreement.

- 3 -

- (c) The Consultant, when requested by the Client, shall provide copies of receipts with respect to any disbursement for which the Consultant claims payment under this Agreement.

1.08

Changes and Alterations and Additional Services

With the consent of the Consultant the Client may in writing at any time after the execution of the Agreement or the commencement of the Services delete, extend, increase, vary or otherwise alter the Services forming the subject of the Agreement, and if such action by the Client necessitates additional staff or services, the Consultant shall be paid in accordance with Section 3.2.1 for such additional staff employed directly thereon, together with such expenses and disbursements as allowed under Section 3.2.2 . In the event that the client delays the project then the consultant shall have the right to renegotiate the agreement.

1.09

Suspension or Termination

Either party may at any time by notice in writing to the other party, suspend or terminate the Services or any portion thereof at any stage of the project. Upon receipt of such written notice, the Consultant shall perform no further Services other than those reasonably necessary to close out his Services. In such an event, the Consultant shall be entitled to payment in accordance with Section 3.2. for any of the Consultant's staff employed directly thereon together with such expenses and disbursements allowed under Section 3.2.

If the Consultant is practicing as an individual and dies before his Services have been completed, this Agreement shall terminate as of the date of his death, and the Client shall pay for the Services rendered and disbursements incurred by the Consultant to the date of such termination.

1.10

Indemnification

The Consultant shall indemnify and save harmless the Client from and against all claims, actions, losses, expenses, costs or damages of every nature and kind whatsoever which the Client, his employees, officers or agents may suffer, to the extent the Consultant is legally liable as a result of the negligent acts of the Consultant, his employees, officers or agents in the performance of this Agreement.

The Client agrees to hold harmless, indemnify and defend the Consultant from and against any and all claim, losses, damages, liability and costs of defense arising out of or in any way connected with the presence, discharge, release or escape of contaminants of any kind, excluding only such liability as may arise out of the negligent acts of the Consultant in the performance of consulting services to the Client within this project.

1.11

Insurance

The Client will accept the insurance coverage amount specified in this clause section (a) as the aggregate limit of liability of the Consultant and its employees for the Client's damages.

- a) Comprehensive General Liability and Automobile Insurance

The Insurance Coverage shall be \$2,000,000 per occurrence and in the aggregate for general liability and \$2,000,000 for automobile insurance. When requested, the Consultant shall provide the Client with proof of Comprehensive General Liability and Automobile Insurance (Inclusive Limits) for both owned and non-owned vehicles.

- b) Professional Liability Insurance

The Insurance Coverage shall be in the amount of \$1,000,000 per claim and in the aggregate. When requested, the Consultant shall provide to the Client proof of Professional Liability Insurance carried by the Consultant, and in accordance with the Professional Engineers Act (RSO 1990, Chapter P. 28) and regulations therein.

- c) Change in Coverage

If the Client requests to have the amount of coverage increased or to obtain other special insurance for this Project then the Consultant shall endeavour forthwith to obtain such

- 4 -

increased or special insurance at the Client's expense as a disbursement allowed under Section 3.2.

It is understood and agreed that the coverage provided by these policies will not be changed or amended in any way nor cancelled by the Consultant until thirty (30) days after written notice of such change or cancellations has been personally delivered to the Client.

1.12 Contracting for Construction

Neither the Consultant nor any person, firm or corporation associated or affiliated with or subsidiary to the Consultant shall tender for the construction of the Project, or have an interest either directly or indirectly in the construction of the Project.

1.13 Assignment

Neither party may assign this Agreement without the prior consent in writing of the other.

1.14 Previous Agreements

This Agreement supersedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the Project.

1.15 Approval by Other Authorities

Unless otherwise provided in this Agreement, where the work of the Consultant is subject to the approval or review of an authority, department of government, or agency other than the Client, such applications for approval or review shall be the responsibility of the Consultant, but shall be submitted through the offices of the Client and unless authorized by the Client in writing, such applications for approval or review shall not be obtained by direct contact by the Consultant with such other authority, department of government or agency.

1.16 Principals and Executives

The use of Principals and Executives on a time basis by the Consultant, will be in accordance with Section 1.23.1 (b).

1.17 Sub-Consultants

The Consultant may engage others as sub-consultants for specialized services provided that prior approval is obtained, in writing, from the Client and may add a mark-up of not more than 5% of the cost of such services to cover office administration costs when claiming reimbursement from the Client plus the cost of the additional insurance incurred by the Consultant for the specialized services.

1.18 Inspection

The client, or persons authorized by the Client, shall have the right, at all reasonable times, to inspect or otherwise review the Services performed, or being performed, under the Project and the premises where they are being performed.

1.19 Publication

The Consultant agrees to obtain the consent in writing of the Client before publishing or issuing any information regarding the Project.

1.20 Confidential Data

The Consultant shall not divulge any specific information identified as confidential, communicated to or acquired by him, or disclosed by the client in the course of carrying out the Services provided for

- 5 -

herein. These obligations of confidentiality shall not apply to information which is in the public domain, which is provided to the Consultant by a third party without obligation of confidentiality which is independently developed by the Consultant without access to the Client's information, or which is required to be disclosed by law or by court order. No such information shall be used by the Consultant on any other project without the approval in writing of the client.

1.21 Dispute Resolution

- (a) If requested in writing by either the Client or the Consultant, the Client and the Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of ninety (90) calendar days with the mediator, the dispute shall be referred to and finally resolved by arbitration under the rules of the province having jurisdiction or by an arbitrator appointed by the agreement of the parties.
- (b) No person shall be appointed to act as mediator or arbitrator who is in any way interested, financially or otherwise, in the conduct of the work on the Project or in the business or other affairs of either the Client or the Consultant.
- (c) The award of the arbitrator, including an award for costs if applicable, shall be final and binding upon the parties.
- (d) The provisions of The Arbitration's Act, R.S.O., 1991, Chapter 17, as amended shall apply.

1.22 Time

The Consultant shall perform the Services expeditiously to meet the requirements of the Client and shall complete any portion or portions of the Services in such order as the Client may require.

The Client shall give due consideration to all designs, drawings, plans, specifications, reports, tenders, proposals and other information submitted by the Consultant, and shall make any decisions which he is required to make in connection therewith within a reasonable time so as not to delay the work of the Consultant.

1.23 Estimates, Schedules and Staff List

1.23.1 Preparation of Estimate of Fees, Schedule of Progress and Staff List

Schedule A to this Agreement includes the following:

- (a) An estimate of the total fees to be paid for the Services.
- (b) A Staff list showing the number, classifications and hourly rate ranges for staff, Principals and Executives, for which the Consultant will seek payment on a time basis.

1.23.2 Subsequent Changes in the Estimate of Fees, Schedule of Progress and Staff List

The Consultant will require prior written approval, from the Client for any of the following changes:

- (a) Any increase in the estimated fees beyond those approved under Subsection 1.23.1 (a).
- (b) Any change in the number, classification and hourly rate ranges of the staff provided under Subsection 1.23.1 (b).

1.23.3 Monthly Reporting of Progress

When requested by the Client, the Consultant shall provide the Client with a written report showing the portion of the Services completed in the preceding month.

ARTICLE 2 - SERVICES**2.1 Consultant's Services for Preliminary Design of the Project**

The Consultant shall provide the Services for preliminary design for the Project and such work shall include the following:

1. Meet with the appropriate representatives of the municipality.
 - a) Obtain full information on existing and proposed municipal services, roads and other facilities.
 - b) Obtain the Client's standard criteria for design.
 - c) Establish the extent of services to be provided and the manner of presentation.
2. Conduct a physical reconnaissance and review topographical maps of the Project area to ascertain the location, topography, drainage and existing municipal services.
3. Establish the design criteria for the design of the Project.
4. Recommend environmental parameters for the design.
5. Assemble existing soils data and conduct additional soils program, if required.
6. Preparation and recommendation of alternative concepts and designs considering geometrics, property, cost and environmental features.
7. Development and recommendation of horizontal and vertical alignments for the Project on a plan scale acceptable to the Client.
8. Proposed typical sections for the roadway, including number of lanes, median (if required), turning lanes, rights-of-way, bus bays, entrances, intersecting roads and other cross section elements.
9. Concept design of interchanges and intersections.
10. Preparation and distribution of minutes of Project meetings.
11. Correspondence with governmental ministries, agencies and other public authorities for design information.
12. General drainage requirements.
13. Preliminary property and right-of-way requirements.
14. Major utility installations and adjustments.
15. Review and utilization of the detailed topographic survey provided by the Client and supplemental survey work necessary for the provisions of the services herein and,
 - a) For the assessment and verification of feasibility of engineering alternatives considered for the Project.
 - b) To provide sufficient survey reference points clear of the expected construction area to allow future re-establishment of the alignment proposed for the Project.
 - c) To establish elevation control bench marks clear of the expected construction area sufficient to allow referencing of further detailed elevation information, and the development and control of elevations of the Works to be constructed under the Project.
16. Preparation of Preliminary Design Drawings.
17. Preliminary construction cost estimates.

2.2 Client's Services for Preliminary Design

The Client shall provide the Consultant with:

1. Available Functional Study or Predesign Investigation undertaken for the Work.
2. Access to and the use of existing plans, profiles, utility information, legal documents and correspondence relevant to the Work.
3. A detailed topographic survey of the existing features within the project limits.
4. Traffic information.
5. Available Traffic or Transportation Study Reports of the area.
6. General direction of the Consultant in the provision of services and approvals from time to time as necessary during the currency of this agreement.
7. Any information regarding soils and utilities in the possession of the Client necessary for the preparation of the plans.

2.3 Consultant's Services for Detailed Design of the Project

The Services to be provided by the Consultant in the execution of the design of the Project shall include:

1. Expertise required for the design of all structures and facilities to serve the best interests of the public, with due regard for environmental concerns, capital cost and operating efficiency in accordance with current state of the art and acceptable standards established by the Client and regulatory authorities.
2. Supplemental field survey work required after the design criteria and functional alignment have been established, which shall include all supplemental survey work necessary for the establishing of quantities, the detailed setting of alignment and grade to fit controlling natural and artificial topographic and underground features, the design of culverts, ditches, drains and storm sewers, and the positioning of all appurtenances associated with the construction of the Project.
3. Drainage studies and the preparation of detailed design drawings and specifications for storm sewers and all necessary drainage works.
4. Investigation and confirmation of the present location of all above ground utilities, updating of the Client's plans and profiles to show the present location and the proposed location, and preparation of additional drawings required for alternative utility relocation as required by the Client. Underground utilities are to be indicated on the plans and profiles in accordance with information submitted by the respective utility.
5. The preparation and submission of preliminary drawings, investigations, and recommendations to the Client, on such alternatives or modifications to the Project that the Consultant in his professional judgment, deems advantageous to the Client.
6. The preparation of appropriate plans showing any lands or interests in land required for the Project.
7. Advising the Client of the need to seek permission to enter private lands for investigation purposes.
8. Participation in a reasonable number of meetings for informative, negotiative or presentative purposes with the Client in connection with the Services provided under this Agreement, after the establishment of the design criteria and functional alignment.

9. The preparation of contract documents for the Project including the detailed construction drawings, tender quantity forms, general conditions, specifications, information to bidders, and special provisions.
10. The preparation of detailed quantity and cost estimates, sundry engineering and materials.
11. The provision of complete sets of tendering documents and one complete set of reproducible drawings for the Project. In addition, the Consultant shall provide a digital copy of the drawings in Auto Cad format to the Client.
12. Incorporation into the contract document package of design drawings and specifications of work designed by others, when required.
13. The submission of plans, specifications, schedules, and applications for approval to the client and to appropriate authorities, as required. Attend meetings at the offices of these public authorities to discuss designs and to provide explanations for the purpose of furthering the applications towards approval.
14. The preparation of special applications or reports to assist the client in obtaining subsidy payments, grants and special financing from senior levels of government.
15. Advice, consultation and assistance to the Client in the advertising, receiving and evaluation of bids, and awarding of a contract for construction.

2.4 Client's Services for Detailed Design

The Client shall provide the Consultant with the following services, notwithstanding that, should the Client be unable to provide any of the services hereunder, services may be assigned to the Consultant under Section 1.08.

1. Access to and, where necessary, copies of existing plans, profiles or other topographic information showing or pertaining to existing conditions within the Project area.
2. Registered land plans, legal documents and surveys, where necessary, defining the property limits of existing rights-of-way and other parcels of land affected by the Project, and as required in the acquisition of property and lands for the Project.
3. Specimen contract documents for the guidance of the Consultant in the design of the Project to the standards required by the Client.
4. General direction of the Consultant in the provision of the services.
5. Any information regarding utilities necessary for the preparation of the plans in the possession of the Client.
6. Arrange and make provision for the Consultant's entry and ready access to property (public and private) as well as to the site of the Project, as necessary to enable him to perform his services.
7. Designate in writing an individual to act as his Representative who will transmit instructions to and receive information from the Consultant.

The Consultant shall be entitled to rely upon the information, direction and approvals provided by the Client pursuant to Clauses 1 through 7 hereof, inclusive, as being accurate in the performance of the consultant's services under this agreement.

2.5 Consultant's Services for Construction Administration on the Project

The Consultant, on behalf of the Client, provides a review of the Project during construction. The Contractor is responsible for discharging his obligations under the terms and conditions of the construction contract. The performance of the Contract is not the Consultant's responsibility nor are his review services rendered for the Contractor's benefit. The Contractor is responsible for the quality of the work. It is understood that

only work which has actually been seen during examination of representative samples can be said to have been appraised, and comments on the balance of the work are assumptions based upon extrapolation.

The extent of the Consultant's duties for general review are as follows:

(a) Administrative Services During Construction

1. Advise the construction Contractor on the Consultant's interpretation of the drawings and specifications and issue supplementary details and instructions during the construction period as required.
2. Review for Client's approval the construction schedule proposed by the Contractor and comment on the procedures, methods and sequence of work.
3. Review shop drawings submitted for general compliance with the design requirements.
4. Consider and advise on alternative methods, equipment and materials proposed by the Contractor.
5. Advise on the validity of charges for additions or deletions and preparation of change orders.
6. Process Contractor's progress and final requisitions and issue progress certificates for the Client's acceptance.
7. Maintain adequate records related to the construction contracts.
8. Modify contract drawings to show the 'as-built' work and provide reproducible copies of these drawings to the Client, as well as electronic copies in Auto Cad format.
9. Arrange for the testing and inspection of materials and work, by an authorized inspection and testing company, where the construction contract calls for such testing.
10. Schedule and attend job meetings as deemed necessary.
11. Report on the progress of construction to the Client.

b) Resident Staff Services during Construction

Resident staff services will be provided by the Consultant on a full time basis. Such services include:

1. Provide reference line and elevation to the Contractor and, where necessary, check the construction Contractor's line and grade.
2. Report to the Client and make recommendations if the Consultant determines that the Contractor is not carrying out his work in accordance with the Contract Documents or that the Contractor's work does not satisfy the intent of the design or does not substantially conform with plans and specifications.
3. Investigate, report and advise on unusual circumstances which come to the Consultant's attention during construction.
4. Calculation and recording of quantities and the preparation of progress and final payment certificates prescribed by the Client, together with the compilation of such survey notes, diaries, records and reports substantiating such certificates during construction and on completion of the work.
5. Carry out final inspection at the conclusion of the construction contract, at the end of the maintenance period and as part of the acceptance program of the Client.
6. Obtain and record field information of construction details for the modification of contract drawings to show the work 'as-built'.
7. Maintain sufficient data to determine periodic progress of the Project.

- 10 -

8. Review construction Contractor's request for payments as to progress, quantities of work completed and materials delivered to the site and advise the Client.

2.6 Client's Services for Construction Administration

The Client shall provide the Consultant with the following Services notwithstanding that, should the Client be unable to provide any of the Services hereunder, they may be assigned to the Consultant under Section 1.08.

1. Supplementary factors governing the Contractor's operations, such as by-laws, property considerations, maintenance of public services and traffic.
2. General direction of the Consultant in the provision of the services.
3. Arrange and make provision for the Consultant's entry and ready access to property (public and private) as well as to the site of the Work, as necessary to enable him to perform his Services.
4. Designate in writing an individual to act as his Representative, who will transmit instructions to, and receive information from, the Consultant.

The Consultant shall be entitled to rely upon the information, direction and approvals provided by the Client pursuant to Clauses 1 through 4 hereof, inclusive, as being accurate, in the performance of the Consultant's Services under this Agreement.

ARTICLE 3 - FEES AND DISBURSEMENTS

3.1 Definitions

For the purpose of this Agreement, the following definitions shall apply:

(a) **Cost of the Work:**

- (i) The "Cost of the Work" shall mean the total cost of the Project including all materials, equipment, sales taxes, labour and contractor's overhead and profit, necessary to complete the work for which the Consultant prepares designs, drawings or specifications, for which he is responsible. Where sales taxes are not included in the cost of the work, the fee shall be adjusted upwards by the factor equivalent to the sales taxes. The adjusted fee may be computed to the nearest one-tenth of one percent (1/10%).
- (ii) Wherever the client furnishes labour or other service which is incorporated in the work, the current price of labour or other service when the work was executed shall be used to compute the Cost of the Work.
- (iii) Whenever used materials or equipment is furnished by or on behalf of the Client, the fair market value of such materials or equipment, as though it was purchased new, shall be used to compute the Cost of the Work.
- (iv) In computing the Cost of the Work, no deductions shall be made on account of any penalties or damages claimed by the Client from any contractor or on account of any other sum withheld from any contractor.
- (v) The Cost of the Work shall not include any fees and disbursements due to the Consultant, the Client's engineering and office expenses, or cost of land.

(b) **Site:**

Site includes the actual work site and other locations where the checking of materials, equipment and workmanship is carried out.

3.2 Basis of Payment

3.2.1 Fees Calculated on a Time Basis

3.2.1.1 The Client shall pay the Consultant a fee, calculated on a time basis, for that part of the Services described in Article 2. Fees on a time basis for all staff shall be hourly rates based on job classifications in accordance with Schedule A attached.

For a project of over one (1) year duration, or for projects which become extended beyond one (1) year in duration, the consultant may from time to time seek approval from the client to adjust hourly rates and such approval shall not be unreasonably withheld.

3.2.1.2 Time Expended

All time expended on the assignment, whether in the Consultant's office, at the Client's premises, or elsewhere, and including travel time, shall be chargeable. This also includes, but is not limited to, stenographic and clerical staff engaged in the preparation of documents such as reports and specifications.

3.2.2 Reimbursable Expenses

In addition to the fee, the Consultant shall be reimbursed at cost, plus an administrative charge of 5%, plus the cost of additional insurance incurred by the Consultant, for all expenses properly incurred by him in connection with the project, including but not limited to: vehicle use charges, travelling and living expenses, long distance telephone charges, facsimile transmission charges, printing and reproductions, progress photography, advertising for tenders, special delivery and express charges, overtime premium costs, and the cost of providing and maintaining site offices, supplies and equipment, chemical and physical tests.

3.3 Payment

3.3.1 Fees Calculated on a Time Basis

The Consultant shall submit an invoice to the Client for all Services completed in the immediately preceding month. Interest at the rate of 1% percent monthly will be paid on the total outstanding unpaid balance commencing 30 days after the Client has received the Consultant's invoice.

SIGNED, SEALED AND DELIVERED

in the presence of:

CONSULTANT, GENIVAR Inc.

The signatory shall have the authority to bind the corporation or company for purposes of this agreement.

Henry Taylor
(Signature)

Larry Jackson, P.Eng.
(Name)
Manager, Sault Ste. Marie
(Title)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

The signatory shall have the authority to bind the municipality or its agency for purposes of this agreement.

Mayor: Debbie Amaro

Clerk: Malcolm White

SCHEDULE A**1. Fee Estimate**

The estimated total fees for the assignment, including all expenses and disbursements are shown in the following table. The total fee for the construction phase of the assignment is an estimate based on experience on similar projects and an anticipated construction duration. The actual fee during construction is dependent on the Contractor's schedule and construction methodology. The Total Fee for the assignment is an Upset Limit for the specified Scope of Work and will not be exceeded without the approval of the Corporation of the City of Sault Ste. Marie.

Description of Services	Scope of Work	Estimated Fee	Upset Limit
Geotechnical Study	Agreement Section 2.1.5	\$11,900.00	
Preliminary and Detailed Design of the Project	Agreement Sections 2.1 and 2.3	\$60,000.00	
Administration and Resident Staff Services During Construction	Agreement Section 2.5	\$170,000.00	
Total Upset Limit			\$241,900.00

Fees do not include H.S.T.

2. Billing Rates

Billing rates for personnel assigned to this project, based on their job description / classification are provided in the following table.

Job Description / Classification	Billing Rates	Full-Time Resident Services Rates
Senior Manager/Specialist	\$130-\$170/hr	
Senior Engineer / Project Manager	\$110-\$130/hr	
Intermediate Engineer	\$90-\$110/hr	
Junior Engineer	\$65-\$85 / hr	
Senior Technician / Designer	\$75-\$100 / hr	\$70-\$85 / hr
Intermediate Technician / Designer	\$65 - \$75 / hr	\$60-\$70 / hr
CAD Operator	\$65 - \$80 / hr	
Junior Technician	\$50 - \$65 / hr	\$55 / hr
Secretarial	\$45 - \$60 / hr	

(D(b))

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2013-7

APPOINTMENTS TO LOCAL BOARDS: (L5.2) A by-law to appoint members to various Local Boards in the City of Sault Ste. Marie.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. **APPOINTMENTS TO THE FENCE VIEWERS COMMITTEE**

- (a) The following persons are hereby appointed as fence viewers for the City of Sault Ste. Marie pursuant to the *Line Fences Act*, R.S.O., 1990, chapter L.17 and amendments thereto from January 7, 2013 to December 31, 2014:

Frank DelBosco
Roy O'Neill
Luca Robibaro

(b) **PER DIEM RATE**

Each fence viewer shall be paid the sum of \$25.00 for each day's work done under the Line Fences Act.

2. **APPOINTMENTS TO THE MUNICIPAL HERITAGE COMMITTEE**

The following persons are hereby appointed as members of the Local Municipal Heritage Committee pursuant to Section 28 of *The Ontario Heritage Act*, R.S.O., 1990, chapter O.18 and pursuant to the terms of By-law 2003-117 from January 7, 2013 to December 31, 2014:

Lloyd Beilhartz
Roger Kinghorn
Robert Ewing
Kelly Marshall
Anne MacGregor
Harvey Robbins
Ted Wall
Ian Hugill
Chris Tossell

3. **APPOINTMENTS TO THE LOCAL IMPROVEMENT COMMITTEE OF REVISION**

The following persons are hereby appointed as a member of the Sault Ste. Marie Committee of Revision pursuant to section 18 of Regulation 119/03 filed under the *Municipal Act 2001*, S.O. 2001, c.25 and amendments thereto from January 7, 2013 to December 31, 2014:

Suzanne Farrell
Luca Robibaro

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CITY SOLICITOR

4. **APPOINTMENTS TO RESIDENTIAL STANDARDS COMMITTEE**

The following persons are hereby appointed as a member of the Sault Ste. Marie Residential Standards Committee pursuant to section 31(11) of Planning Act, R.S.O. 1990 c.P.13 and amendments thereto from January 7, 2013 to December 31, 2014:

Suzanne Farrell
Ozzie Grandinetti
Luca Robibaro

5. **APPOINTMENTS TO PLANNING ADVISORY COMMITTEE**

The following persons are hereby appointed as members of the Planning Advisory Committee pursuant to s. 8 of the *Planning Act*, R.S.O. 1990, c.P.13 and amendments thereto from January 7, 2013 to December 31, 2014:

Laura Didier
Paul Caldbick
Peter Egildio
Ozzie Grandinetti
Mary Pascuzzi
Ann Marie McPhee
Luca Robibaro

6. **APPOINTMENTS TO MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

- (a) The following persons are hereby designated to act as Head for the purpose of administering the Municipal Freedom of Information and Protection of Privacy Act pursuant to s. 3 of the *Municipal Freedom of Information and Protection of Privacy Act* from January 7, 2013 to December 31, 2014:

Marchy Bruni
Paul Christian
Frank Fata
Terry Sheehan
Lou Turco
Susan Myers

(b) **POWERS OF HEAD DELEGATED**

Pursuant to s. 49 of the *Municipal Freedom of Information and Protection of Privacy Act* all of the powers and duties granted or vested in the Head are hereby delegated to the City Solicitor or the Assistant City Solicitor.

10(b)

7. EFFECTIVE DATE

This by-law shall be effective from the date of its final passing.

PASSED in Open Council this 7th day of January, 2013.

MAYOR – DEBBIE AMAROSO

CLERK – MALCOLM WHITE

10(c)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2013-10

BUILDING: (B1) A by-law to amend Schedule "A" to 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 section 7 of the *Building Code Act*, 1992, S.O. 1992, c. 23, and amendments thereto, **ENACTS AS FOLLOWS:**

1. **SCHEDULE "A" TO BY-LAW 2008-148 AMENDED**

Schedule "A" to By-law 2008-148 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 7th day of January, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

cf Bylaws\2013\2013-10 amend 2008-148 building

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CITY SOLICITOR

SCHEDULE "A"

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 m² 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

A. New Construction	Service Index (SI)
\$ x 1m² unless otherwise indicated	
Group A – (assembly occupancies)	
School, churches.....	17.75
Restaurants.....	17.75
All other assembly.....	17.75
Group B – (institutional occupancies)	
All types.....	17.75
Group C – (residential occupancies)	
Single Dwelling (SFD, townhouse, semi, duplex).....	14.40
< 3-hour review time.....	12.60
All other multiple units.....	11.25
Hotels, motels.....	15.50
Group D – (business & personal services occupancies)	
Offices and all others.....	13.30
Offices and all others – shell only.....	10.00
Interior tenant finishing.....	2.85
Group E – (mercantile occupancies)	
Retail store shell, department store, supermarkets, and all other occupancies.....	10.00
Interior tenant finishing.....	2.85

Group F – (industries occupancies)

Industrial building shell < 7500 2m.....	7.20
Industrial building shell > 7500 2m.....	6.10
Interior tenant finishing.....	3.35
Parking garage.....	5.00
All other F occupancies.....	7.15

B. Alteration and renovations

Groups A, B, D.....	3.95
Groups C, E, F.....	2.90

C. Demolition

Group C SFD.....	60.00 ff
All others.....	110 ff

D. Designated structures OBC Subsection 2.1.2

All other structures.....	250 ff/structure
Crane runway.....	550 ff/structure
Exterior tanks.....	550 ff/structure
Outdoor pool and spa.....	18.40
Wind power towers.....	550 ff/structure

E. Stand alone and miscellaneous work

Air supported structure.....	3.90
Balcony repairs.....	63 ff
Basement finishing.....	3.40
Basement new under existing dwelling.....	500 ff
Canopy, carport.....	7.20
Commercial decks.....	2.25
Emergency Lighting.....	60/storey
Fire alarms.....	60/storey
Foundation water or damp proofing and tile.....	60.00 ff
Farm buildings.....	3.40
Industrial equipment foundations.....	2.25
Parking garage repairs.....	3.35
Pools, fencing residential.....	55.00 ff
Portable classrooms foundations.....	120.00 ff ea.
Residing, re-roofing residential.....	55.00 ff
Other.....	0.57
Residential decks.....	85.00 ff
Residential attached garage and accessory buildings.....	3.40
Residential detached garage.....	3.40
Residential shed <25 m2.....	55.00 ff
Roof structure.....	3.35
Sprinkler, standpipes.....	0.30
Tents < 225m2.....	65.00 ff
Tents > 225m2.....	230.00 ff
Window replacement.....	2.70/window + 55.00 ff

F. Stand Alone Mechanical	
Group A, B, C, D, E, F – new ductwork & units.....	55.00 ff + 0.80
Group C residential SFD.....	105.00 ff
New unit.....	105.00/unit
HVAC alterations.....	105.00 ff
Special mechanical system.....	230 ff
Plumbing & drainage.....	10.50/fixture
Sewer installation.....	65.00 ff
G. Additional Charges	
Occupancy permit.....	11.00 ff/unit
Conditional permit.....	120.00 ff
Change of use permit.....	230.00 ff
Permit renewal / transfer.....	120.00 ff
Moving permit.....	60.00 ff
Re-inspection.....	80.00 ff
Sign permit.....	60.00 ff each
Portable signs – 2 years.....	60.00 ff
Portable signs – 30 days.....	10.00 ff
Sign renewal.....	15.00 ff
Culvert – as determined by Public Works & Transportation	
Curb or sidewalk depression.....	20.00 ff
Certificate of zoning conformity SFD.....	30.00 ff + HST
Other.....	60.00 ff + HST
File inquiry and Plans inquiry.....	30.00/SFD + HST
Other.....	60.00/others + HST
Annual Fee.....	500.00/year + HST
Removal of work order.....	100.00 ff + HST
Work order appeal.....	100.00 ff

10(d)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2013-4

PARKING: (P3.9(3)) 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 7th day of January, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

cf Bylaws\2013\2013-4 Parking Officers – Private lots

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CITY SOLICITOR

ASSESSMENT CONSTABLE	EMPLOYER	PROPERTY LOCATION
12 ROUSE,BRIAN	ALGOMA UNIVERSITY	1520 QUEEN ST E
29 MCLEOD,ROD	FLEMING & SMITH	378 QUEEN ST E 6 APARTMENTS A 27 KING ST.
30 RENDELL,VERN	ALGOMA CENTRAL PROP	STATION MALL/STATION 48/STATION TOWER
35 DIR,DEREK	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
56 BARONE,MARCELLO	ALGOMA UNIVERSITY	1520 QUEEN ST E
109 SIEKCI,JOHN/LOUIC	DENTAL BUILDING	948 & 218 QUEEN ST E
113 TAYLOR,GARY	ALGOMA UNIVERSITY	1520 QUEEN ST E
115 LEE,ROHARD,JOHN	ALGOMA UNIVERSITY	1520 QUEEN ST E
138 CAJL,JOSEPH	CITY OF SAULT STE MARIE BELLIVE MARINA & BONDAW MARINE & PARK	
151 PARR,DEREK/RAYMOND	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
153 TASSONE,VITO	TASSONE CHIROPRACTIC	473 QUEEN ST E
183 SUMMACCO,PHILIP,CARMEN	ALGOMA CENTRAL PROP	STATION MALL/STATION 48/STATION TOWER
179 D'AGOSTIN,ROSEMARY	DR. RAYMOND CHO	71 & 131 EAST ST.
191 BROWN,STEVEN,GEORGE	SEP SCHOOL BOARD	SEPARATE SCHOOL BOARD PROPERTIES
196 SEASROOK,Laura Lee	ALGOMA CENTRAL PROP	STATION MALL/STATION 48/STATION TOWER
243 MASON,STEPHEN	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
245 COGHILL,ROBIN	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
246 CHAN,GILBERT	DR. RAYMOND CHO	71 & 131 EAST ST / 129 SECOND LINE W
248 CHOI,LINDA	DR. RAYMOND CHO	71 & 131 EAST ST / 129 SECOND LINE W
253 TRAVISON,TERRENCE/TERRY	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
257 CORBREIRE,JOHN/ITEO	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
279 SMITH,DENIS,ROBERT	G48 SECURE SOLUTIONS	AIRPORT
214 AASEN,PAULINE	STANDARD PARKING	ONTARIO REALTY CORP/ROBERTA BONDAW PLACE/28 QUEEN ST E
325 LORENZO,CORY	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
334 MILLER,BRADLEY	CITY OF SAULT STE MARIE TRANSIT SERVICE AREAS	
336 GROSSO,DONALD	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
343 CHILLMAN,JODI	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
344 HARPE,KENNETH	DAYS INN	DAYS INN HOTEL
348 HAZELTON,MARGARET	CITY OF SAULT STE MARIE BELLIVE MARINA & BONDAW MARINE & PARK	
354 STEEVE,BRIDGET	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
369 TROKOW,VICTORIA	G48 SECURE SOLUTIONS	AIRPORT
369 CATMICHAEL,MARY	CH FINNISH HOME ASS.	FINNISH REST HOME
370 HANSEN,LOUIS	CH FINNISH HOME ASS.	FINNISH REST HOME
372 BENOIT,ALAIN	CH FINNISH HOME ASS.	FINNISH REST HOME
374 TAVAL,ANDRE	CITY OF SAULT STE MARIE TRANSIT SERVICE AREAS	
376 FINN,ROBERT	G48 SECURE SOLUTIONS	AIRPORT
377 BADGERO,PAUL	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
364 BORGAN,RICK	CITY OF SAULT STE MARIE BELLIVE MARINA & BONDAW MARINE & PARK	
389 SANDIE,KEVIN	NORPRO SECURITY	REGENT PRO/IS COLLEGE/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
291 MCLOOG,HEATHER	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
397 LAFRAMBOISE,YVON	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
400 JOHNSON,MICHAEL	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
404 HUDSON,BRIAN	CORPS OF COMM	23 BAY ST (FEDERAL BUILDING)
405 MATCHETT,CASEY	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
406 LESBLANG,SERGE	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
410 POYNER,HAROLD	G48 SECURE SOLUTIONS	AIRPORT
411 MOORE,ROBERT	G48 SECURE SOLUTIONS	AIRPORT
413 HILL,MICHAEL	CORPS OF COMM	SAULT HOSPITAL
420 FABRINO,ANTONIO	G48 SECURE SOLUTIONS	AIRPORT
423 VANDERLIFT,DYLAN	CORPS OF COMM	SAULT HOSPITAL
430 RUSCIO,DOMINIC	MAJOR CONTR.	TRAVELODGE
431 DICKSON,SHANE	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
435 TRAUNIE,GEORGE	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
439 LAMBERT,JOSEPH	STANDARD PARKING	ONTARIO REALTY CORP/ROBERTA BONDAW PLACE/28 QUEEN ST E
440 HAMMERSTEIN,ERIC	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
441 WILSON,DAVID	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
442 MACLENNAN,MATTHEW	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
443 MARCIL,MARK	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
444 MARSHALL,JOSEPH	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
446 HALLIDAY,DANA	SAULT COLLEGE	SAULT COLLEGE
447 FRIGAULT,JESSE	NORPRO SECURITY	REGENT PRO/IS COLLEGE/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
450 CHAPMAN,DANIEL	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
452 ROGERS,RICHARD	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
453 DERASPE,RICHARD	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
455 BOYCHUK,BLAINE	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
456 CONEYBEARE,KEVIN	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
458 ROBBINS,GEORGE	CORPS OF COMM	SAULT AREA HOSPITAL
459 SLEEMAN,RAY	CORPS OF COMM	SAULT AREA HOSPITAL
460 BOUGUE,DAN	CORPS OF COMM	SAULT AREA HOSPITAL
462 GAULT,JAMES	CORPS OF COMM	SAULT AREA HOSPITAL
463 MORIN,ALEX	CORPS OF COMM	SAULT AREA HOSPITAL
464 DITOMMASO,RYAN	222897 INT. INC.	489 BAY ST.
465 DELAVILLE,DON	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
467 BERNIER,JUNE	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
468 AGNEW,BRENDAN	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
469 SANTILLI,DOMINIC	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
470 WOODLEY,NATHANIEL	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
471 STOYCHEFF,CHRISTOPHER	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
472 BRUNETTA,ANGELA	NORPRO SECURITY	REGENT PRO/IS COLLEGE/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
474 MANOUSOU,ANTHONY	NORTH EAST SECURITY	A UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/S COLLEGE
475 TORRANCE,RENEE	NORPRO SECURITY	REGENT PRO/DAVEY HOME/CH/QUEENSCENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
477 BROWNLAY,DAVID	CORPS OF COMM	SAULT AREA HOSPITAL
479 GROULX,VINCE	CORPS OF COMM	SAULT AREA HOSPITAL

10(d)

481	FORD,BRIAN	NORTH EAST SECURITY	A/UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/COLLEGE
482	LEWELLE,BRACE	CORPS OF COMM	SAULT AREA HOSPITAL
484	MOLDO,VIRGINIA	CITY OF SAULT STE MARIE BELLEVUE MARINA & BONAR MARINE & PARK	
485	ARMSTRONG,KENNETH	CITY OF SAULT STE MARIE BELLEVUE MARINA & BONAR MARINE & PARK	
486	LONGO,NADIA	GT/NORTHERN RET.HOME	780 GREAT NORTHERN RD.
487	ROUDEAU,MARISA	GT/NORTHERN RET.HOME	780 GREAT NORTHERN RD.
488	LEFLEUR,MARYLYN	GT/NORTHERN RET.HOME	780 GREAT NORTHERN RD.
489	MCQUEEN,WANDA	GT/NORTHERN RET.HOME	780 GREAT NORTHERN RD.
490	LUXTON,JEFF	GT/NORTHERN RET.HOME	780 GREAT NORTHERN RD.
492	PARKER,MICHAEL	NORTH EAST SECURITY	A/UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/COLLEGE
493	BROWN,FRASER	NORTH EAST SECURITY	A/UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/COLLEGE
494	SHEWFELT,CODY	G4S SECURE SOLUTIONS	AIRPORT
497	ALLEN,ROBERT	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
498	MARQUIS,STEVEN	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
499	SCALL,NICOLA	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
500	EASBY,JOSEPH	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
501	QUARRELL,ROBERT	ELSTRONG MANAGEMENT	F21,827,831 MACDONALD AVE
502	HAMEL,CHRIS	ELSTRONG MANAGEMENT	F21,827,831 MACDONALD AVE
503	HAMEL,MELANE	ELSTRONG MANAGEMENT	F21,827,831 MACDONALD AVE
505	JONES,CHELSEY	NORTH EAST SECURITY	A/UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/COLLEGE
507	EMYTHE,RICHARD	BANK OF MONTREAL	596 QUEEN ST E
509	MATTALO,JOE	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	MEINKE,KEN	CORPS OF COMM	SAULT AREA HOSPITAL
514	BONIFERRO,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/COLLEGE
517	ROY,BRENDA	NORTH EAST SECURITY	A/UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/COLLEGE
518	TREPASSEO,GRANT	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
519	FRAGOMENE,JOSEPH	CORPS OF COMM	SAULT AREA HOSPITAL
520	THOMPSON,JOHN	CORPS OF COMM	SAULT AREA HOSPITAL
522	MCHAMAL,STEVEN	NORTH EAST SECURITY	A/UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/COLLEGE
523	MCBRIDE,GUY	NORTH EAST SECURITY	A/UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/COLLEGE
524	DUNLOP,DAVID	NORTH EAST SECURITY	A/UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/COLLEGE
525	SACCHETTA,CHRIS	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
526	JOHNSTON,CORY	NORTH EAST SECURITY	A/UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/COLLEGE
527	KOZAK,EMILIE	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
528	ROMAN,GERALDINE	NORTH EAST SECURITY	A/UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/COLLEGE
530	WADE,SAMUEL	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
531	ANNAEGREIENOHKUMEN	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
532	BRUGUILLARD,BERNARD	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
533	STILLERT,CHRISTIAN	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
534	LADOUCEUR,RACHAEL	CORPS OF COMM	SAULT AREA HOSPITAL
535	HUTZAN,CHRISTIAN	CORPS OF COMM	SAULT AREA HOSPITAL
536	SAUERZOPF,JUSTIN	CORPS OF COMM	SAULT AREA HOSPITAL
537	GRABARGER,KYLE	CORPS OF COMM	SAULT AREA HOSPITAL
538	MCCAG,BRANDON	CORPS OF COMM	SAULT AREA HOSPITAL
539	CUTLER,JESEE	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
540	ZEPPA,ROBERT	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
541	DIAMM,WMILLIAM	ALGOA CENTRAL PROP	STATION MALL/STATION 48/STATION TOWER
542	RALPH,NANCY	ALGOA CENTRAL PROP	STATION MALL/STATION 48/STATION TOWER
543	HAYNES,MICHAEL	ALGOA CENTRAL PROP	STATION MALL/STATION 48/STATION TOWER
544	NELSON,MATTHEW	ALGOA CENTRAL PROP	STATION MALL/STATION 48/STATION TOWER
545	GRECO,BRYAN	ALGOA CENTRAL PROP	STATION MALL/STATION 48/STATION TOWER
546	ZORIT,TRAVIS	ALGOA CENTRAL PROP	STATION MALL/STATION 48/STATION TOWER
547	LEPAJ,MATTHEW	ALGOA CENTRAL PROP	STATION MALL/STATION 48/STATION TOWER
548	CARON,ROGER	CITY OF SAULT STE MARIE 99 FOSTER DR (CIVIC CENTRE)	
549	WICKSTROM,JAAK	G4S SECURE SOLUTIONS	AIRPORT
550	BADUE,EDMUND	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
551	PIPER,ADAM	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
552	SENECA,GUY,DANIEL	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
553	ST PIERRE,WMILLIAM	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
554	IRVINE,JACOB	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
555	ROY,DARCY	G4S SECURE SOLUTIONS	AIRPORT
556	ARCANO,SCOTT	G4S SECURE SOLUTIONS	AIRPORT
557	HUTCHINGS,GEORGE	CORPS OF COMM	SAULT AREA HOSPITAL
558	LARKIN,NICHOLAS	CORPS OF COMM	SAULT AREA HOSPITAL
559	GUINNERS,STEPHEN	CORPS OF COMM	SAULT AREA HOSPITAL
560	ADDISON,CHRISTOPHER	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
561	CARTER,TIGER	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
562	DEARING,DEVIN	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
563	FLEURY,TAMMY-JO	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
564	LAPRADE,DANIEL	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
565	LISCOMBE,GERALD	NORPRO SECURITY	REGENT PRO/DAVEY HOME/GHC/QUEENS/CENTRE/ST MARY'S PAPER/ELGIN TOWER/APH
566	SWEET,WILLARD	NORTH EAST SECURITY	A/UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/COLLEGE
567	BOSTON,CODY	NORTH EAST SECURITY	A/UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/COLLEGE
568	PICK,DENNY	NORTH EAST SECURITY	A/UNIVERSITY/ESSAR CENTRE/CAMBRIAN/MALL/CHURCHILL/PINE PLAZA/TENARIS/COLLEGE
569	ZEPPA,JACOB	G4S SECURE SOLUTIONS	AIRPORT

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2013-3

PROPERTY SALE: (PR1.32) A by-law to authorize the sale of surplus property being part of civic 135 Northern Avenue (located on the southwest corner of Northern Avenue and Grand Boulevard) to Lisa Lofstrom.

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

1. **LANDS DECLARED SURPLUS**

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

2. **SALE AUTHORIZED**

The Corporation of the City of Sault Ste. Marie shall sell the lands more particularly described in Schedule "A" hereto to the person or persons (or such other person or companies directed) and at the consideration shown therefore in the Schedule upon the conditions set out in Schedule "A".

3. **EXECUTION OF DOCUMENTS**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and to affix the seal of the Corporation to all documents required to complete the sale.

4. **SCHEDULE "A"**

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

5. **EFFECTIVE DATE**

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

PASSED in open Council this 7th day of January, 2013.

MAYOR – DEBBIE AMAROSO

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

CITY CLERK – MALCOLM WHITE

SCHEDULE "A" TO BY-LAW 2013-3

PURCHASER: LISA LOFSTROM

PROPERTY: PART OF CIVIC 135 NORTHERN AVENUE
SAULT STE. MARIE, ONTARIO
(LOCATED ON THE SOUTHWEST CORNER OF NORTHERN
AVENUE AND GRAND BOULEVARD)PART OF PIN: 31554-0093
PART OF LOT 6, CONCESSION 4, TOWNSHIP OF ST.
MARY'S AND PART OF LOT 1, PLAN H-475, BEING PART 1,
PLAN 1R-12257; SAULT STE. MARIE

CONSIDERATION: \$12,500.00 subject to the usual adjustments.

CONDITIONS: Easements are required over the entire property

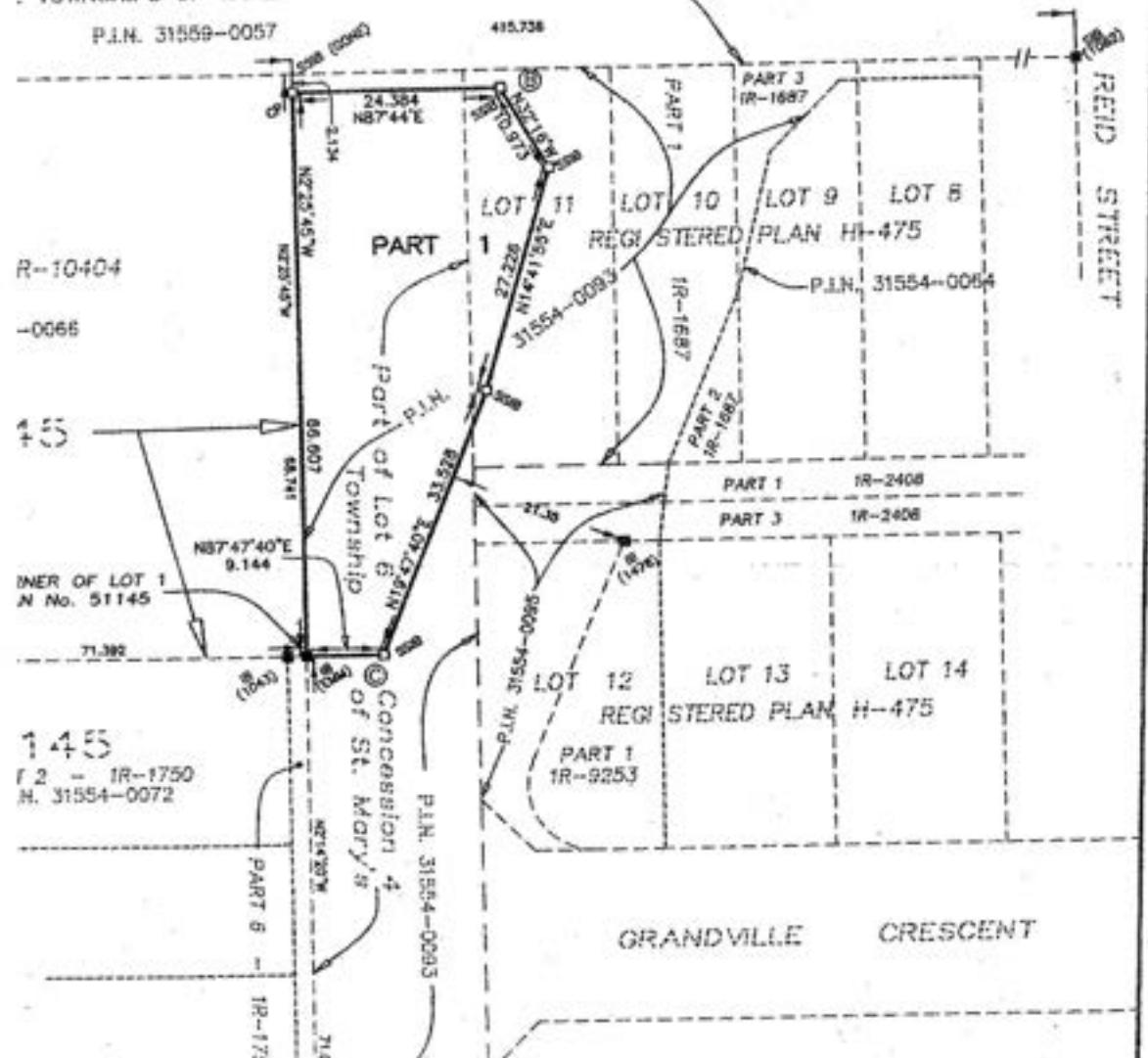
SCHEDULE		I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
REGISTERED PLAN	P.I.N.	
R.P. No. H-475	PART OF P.I.N. 31554-0093	
Oct. 25/12 DATE		<i>[Signature]</i> F.E. No:

Part

PLAN 1R-12257	
RECEIVED AND DEPOSITED	
DATE : October 25, 2012	
"Louise Redo" REPRESENTATIVE FOR THE LAND REGISTRAR FOR LAND TITLES DIVISION OF ALGOA	

Northern AVENUE

(TOWNSHIPS OF TARENTORUS AND ST. MARY'S)



THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2013-9

RESOLUTIONS: (E2.1) A by-law to authorize the execution of three (3) Municipal Council Support Resolutions to support three (3) solar photovoltaic Feed-In-Tariff (FIT) applications being submitted to the Ontario Power Authority Feed-In-Tariff Program.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, ENACTS as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and the City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to three (3) Municipal Council Support Resolutions in the form of Schedules "A", "B" and "C" hereto attached and dated the 7th day of January, 2013, to support three (3) solar photovoltaic FIT applications being submitted to the Ontario Power Authority Feed-In-Tariff Program.

2. **SCHEDULES "A", "B" and "C"**

Schedules "A", "B" and "C" form 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 7th day of January, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

NOTICE

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CITY SOLICITOR



Schedule "A"

120 Adelaide Street West, Suite 1400
Toronto, Ontario M5H 1T1
T 416-967-7474
F 416-967-1947
www.powerauthority.on.ca

PREScribed FORM/TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

Section 6.1(d)(i) - FIT Rules, Version 2.0

OPARR/F-FIT-015r1

Capitalized terms not defined herein have the meanings ascribed thereto in the FIT Rules, Version 2.0.

Resolution NO:

Date: 7-Jan-13

WHEREAS Sault Ste. Marie Innovation Centre (the "Applicant") proposes to construct and operate a rooftop solar photovoltaic system (the "Project") on Catholic Education Centre, 90 Ontario Avenue (the "Lands") in Sault Ste. Marie under the Province's FIT Program;

AND WHEREAS the Applicant has requested that Council of the City of Sault Ste. Marie indicate by resolution Council's support for the construction and operation of the Project on the Property;

AND WHEREAS, pursuant to the rules governing the FIT Program (the "FIT Rules"), Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

Council of the City of Sault Ste. Marie supports without reservation the construction and operation of the Project on the Lands.

This resolution's sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

Mayor - Debbie Amaro

(Note: signature lines for councilors or other representatives, as appropriate)

City Clerk - Malcolm White

FIT reference number: _____
(Note: Must be inserted by Applicant to complete Application)



Schedule "B"

122 Adelaide Street West, Suite 1600
Toronto, Ontario M5H 1T1
T 416-967-7474
F 416-967-1947
www.powerauthority.on.ca

PREScribed FORM/TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

Section 6.1(d)(i) - FIT Rules, Version 2.0

OPAQUE/T-47-01543

Capitalized terms not defined herein have the meanings ascribed thereto in the FIT Rules, Version 2.0.

Resolution NO:-

Date: 7-Jan-13

WHEREAS Conseil scolaire catholique du Nouvel-Ontario (the "Applicant") proposes to construct and operate a rooftop solar PV system
(the "Project") on Notre-Dame-du-Sault, 600 North Street (the "Lands") in Sault Ste. Marie under the Province's FIT Program;

AND WHEREAS the Applicant has requested that Council of _____ Sault Ste. Marie indicate by resolution Council's support for the construction and operation of the Project on the Property;

AND WHEREAS, pursuant to the rules governing the FIT Program (the "FIT Rules"), Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

Council of the _____ City of Sault Ste. Marie _____ supports the construction and operation of the Project on the Lands.

This resolution's sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

Mayor - Debbie Amaroso

(Note: signature lines for councillors or other representatives, as appropriate)

FIT reference number: FIT-FW212KI
(Note: Must be inserted by Applicant to complete Application)

PREScribed FORM/TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

Section 6.1(d)(i) - FIT Rules, Version 2.0

DPAR/P-FIT-01371

Capitalized terms not defined herein have the meanings ascribed thereto in the FIT Rules, Version 2.0.

Resolution NO:

Date: 7-Jan-13

WHEREAS Collegiate Heights Retirement Residence (the "Applicant") proposes to construct and operate a rooftop solar photovoltaic system (the "Project") on Collegiate Heights Retirement Residence, 95 Fauquier Avenue (the "Lands") in Sault Ste. Marie under the Province's FIT Program;

AND WHEREAS the Applicant has requested that Council of the City of Sault Ste. Marie indicate by resolution Council's support for the construction and operation of the Project on the Property;

AND WHEREAS, pursuant to the rules governing the FIT Program (the "FIT Rules"), Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

Council of the the City of Sault Ste. Marie supports without reservation the construction and operation of the Project on the Lands.

This resolution's sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

Mayor - Debbie Amaro

(Note: signature lines for councilors or other representatives, as appropriate)

City Clerk - Malcolm White

FIT reference number: _____

(Note: Must be inserted by Applicant to complete Application)

10(g)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
BY-LAW NO. 2013-8

STREET ASSUMPTION: (PR4) A by-law to assume for public use and establish as public streets various parcels of land conveyed to the City.

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

1. **STREETS ESTABLISHED AND ASSUMED**

The streets or parts of streets more particularly described in Schedule "A" to this by-law are hereby established as public streets and are assumed for public use.

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

PASSED in open Council this 7th day of January, 2013.

MAYOR - DEBBIE AMAROSO

CLERK - MALCOLM WHITE

da LEGAL\STAFF\BYLAWS\2013\2013-8 STREET ASSUMPTIONS VARIOUS.DOC

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CITY SOLICITOR

10(g)

SCHEDULE "A" TO BY-LAW 2013-8

1) SECOND LINE WEST

- (a) PIN 31595-0452 (LT)
PT LT 2 RCP H625 KORAH PTS 3 AND 5 1R12076; S/T EASEMENT
OVER PT 3 1R12076 AS IN T82448; SAULT STE. MARIE
- (b) PIN 31595-0454 (LT)
PT LT 3 RCP H625 KORAH PTS 4 AND 6 1R12076; S/T EASEMENT
OVER PT 4 1R12076 AS IN T84055; SAULT STE. MARIE

2) CREERY AVENUE

PIN 31523-0341 (LT)
RESERVE PL H420 ST. MARY'S ABUTTING S OF CREERY AV PL
H420; SAULT STE. MARIE

3) THIRD LINE EAST

- (a) PIN 31567-0229(LT)
PT LT 10 RCP H656 KORAH PT 2 1R12226; SAULT STE. MARIE
- (b) PART OF PIN 31567-0178 (LT)
PT SEC 25 KORAH PT 2 1R1903; SAULT STE. MARIE
- (c) PIN 31561-0150 (LT)
PT LT 3 RCP H744 TARENTORUS PT 1 PL 1R11972; SAULT STE.
MARIE

4) MURIEL DRIVE

PIN 31486-0120 (LT)
PCL 9199 SEC AWS; MURIEL DR PL M384 RANKIN LOCATION; SAULT
STE. MARIE

5) PARKINWORTH PLACE

PIN 31486-0121 (LT)
PCL 9199 SEC AWS; PARKINWORTH PLACE PL M384 RANKIN
LOCATION, SAULT STE. MARIE

6) PINE STREET

- (a) PIN 31514-0109 (LT)
PT SEC 32 TARENTORUS PT 1 1R11998; SAULT STE. MARIE
- (b) PIN 31514-0112 (LT)
PT SEC 32 TARENTORUS PT 2 1R11998; SAULT STE. MARIE
- (c) PIN 31514-0113 (LT)
PT SEC 32 TARENTORUS PT 5 1R11998; SAULT STE. MARIE
- (d) PIN 31514-0117 (LT)
PT SEC 32 TARENTORUS PT 1 1R12031; SAULT STE. MARIE
- (e) PIN 31514-0119 (LT)
PT SEC 32 TARENTORUS PT 3 1R12031; SAULT STE. MARIE

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
BY-LAW 2013-5

STREETS: (S4.2) A by-law to re-adopt Official Street Names List.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to Section 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25 ENACTS as follows:

1. **SCHEDULE "A" TO BY-LAW 2013-5**

Schedule "A" to this by-law is the Official List of Street Names for The Corporation of the City of Sault Ste. Marie.

2. **BY-LAW 2011-2 REPEALED**

By-law 2011-2 is hereby repealed.

3. **EFFECTIVE DATE**

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

PASSED in open Council this 7th day of January, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

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CITY SOLICITOR

OFFICIAL SAULT STE. MARIE, Q.M.T. STREET NAMES LIST
 SCHEDULE "A" to BY-LAW 2013-05
 LAST REVISED: December 17, 2012
 DATE PRINTED: December 17, 2012

10(h)

Official Street Name	Map Location Index
Abbott Street	M7
Adelaide Street	L6
Adeline Avenue	P6
Admiral Drive	J5
Adrian Drive	P7
Airport Road	E7
Alagash Drive	F10
Albert Street East	M7
Albert Street West	L7
Alberta Avenue	M7
Albion Street	N7
Alden Road	J5
Alexandra Street	L7
Alfred Street	K5
Algoma Avenue	M7
Allard Street	N6
Allen Street	L7
Allen's Side Road	J5
Alpine Street	J5
Alworth Place	N7
Amber Street	P7
Amherst Street	J5
Amy Avenue	P6
Anderson Road	J5
Andrew Street	L7
Angelina Avenue	O7
Anich Road	J3
Anita Boulevard	M6
Anna Street	P6
Appaloosa Avenue	I5
Arabian Court	I5
Arbor Drive	J5
Arcade Street	J5
Arden Street	J5
Argyle Road	N8
Arizona Avenue	O7
Aronacon Drive	L3
Arthur Street	Q8
Ascot Avenue	J5
Ashgrove Avenue	P7
Asquith Street	J6
Assunta Drive	J5
Atlantic Street	M7
Atlas Street	O8
Atwater Street	J5
Aubin Road	I3
Autumn Drive	P7
Avery Road	I4
Avon Avenue	J5
B	
Backcountry Court	N3
Bainbridge Street	L6
Balsam Lane	L4
Barber Boulevard	P8
Barrett Street	L5
Barton Street	G8
Base Line	J6
Base Line A	H7
Bay Road	O7
Bay Street	M8
Bay Street West	L7
Beatrice Street	M7
Beaumont Avenue	L4
Beech Street	M6
Bell Avenue	M8
Bellwood Avenue	M7
Bennett Boulevard	O8
Beverley Street	L7
Biggins Avenue	M8
Bingham Street	M7
Birch Street	M7
Birchland Court	N7
Birchwood Street	P8
Birkshire Place	N4
Bishop's Court	N8
Blonde Crescent	L5
Block Road	O7
Blake Avenue	M7
Bloor Street West	L6
Blucher Street	L7
Blue Jay Court	N6
Boehmer Boulevard	N6
Bonney Street	K6
Borden Avenue	J5
Boron Avenue	M7
Boston Avenue	N7
Boundary Road	P7

B Cont.	
Bowker Street	P7
Boydell Place	L6
Breton Road	N7
Bridgepath Court	N5
Brien Avenue	N7
Bristol Place	P7
Broad Street	P7
Broadview Drive	J5
Brook Street	M7
Brookfield Avenue	J5
Broos Road	I5
Brown Street	L7
Bruds Street	M7
Bryla Road	K3
Brunswick Avenue	K5
Burton Road	O7
Bush Street	L6
Byrne Avenue	L8
C	
Cabot Crescent	M5
Caddy Avenue	O8
Caesar Road	O7
Caledon Street	N6
Cambridge Place	O7
Cameron Avenue	M7
Cameron Lane	M8
Campbell Avenue	N7
Canal Drive	L7
Capp Avenue	O7
Carbert Street	P8
Carleton Avenue	L6
Carmel Road	O7
Carmen's Way	L6
Carol Court	P7
Carpin Beach Road	G6
Carver Street	N7
Carufel Avenue	K5
Casa Road	P3
Cathcart Street	L7
Cedar Street	M7
Cedarwood Drive	N5
Celine Court	P7
Centennial Avenue	P8
Central Creek Drive	K5
Central Park Avenue	L7
Central Street	K6
Centre Street	P7
Chambers Avenue	P7
Champlain Street	M8
Channelview Lane	E10
Chapple Avenue	N6
Charles Street	L5
Charlotte Drive	N7
Charwell Drive	P7
Chadfield Drive	L5
Chelten Avenue	K5
Chestine Road	K5
Chestnut Street South	M7
Chestnut Street	M7
Chicora Crescent	P7
Chippewa Street	J5
Chibus Street	N7
Church Street	M8
Churchill Avenue	L5
Churchill Boulevard	N8
Clement Street	O7
Clergue Street	M5
Cody Point Court	L6
Collins Avenue	O8
Comme Avenue	L6
Connautch Avenue	K6
Connor Road	P2
Cooper Street	K5
Copernicus Drive	P7
Corey Avenue	P6
Cornwall Street	L6
Coronation Street	L3
Cottage Lane	G8
Coulson Avenue	N8
Country Club Place	O8
Courtney Crescent	P7
Crawford Avenue	N7
Creek Road	G4
Creary Avenue	N7
Crestview Court	N5
Crestwood Avenue	P8
Cumberland Avenue	K6
Cunningham Road	N7
Curran Drive	N7

	D
D'Youville Road	M8
Dion Street	N6
Dacey Road	Q7
Dugleish Road	F10
Darby Road	N8
Dauphin Drive	P7
Dawson Avenue	L5
Dell Avenue	P8
Dennis Street	L7
Denwood Drive	P7
Des Chenes Drive	E10
Devon Road	K6
Diane Street	L5
Digby Crescent	J5
DiTerminao Court	N2
Donchester Road	K5
Donna Drive	K5
Douglas Street	K6
Dovercourt Road	K6
Drake Street	Q6
Drive In Road	M5
Dryden Avenue	J6
Dufferin Street	M7
Dundas Street	L6
Durban Road	J5
Dymont Street	K6
	E
Eagle Drive	N6
East Balfour Street	J6
East Braemar Bay	L4
East Champagne Drive	P6
East Dunrobin Bay	L4
East Penth Bay	L4
East Street	M8
Eastern Avenue	P7
Eastwood Street	N5
Eden Square	J6
Edinburgh Street	L7
Edison Avenue	K5
Edmonds Avenue	K5
Edward Street	N8
Elaine Court	P7
Elgin Street	M7
Elizabeth Street	N7
Elliott Road	L5
Ellis Road	I5
Elm Avenue	M6
Elmwood Avenue	M6
Erie Street	G8
Essex Lane	P8
Estelle Street	L6
Euclid Road	M7
Everett Street	L5
	F
Fairmount Drive	O7
Fairview Avenue	L5
Faldien Road	O7
Fanghar Street	P7
Farwell Terrace	L6
Fauquier Avenue	M7
Ferguson Avenue	N7
Ferri's Avenue	M7
Fields Square	O7
Fifth Avenue	K6
Fifth Line East	O3
Fifth Line West	L3
Findlay Drive	N7
First Avenue	K5
Fish Hatchery Road	O3
Florin Drive	O8
Foothill Road	J4
Ford Street	O8
Forest Avenue	N7
Fort Creek Drive	M5
Foster Drive	M5
Fournier Road	Q6
Fourth Avenue	K6
Fourth Line East	M4
Fourth Line West	K3
Foxborough Trail	N5
Francis Street	M7
Franklin Street	L6
Front Street	M8
Frontenac Street	Q6

10(h)

	G
Gagnon Road South	D7
Garden Avenue	D8
Garth Street	G8
Gehrig Drive	N6
George Lane	L7
George Street North	L7
George Street South	L7
Georgina Street	O8
Gibbs Street	P7
Gilles Street	L6
Gledstone Avenue	M7
Gladwyn Road	M6
Glasgow Avenue	J6
Glen Avenue	P6
Glengary Gate Crescent	N4
Glenholme Drive	O8
Glenwood Avenue	P7
Gloucester Street	L7
Goetz Street	K5
Golf Range Crescent	O8
Gordon Avenue	M8
Gore Street	L7
Gouin Street	M8
Gouais Avenue	J6
Grace Street	M7
Grand Boulevard	M8
Grandhaven Crescent	M6
Grandmont Crescent	M6
Grandiver Crescent	M6
Grandview Avenue	M6
Grandville Crescent	M6
Grandy Road	M6
Grangemill Road	M6
Granite Street	M6
Gravelle Street	O8
Great Northern Road	M4
Greene Street	P6
Greenfield Drive	L4
Greenvale Court	P8
Greenvale Lane	P8
Griffon Street	P7
Groesnor Avenue	M7
	H
Hadley Park	N8
Hamilton Avenue	M7
Hampton Road	K5
Hardiman Avenue	M6
Hardwood Street	P7
Hare Avenue	J6
Hargreaves Avenue	M6
Hamlet Street	F10
Harris Street	L3
Harry Street	M6
Harten Street	N8
Haviland Crescent	N7
Hawthorne Avenue	M7
Headway Street	P6
Healy Street	O8
Hearst Street	M7
Heath Road	P8
Heavener Street	N8
Hennetta Avenue	L6
Henry Street	K5
Herbert Street	M7
Herkimer Street	G7
Herrick Street	M8
Hesse Street	G8
Highcrest Street	M5
Highland Court	M5
Hill Street	L5
Hillside Drive	L5
Hocking Avenue	K6
Holdan Street	L5
Hood Street	J4
Hudson Street	L7
Hughes Street	M7
Hugill Street	O8
Huntington Park	O8
Huron Street	L7
Hussey Street	O8
Hynes Street	M8
	I
Idaho Drive	O7
Illinois Avenue	O7
Indiana Drive	O7
Industrial Court A	M5
Industrial Court B	M5
Industrial Park Crescent	M5
Irwin Avenue	O7

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James Street	L7
Jean Avenue	P6
Jemmette Street	P7
Joel Court	P7
John Street	L7
Johnson Avenue	L5
Joseph Street	P7
K	
Kehoe Avenue	L6
Ken Darby Way	L8
Kensington Terrace	N8
Kent Avenue	N6
Kent Crescent	L4
Kerr Drive	P7
Keys Street	K5
Killamay Road	N6
King Street	M7
Kingsford Road	K5
Kingsmount Boulevard	O7
Kitchener Road	M6
Knox Avenue	M6
Kohler Street	M6
Konkin Avenue	L4
Kopraah Court	N7
Korah Road	K5
L	
LaBelle Avenue	N7
Laird Street	M7
Lake Street	O7
Lang Court	
Lamming Avenue	K5
Landslide Road	P4
Langdon Crescent	M6
Langdon Road	K5
Lansdowne Avenue	M7
LaRonde Avenue	N7
LaSalle Court	M5
Laura Street	L6
Laurelton Drive	N6
Laurier Avenue	J6
Laurier Place	M6
Lawson Avenue	P6
Leigh's Bay Road	H5
Lennox Avenue	L5
Leo Avenue	N8
Leslie Street	N8
Letcher Street	K8
Lethbridge Street	L4
Lewis Road	O7
Lidstone Street	L5
Linstedt Street	N7
Lloyd Street	L5
London Street	M7
Lorna Drive	P8
Lorraine Avenue	O7
Lothian Avenue	M6
Louise Avenue	P8
Lucy Terrace	M8
Lynn Road	M7
Lyons Avenue	L6
M	
MacDonald Avenue	N7
MacMurray Avenue	P7
Macnamara Drive	M5
Madeline Street	O8
Maki Road	I4
Malabar Drive	N6
Manila Terrace	L7
Manitou Drive	P6
Manor Road	N8
Maple Street	M7
March Street	M7
Marconi Street	N7
Marella Street	L6
Margaret Street	O8
Mark Street	O6
Market Street	P7
Marsh Street	L6
Martingale Court	N5
Marwayne Avenue	N8
Mary Avenue	M5
Mayfair Avenue	L4
McAllen Street	J7
McCrea Street	N8
McCulloch Street	K5
McDougald Street	M7
McFadden Avenue	K6
McGregor Avenue	N8
McKenzie Avenue	K6
McLean Court	L6
McMeekan Street	N8
McNabb Street	O7
McNoise Street	P5
McPhail Avenue	N8

M Cont.	
McQueen Road	J4
Meadow Lane	O7
Meadow Park Crescent	O7
Megginson Drive	P7
Melrose Avenue	M7
Melville Road	P7
Metzger Street	K6
Millcreek Drive	N5
Millstream Drive	N5
Millstream Court	L5
Millwood Street	P8
Molach Street	N7
Montcalm Road	M5
Montgomery Avenue	N7
Moody Street	P7
Morin Street	L5
Morgan Court	K5
Morrison Avenue	M5
Moss Road	K4
Mount Pleasant Court	H4
Muriel Drive	Q7
Murphy Street	O7
Murray Street	P7
Murton Avenue	K6
N	
Nelson Street	L6
Nettleton Street	L3
Newcastle Drive	J5
Niagara Drive	M5
Nichol Avenue	K5
Nicolas Avenue	O7
Nino Drive	M6
Nixon Road	I5
Nokomis Beach Road	C9
Norden Crescent	N7
North Eden	J6
North Street	M6
Northern Avenue East	M6
Northern Avenue West	M6
Northland Road	L6
Northridge Road	M5
Northwood Street	N5
O	
Oak Park Crescent	P8
Oakbine Avenue	M6
Oakdale Avenue	M7
Oakwood Drive	N7
Ohio Drive	O7
Old Garden River Road	N5
Old Goulaus Bay Road	L4
Old Highway 17 North	N2
Ontario Avenue	N7
Oregon Road	O7
Oriole Street	J4
Onion Street	N7
Oryme Avenue	M6
Oxford Street	M7
P	
Pageant Drive	N7
Palace Drive	N6
Palladin Avenue	N7
Palomino Drive	I5
Panoramic Drive	N6
Par Avenue	P8
Paradise Avenue	N7
Parasol Crescent	N6
Pardee Avenue	M7
Park Place Court	N5
Park Place Drive	N5
Park Street	P7
Parkdale Drive	O6
Parklane Court	E7
Parker Avenue	N7
Parkwayod Drive	F7
Parkworth Place	O7
Perkland Crescent	Q7
Perchmore Court	P8
Parkshore Drive	P8
Parkview Court	N6
Parliament Street	L6
Partridge Court	O6
Passmore Road	N6
Patricia Avenue	K6
Patrick Street	L5
Peach Drive	N6
Peacock Crescent	N6
Peer Street	O6
Pelican Drive	N6
Penna Road	L5
Pentagon Boulevard	N7
Peoples Road	L5
Pilgrim Street	M6
Pim Street	M7
Pine Shore Drive	F9

P Cont.	
Pine Street	N7
Pinecone Boulevard	N6
Pink Drive	J5
Pittsburgh Avenue	J6
Placid Avenue	N7
Plaintree Drive	N6
Pleasant Drive	N6
Plummer Court	O6
Pointe Aux Pins Drive	F10
Ponds Des Chenes Crescent	E10
Pointe Louise Drive	F10
Pond Street	K5
Poplar Avenue	N7
Portage Lane	L7
Powley Road	N3
Pozzebon Crescent	L5
Prontice Avenue	K5
Pratoria Hill	J5
Promisie Drive	N6
Prince Charles Crescent	O6
Princess Crescent	N7
Princeton Drive	N6
Promenade Drive	N7
Puthery Road	N7
Q	
Queen Street East	P8
Queen Street West	L7
Queensgate Boulevard	Q7
R	
Railroad Avenue	M7
Ranger Street	J4
Rankin Road	P7
Ransome Drive	I6
Ravina Street	N7
Raymond Street	K5
Red Pine Drive	F9
Red Rock Road	G1
Reid Street	M6
Retta Street	O8
Rex Avenue	I6
Richmond Place	J5
River Road	Q7
Rivern Avenue	P6
Riverside Drive	O8
Riverville Avenue	N8
Riv Von Court	M5
Robin Street	P7
Rockport Road	J5
Roosevelt Avenue	J6
Rosedale Place	M7
Roxie Street	I6
Ross Street	P7
Rosemore Road	K5
Routledge Avenue	N7
Rowell Avenue	J6
Royal Road	J5
Royal York Boulevard	Q7
Ryce Avenue	I6
Ruscio Crescent	O6
Rush Avenue	N6
Rushmere Drive	J5
Russ Ramsay Way	M8
Ruth Street	I6
S	
Sackville Road	M6
Sainsbury Avenue	M7
Sand Road	F9
Schultz Side Road	N2
Second Avenue	K6
Second Line East	N5
Second Line West	K5
Selby Road	K5
Selkirk Road	M5
Seventh Avenue	K6
Seventh Line East	N1
Shaffer Avenue	I6
Shannon Road	O8
Sharon Crescent	N6
Shatuck Drive	C7
Sheppard Street	N8
Sherbourne Street	I6
Sherbrooke Drive	I5
Shenecod Parkway	I5
Shingwauk Street	O8
Shore Drive	N6
Shoreview Court	Q7
Short Street	L6
Silver Birch Drive	O7
Silverdale Avenue	I5
Simcoe Street	G8
Simon Avenue	P8
Simpson Street	N7
Sinclair Street	L7
Sisson Street	N7

10(h)

S Cont.	
Sixth Avenue	K6
Sixth Line East	O2
Sixth Line West	G2
Simcoe Avenue	N7
Snowdon Crescent	K5
Snowdon Street	K5
Softwood Drive	O7
South Eden	J6
South Gladstone Avenue	M7
South Market Street	P7
Southwood Drive	N5
Spadina Avenue	J6
Spring Street	M7
Spruce Street	M7
St. Andrew's Terrace	L6
St. Basil's Drive	J5
St. George's Avenue East	M7
St. George's Avenue West	L6
St. James Street	L7
St. Mary's Avenue	M6
St. Mary's River Drive	L7
St. Michael's Square	J5
St. Patrick Street	L6
St. Thomas Street	M6
Stanley Street	N8
State Street	O7
Stevens Street	M6
Strand Avenue	M6
Summit Avenue	M7
Sunko Street	J5
Sunnydale Road	L5
Sunnyside Beach Road	C8
Sunset Court	I6
Sunset Drive	I6
Superior Drive	M5
Sussex Road	K5
Sutton Place	P7
Swartz Street	L6
Sydenham Road	K5
T	
Taber Street	O8
Tadcaster Place	N6
Tallock Boulevard	L4
Talon Avenue	O6
Talwood Drive	N6
Tamarack Avenue	O6
Tancred Street	L7
Taskar Drive	P8
Teal Avenue	O7
Terrence Avenue	N5
Terry Fox Place	P7
Texas Avenue	O7
The Crescent	M7
The Drive	N7
Third Avenue	K6
Third Line East	L4
Third Line West	J4
Thomeloe Crescent	O8
Tilley Road	N6
Toronto Street	L7
Towers Street	M6
Town Line Road	G6
Trelawny Avenue	M7
Trunk Road	O7
Tucket Street	O7
Turner Avenue	K6
U	
Upton Road	N7
V	
Val Street	P8
Volhalla Place	O8
Van Daela Street	M6
Varsity Avenue	P8
Venn Street	J4
Vera Avenue	P6
Victor Emmanuel Avenue	K6
Victoria Avenue	N8
Victoria Street	G8
Village Court	N6
Vivian Avenue	K8
W	
Wallace Terrace	K6
Walls Side Road	C6
Walnut Street	M6
Walters Street	K5
Wardell Road	J4
Warren Avenue	I6
Wawancosh Avenue	M6
Wayne Court	P7
Weeks Street	P7
Welcome Avenue	O8
Weldon Avenue	N7
Wellington Street East	M7

10(h)

W Cont.	
Wellington Street West	L6
Wenlock Street	M7
Wentworth Street	G6
West Balfour Street	J6
West Bayview Bay	L4
West Dynrobin Bay	L4
West Perth Bay	L4
West Street	L7
Westchester Drive	J5
Westgate Drive	J5
Westridge Road	M5
Westwood Crescent	N5
White Pine Court	
White Oak Drive East	M6
White Oak Drive West	M6
Whitney Avenue	J8
Wiber Street	P6
Wigle Street	M4
Wilcox Avenue	M7
Wilderness Court	
Wilding Avenue	K5
Wildwood Avenue	K5
Wilks Street	I5
Williams Street	Q7
Willoughby Street	N6
Willow Avenue	N6
Willowdale Street	Q7
Wilson Street	M7
Windsor Street	N7
Windsor Trail	N5
Winfeld Drive	J5
Winston Avenue	K5
Wishart Park Road	N4
Winkless Avenue	N7
Woodcroft Avenue	K5
Woodhurst Drive	M5
Woodlawn Avenue	Q7
Wood Park Court	I7
Woodward Avenue	M8
Wright Street	K6
Y	
Yates Avenue	J6
York Street	L6
Young Street	K6

ID(i)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2013-1

TRAFFIC: (P3.3) A consolidation of amendments to Traffic By-law 77-200.

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

1. BY-LAW 77-200 SCHEDULES AMENDED

Schedules A to Z inclusive to Traffic By-law 77-200 are amended by renumbering the items in each schedule to form consecutive numerical order, so that the said schedules are in the form of the schedules attached hereto as Schedules A to Z inclusive.

2. SCHEDULES

Schedules A, AA, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, hereto form part of this By-law 2013-1 and By-law 77-200.

3. EFFECTIVE DATE

This by-law is effective from the date of its final passing.

PASSED in open Council this 7th day of January, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

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CITY SOLICITOR

ID(j)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2013-2

ZONING – TEMPORARY USE: A by-law to permit a bus depot, taxi and limousine service, and public transportation yard use at 503 Trunk Road.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to sections 34 and 39 of the Planning Act, R.S.O. 1990, chapter P.13 and amendments thereto, **ENACTS** as follows:

1. **BUS DEPOT, TAXI AND LIMOUSINE SERVICE, AND PUBLIC TRANSPORTATION YARD USE AT 503 TRUNK ROAD**

Despite the provisions of By-law 2005-150, a bus depot, taxi and limousine service, and public transportation yard may be permitted for a period not to exceed three years from the date of the passing of this by-law on the lands having civic address 503 Trunk Road and shown on Map 1-34 of Schedule "A" to By-law 2005-150 and also shown and outlined as "subject property" on the map attached as Schedule "A" to this by-law.

The use of the subject property as a bus depot, taxi and limousine service, and public transportation yard use is subject to the following condition:

- 1) That none of the bus depot, taxi and limousine service, and public transportation yard use occur within 55 metres of the nearest residentially zoned property.

2. **SCHEDULE "A"**

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

3. **TERMINATION – JANUARY 6, 2016**

A special provision enacted by Section 1 of this by-law does not repeal, alter or amend By-law 2005-150 and upon termination of this by-law on January 6, 2016, the provisions of By-law 2005-150 continue to apply to the lands affected by this by-law.

PASSED in Open Council this 7th day of January, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

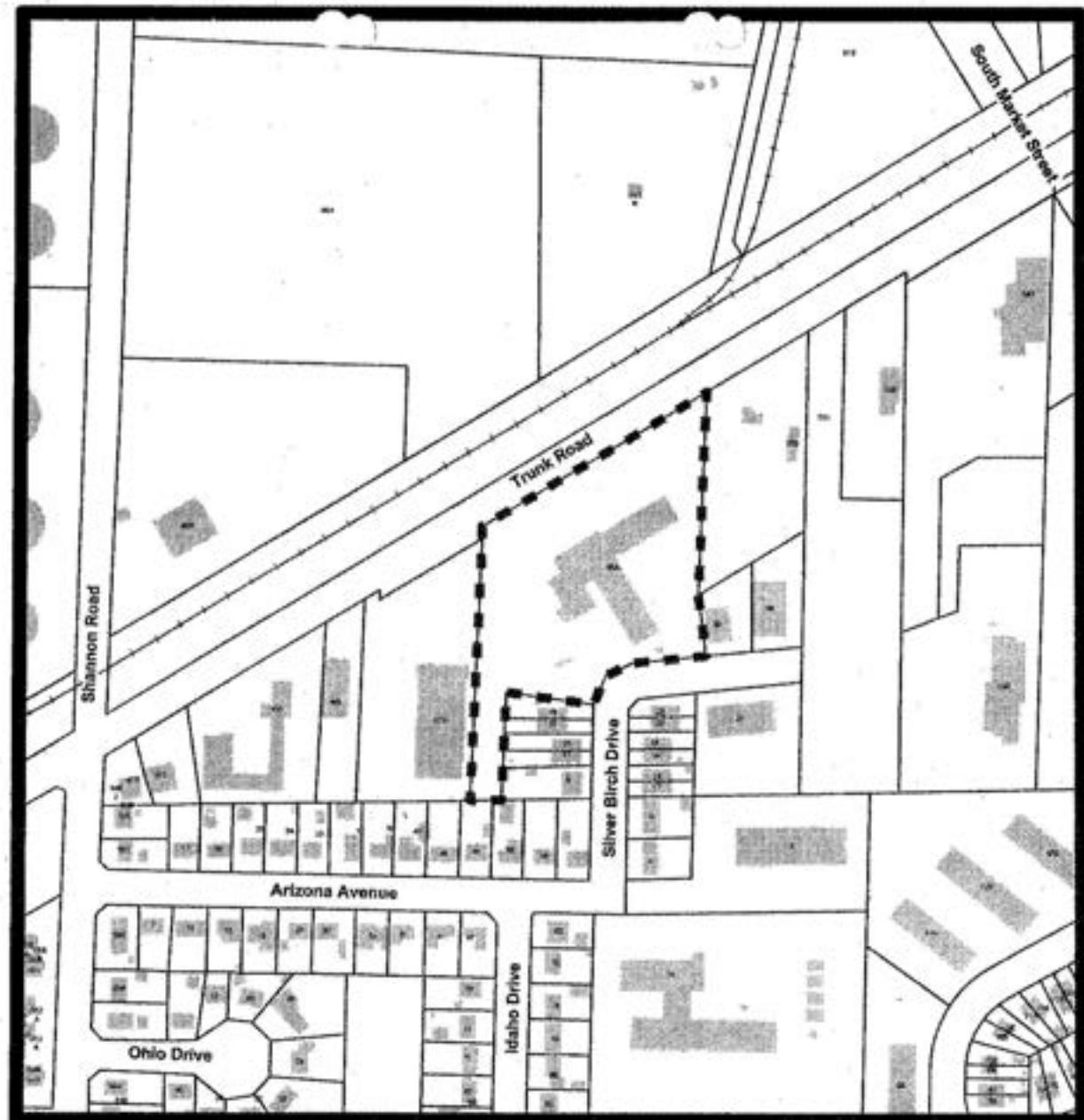
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CITY SOLICITOR

10(j)

SCHEDULE A TO BY-LAW 2013-2 OF THE CORPORATION OF THE CITY OF SAULT STE. MARIE, BE PASSED IN OPEN COUNCIL THIS 7TH DAY OF JANUARY, 2013.



SUBJECT PROPERTY MAP

503 TRUNK ROAD

Planning Application: A-34-12-Z



Metric Scale
1 : 3000

Maps
31 & 1-34



Subject Property = 503 Trunk Road

Mail Label ID
A-34-12-Z

10(k)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2012-198

LOCAL IMPROVEMENT: A by-law to authorize the construction of sanitary sewer, private drain connection and Class "A" Pavement on Kohler Street from Queen Street East to Wellington Street East under Section 3 of the Municipal Act, 2001, Ontario Regulation 586/06 (L2.1)

WHEREAS notice of the intention of the Council to undertake the works hereinafter described was duly published and served more than one month prior to the passing of this by-law; and

WHEREAS the Council has received the reports, estimates and statements required for undertaking the said works;

THEREFORE the Council of The Corporation of the City of Sault Ste. Marie ENACTS as follows:

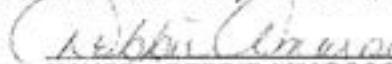
1. The Corporation shall construct the works described in Schedules "A" and "B" hereto as local improvements under the said Act and in accordance with Plans and specifications furnished by the Commissioner of Engineering/Planning.
2. The Commissioner of Engineering/Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said works.
3. The construction and completion of the said works shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering/Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$30.50 per metre frontage shall be specially assessed upon the lots abutting directly on the said sanitary sewers, according to the extent of their respective frontages thereon, and the sum of \$304.00 shall be specially assessed upon each of such lots served by a private drain connection from any of such sanitary sewers to the street line and the remainder of the cost of the work shall be borne by the Corporation.
6. The sum of \$79.50 per metre frontage shall be specially assessed upon the lots abutting directly on the Class "A" pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
7. The special assessments shall be paid in one payment by December 31st of the current year or in the alternative by ten equal annual instalments.
8. The debentures to be issued for the loan to be effected to pay the cost of the works when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the installment plan.
9. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.
10. The said Schedules "A" and "B" form a part of this by-law.
11. This by-law comes into force on the day of its final passing.

Read the FIRST and SECOND time in open Council this 22nd day of October, 2012

NOTICE

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CITY SOLICITOR


MAYOR - DEBBIE AMAROSO


CITY CLERK - MALCOLM WHITE

FIRST reading: October 22, 2012

SECOND reading: October 22, 2012

THIRD reading: January 7, 2013

LEGALSTAFFBYLAWS\2012\2012-198 LOCAL IMPROVEMENTS Kohler st/cf

10(k)

Read the THIRD time and finally passed in open Council this 7th day of January, 2013.

MAYOR - DEBBIE AMAROSO

CITY CLERK- MALCOLM WHITE

cf LEGALISTAFF\BYLAWS\2012\2012-198 LOCAL IMPROVEMENTS Kohler St

10(k)

Jerry D. Dolcetti, RPP
Commissioner

Carl Rumieli, P. Eng.
Construction Engineer



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
Civic Centre
99 Foster Drive
P.O. Box 580
Sault Ste. Marie, ON P6A 5N1

LOCAL IMPROVEMENT CONSTRUCTION BYLAW 2012-198, SECTION 3
REGULATION 586/06 MUNICIPAL ACT

ENGINEER'S REPORT

2012 10 22

Nature of Work	Construction of:	Construction of sanitary sewer, private drain connection and Class "A" pavement
	On:	Kohler Street
	From:	Queen Street East
	To:	Wellington Street East
Estimated Cost of Work		\$1,800,000.00
Estimated Assessable Abutting Frontage		874.6m (Sanitary sewer) 874.6m (Class "A" pavement)
Estimated Cost to be borne by Assessable Abutting Property		\$35,672.83 (Sanitary sewer) \$67,087.69 (Class "A" pavement)
Estimated Cost to be borne by The Corporation		\$1,697,239.48
Special Rate per Metre Frontage		\$30.50 (Sanitary sewer) \$79.50 (Class "A" pavement)
Special Rate per Private Drain Connection		\$304.00
Estimated Interest Rate Term		3% 10 years

10(K)

2012 10 22

Page 2

Estimated Annual Rate per Metre Frontage \$3.58 (Sanitary sewer)
 \$9.32 (Class "A" pavement)

Estimated Annual Rate per Private Drain Connection \$35.64

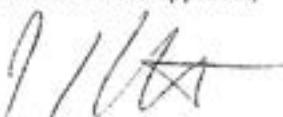
Estimated Lifetime of the Work 20 years

Respectfully submitted,



Carl Rumieli, P. Eng.
Design & Construction Engineer

Recommended for approval,



Jerry D. Dolcetti, RPP
Commissioner
Engineering & Planning Department

CR/al
attachments

10(k)

CORPORATION OF THE CITY OF SAULT STE. MARIE
SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS - SECTION 3

SCHEDULE "A"

BY-LAW 2012-198

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>SIZE</u>	<u># OF P.D.C.</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-2012-5-05	Kohler Street	Queen Street East	Wellington Street East	460m	250mm	46	874.6m	\$35,672.83

CR/all
2012 10 22

10(K)

CORPORATION OF THE CITY OF SAULT STE. MARIE
CLASS "A" PAVEMENT - SECTION 3

SCHEDULE "B"

BY-LAW 2012-198

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>#OF P.D.C.</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-2012-7-03	Kohler Street	Queen Street East	Wellington Street	460m	10.0m	n/a	874.6m	\$67,087.69

CR/al
2012 10 22

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2012-199

LOCAL IMPROVEMENT: A by-law to authorize the construction of sanitary sewer, private drain connection and Class "A" Pavement on Maretta Street from Wallace Terrace to Henrietta Avenue under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06 (L.2.1)

WHEREAS notice of the intention of the Council to undertake the works hereinafter described was duly published and served more than one month prior to the passing of this by-law; and

WHEREAS the Council has received the reports, estimates and statements required for undertaking the said works;

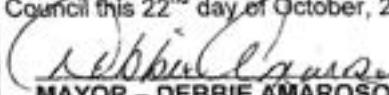
THEREFORE the Council of The Corporation of the City of Sault Ste. Marie ENACTS as follows:

1. The Corporation shall construct the works described in Schedules "A" and "B" hereto as local improvements under the said Act and in accordance with Plans and specifications furnished by the Commissioner of Engineering/Planning.
2. The Commissioner of Engineering/Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said works.
3. The construction and completion of the said works shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering/Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$30.50 per metre frontage shall be specially assessed upon the lots abutting directly on the said sanitary sewers, according to the extent of their respective frontages thereon, and the sum of \$304.00 shall be specially assessed upon each of such lots served by a private drain connection from any of such sanitary sewers to the street line and the remainder of the cost of the work shall be borne by the Corporation.
6. The sum of \$79.50 per metre frontage shall be specially assessed upon the lots abutting directly on the Class "A" pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
7. The special assessments shall be paid in one payment by December 31st of the current year or in the alternative by ten equal annual instalments.
8. The debentures to be issued for the loan to be effected to pay the cost of the works when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the installment plan.
9. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.
10. The said Schedules "A" and "B" form a part of this by-law.
11. This by-law comes into force on the day of its final passing.

Read the FIRST and SECOND time in open Council this 22nd day of October, 2012

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CITY SOLICITOR


Debbie Amaro

MAYOR - DEBBIE AMAROSO



CITY CLERK - MALCOLM WHITE

FIRST reading: October 22, 2012

SECOND reading: October 22, 2012

THIRD reading: January 7, 2013

da LEGALISTAFFBYLAWS12012-199 LOCAL IMPROVEMENTS Maretta St

10(1)

Read the THIRD time and finally PASSED in open Council this 7th day of January, 2012.

MAYOR – DEBBIE AMAROSO

CITY CLERK- MALCOLM WHITE

da LEGALISTAFFBYLAWS\2012\2012-200 LOCAL IMPROVEMENTS QueenSt.East

Jerry D. Dolcetti, RPP
Commissioner

Carl Rumiel, P. Eng.
Construction Engineer



ENGINEERING & PLANNING

DEPARTMENT

Engineering & Construction Division

Celebrate 100!

1912 - 2012

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Civic Centre

99 Foster Drive

P.O. Box 580

Sault Ste. Marie, ON P6A 5N1

**LOCAL IMPROVEMENT CONSTRUCTION BYLAW 2012-199, SECTION 3
REGULATION 586/06 MUNICIPAL ACT**

ENGINEER'S REPORT

2012 10 22

Nature of Work	Construction of:	Construction of sanitary sewer, private drain connection and Class "A" pavement
	On:	Marella Street
	From:	Wallace Terrace
	To:	Henrietta Avenue
Estimated Cost of Work		\$1,600,000.00
Estimated Assessable Abutting Frontage		570.2m (Sanitary sewer) 570.2m (Class "A" pavement)
Estimated Cost to be borne by Assessable Abutting Property		\$24,844.04 (Sanitary sewer) \$39,022.47 (Class "A" pavement)
Estimated Cost to be borne by The Corporation		\$1,536,133.49
Special Rate per Metre Frontage		\$30.50 (Sanitary sewer) \$79.50 (Class "A" pavement)
Special Rate per Private Drain Connection		\$304.00
Estimated Interest Rate Term		3% 10 years

The Corporation of the City of Sault Ste. Marie
P.O. Box 580 ~ 99 Foster Drive ~ Sault Ste. Marie, ON P6A 5N1
Telephone: (705) 759-5379 ~ Fax: (705) 541-7165
www.cityssm.on.ca ~ c.rumiel@cityssm.on.ca

10(1)

2012 10 22
Page 2

Estimated Annual Rate per Metre Frontage \$3.58 (Sanitary sewer)
 \$9.32 (Class "A" pavement)

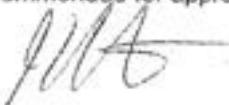
Estimated Annual Rate per Private Drain Connection \$35.64

Estimated Lifetime of the Work 20 years

Respectfully submitted, Recommended for approval,



Carl Rumiell, P. Eng.
Design & Construction Engineer



Jerry D. Dolcetti, RPP
Commissioner
Engineering & Planning Department

CR/al
attachments

CORPORATION OF THE CITY OF SAULT STE. MARIE
SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS - SECTION 3

SCHEDULE "A"

BY-LAW 2012-199

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>SIZE</u>	<u>#OF P.D.C.</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-2012-5-02	Marella Street	Wallace Terrace	Henrietta Avenue	330m	250mm	34	570.2m	\$24,844.04

CORPORATION OF THE CITY OF SAULT STE. MARIE
CLASS "A" PAVEMENT - SECTION 3

SCHEDULE "B"

BY-LAW 2012-199

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>#OF P.D.C.</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-2012-7-02	Maretta Street	Wallace Terrace	Henrietta Avenue	330m	10.0m	n/a	570.2m	\$39,022.47

10(m)

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2012-200

LOCAL IMPROVEMENT: A by-law to authorize the construction of sanitary sewer, private drain connection and Class "A" Pavement on Queen Street East from Simpson Street to Pine Street under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06 (L2.1)

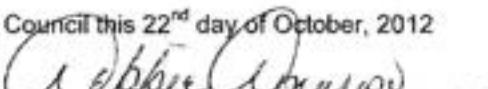
WHEREAS notice of the intention of the Council to undertake the works hereinafter described was duly published and served more than one month prior to the passing of this by-law; and

WHEREAS the Council has received the reports, estimates and statements required for undertaking the said works;

THEREFORE the Council of The Corporation of the City of Sault Ste. Marie ENACTS as follows:

1. The Corporation shall construct the works described in Schedules "A" and "B" hereto as local improvements under the said Act and in accordance with Plans and specifications furnished by the Commissioner of Engineering/Planning.
2. The Commissioner of Engineering/Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said works.
3. The construction and completion of the said works shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering/Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$30.50 per metre frontage shall be specially assessed upon the lots abutting directly on the said sanitary sewers, according to the extent of their respective frontages thereon, and the sum of \$304.00 shall be specially assessed upon each of such lots served by a private drain connection from any of such sanitary sewers to the street line and the remainder of the cost of the work shall be borne by the Corporation.
6. The sum of \$79.50 per metre frontage shall be specially assessed upon the lots abutting directly on the Class "A" pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
7. The special assessments shall be paid in one payment by December 31st of the current year or in the alternative by ten equal annual instalments.
8. The debentures to be issued for the loan to be effected to pay the cost of the works when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the instalment plan.
9. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.
10. The said Schedules "A" and "B" form a part of this by-law.
11. This by-law comes into force on the day of its final passing.

Read the FIRST and SECOND time in open Council this 22nd day of October, 2012



MAYOR - DEBBIE AMAROSO



CITY CLERK- MALCOLM WHITE

FIRST reading: October 22, 2012

SECOND reading: October 22, 2012

THIRD reading: January 7, 2013

da LEGALISTAFF/BYLAWS/2012/2012-200 LOCAL IMPROVEMENTS QueenSt.East

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CITY SOLICITOR

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Read the THIRD time and finally PASSED in open Council this 7th day of January, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK- MALCOLM WHITE

da LEGALISTAFF\BYLAWS\2012\2012-200 LOCAL IMPROVEMENTS QueenSt.East

Jerry D. Dolcetti, RPP
Commissioner

Carl Rumiel, P. Eng.
Construction Engineer



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Civic Centre

99 Foster Drive

P.O. Box 580

Sault Ste. Marie, ON P6A 5N1

LOCAL IMPROVEMENT CONSTRUCTION BYLAW 2012-200, SECTION 3 REGULATION 586/06 MUNICIPAL ACT

ENGINEER'S REPORT

2012 10 22

Nature of Work	Construction of:	Construction of sanitary sewer, private drain connection and Class "A" pavement
	On:	Queen Street East
	From:	Simpson Street
	To:	Pine Street
Estimated Cost of Work		\$4,060,000.00
Estimated Assessable Abutting Frontage		1,554.4m (Sanitary sewer) 1,554.4m (Class "A" pavement)
Estimated Cost to be borne by Assessable Abutting Property		\$40,484.84 (Sanitary sewer) \$93,976.60 (Class "A" pavement)
Estimated Cost to be borne by The Corporation		\$3,925,538.56
Special Rate per Metre Frontage		\$30.50 (Sanitary sewer) \$79.50 (Class "A" pavement)
Special Rate per Private Drain Connection		\$304.00
Estimated Interest Rate	3%	
Term	10 years	

10(m)

2012 10 22

Page 2

Estimated Annual Rate per Metre Frontage \$3.58 (Sanitary sewer)
 \$9.32 (Class "A" pavement)

Estimated Annual Rate per Private Drain Connection \$35.64

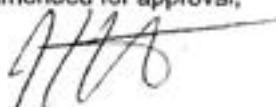
Estimated Lifetime of the Work 20 years

Respectfully submitted,



Carl Rumieli, P. Eng.
Design & Construction Engineer

Recommended for approval,



Jerry D. Dolcetti, RPP
Commissioner
Engineering & Planning Department

CR/al
attachments

CORPORATION OF THE CITY OF SAULT STE. MARIE
SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS - SECTION 3

SCHEDULE "A"

BY-LAW 2012-200

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>SIZE</u>	<u>#OF P.D.C.</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-2012-5-01	Queen Street East	Simpson Street	Pine Street	750m	250mm-300mm	42	1,554.4m	\$40,484.84

CORPORATION OF THE CITY OF SAULT STE. MARIE
CLASS "A" PAVEMENT - SECTION 3

SCHEDULE "B"

BY-LAW 2012-200

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>#OF P.D.C.</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-2012-7-01	Queen Street East	Simpson Street	Pine Street	750m	10.0m	n/a	1,554.4m	\$93,976.60



SAULT STE. MARIE POLICE SERVICE

***2013 - 2015
BUSINESS PLAN***

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MESSAGE FROM THE CHAIR SAULT STE. MARIE POLICE SERVICES BOARD

January 1, 2013

It has been my pleasure to serve on the Sault Ste. Marie Police Services Board since January 2004. I have seen many changes within the policing community in those years and I expect that there will be more ahead in the future. However, I am confident that the members of the Sault Ste. Marie Police Services Board and Police Service are capable and well equipped to meet these challenges.

The Sault Ste. Marie Police Service's *Business Plan* for the years 2013 to 2015 has been developed with valuable input from members of the local business community, private citizens, community groups, and members of the Police Service itself. The purpose of the plan is to establish goals and objectives which are both measurable and meaningful to the communities within our policing jurisdiction. We expect that it will reasonably guide the activities of the Police Service over the next three years as we proactively address future challenges while upholding our values and maintaining effective and adequate policing in accordance with provincial standards.

Throughout 2013 to 2015, we will continue to implement initiatives that enhance services to the community while achieving fiscal responsibility. Additionally, we will focus on strengthening our relationships with community stakeholders and our youth while utilizing our resources to provide strong investigative, enforcement, and crime prevention programs.

It is my belief that the activities of the Sault Ste. Marie Police Services Board, in conjunction with the efforts and participation of our community partners and members of the Police Service, will contribute to the continued safety and security of our community.

James Greco, Chair

*Sault Ste. Marie Police Services Board
Retired Justice of the Ontario Court of
Justice*





MESSAGE FROM THE CHIEF OF POLICE

January 1, 2013

From within the Sault Ste. Marie Police Service's past two successive business plans covering 2008 to 2011, the Service achieved many of its established goals towards making Sault Ste. Marie and Prince Township one of the safest communities in Canada. In developing goals for our newest business plan, extensive consultation has taken place throughout the year with various community agencies and our citizens.

As a result, some of our operational goals were carried forward from our previous plan with more ambitious targets building off of the success of previous years. Consistent with our previous plan are commitments to: decrease violent crime and property crime; attention to drug enforcement and drug-related crimes; monitoring of high-risk individuals; and the reduction of street disorder and low-level crime to increase perceptions of safety.



This new business plan continues to expand on divisional policing and the Province's Mobilization & Engagement Model of Community Policing. Our Service is committed to working with and engaging our community in addressing repetitive calls for service and social issues that draw on police resources. We will continue to maintain strategies that have proven successful in addition to developing new strategies that further our efforts of previous years. Our plan will continue to ensure that administrative and operational decisions are guided by our new established goals.

The *Sault Ste. Marie Police Service's Business Plan* is a living document and can be adapted to meet the constantly changing needs and concerns of our community. Our plan will continue to key on relevant past goals and objectives and focus on new strategies to combat emerging trends and policing priorities affecting the City of Sault Ste. Marie and the Township of Prince.

The success of our Police Service depends greatly on the support we continue to receive from our citizens and City Council. With the cooperation of all, I am confident that the framework set out in our *Business Plan* over the next three years will provide the highest level of front-line policing possible for Sault Ste. Marie and the Township of Prince.

Robert D. Davies
Chief of Police

MISSION STATEMENT

The mission statement of the Sault Ste. Marie Police Service is “*to enhance the quality of life in the City of Sault Ste. Marie and Prince Township, by working cooperatively with citizenry to enforce the laws, preserve the peace, reduce fear, and provide for a safe environment in a way that strikes the optimum balance between the collective interests of all citizens and the personal right of all individuals.*”

VISION

To serve the people of Sault Ste. Marie and Prince Township; to provide safety and an improved quality of life in the community through excellence in policing.

VALUES

In partnership with the community, we pledge to:

- Protect the lives and property of our fellow citizens and impartially enforce the law.
- Fight crime both by preventing it and by aggressively pursuing violators of the law.
- Maintain a higher standard of integrity than is generally expected of others because so much is expected of us.
- Value human life, respect the dignity of each individual, and render our services with courtesy and civility.



BUSINESS PLAN FRAMEWORK

Section 30(1) of the Adequacy Standards Regulation requires the Sault Ste. Marie Police Services Board to prepare, at least once every three years, a business plan that addresses:

- the objectives, core business, and functions of the Police Service including how it will provide adequate and effective policing services;
- quantitative and qualitative performance objectives and indicators related to:
 - ▶ the Police Service's provision of community-based crime prevention initiatives, community patrol, and criminal investigation services;
 - ▶ community satisfaction with policing services;
 - ▶ emergency calls for service;
 - ▶ violent crime and clearance rates for violent crime;
 - ▶ property crime and clearance rates for property crime;
 - ▶ youth crime and clearance rates for youth crime;
 - ▶ Police assistance to victims of crime and re-victimization rates; and
 - ▶ road safety.
- information technology;
- Police facilities; and
- resource planning.

In addition, Section 32(1) requires a board to enter into a protocol with municipal council that sets out the dates by which the business plan should be provided to municipal council, the responsibility for making it public, and if municipal council chooses, jointly determining and participating in the consultation processes for the development of the business plan.

Furthermore, Section 32(2) requires a board to consult with its municipal council, school boards, community organizations and groups, businesses, and members of the public during the development of the business plan.

AUTHORIZED STRENGTH AND POPULATION

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
Population (Sault Ste. Marie & Prince Twp.)	77,774	76,980	77,905	--
Authorized Police Strength	138	138	138	138
Authorized Civilian Strength (full-time)	41	44	43	43
Authorized Civilian Strength (part-time)	16	16	16	16
Total Authorized Strength	195	198	197	197

-- not available yet from Stats Canada

2009 - 2013* BUDGET COMPARISON

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>*2013</u>
Operating Budget	\$20,928,316	\$22,096,800	\$22,840,410	\$23,783,080	\$23,901,850
Capital Budget	\$303,040	\$362,275	\$513,120	\$411,995	\$396,615
Total Budget	\$21,231,356	\$22,459,075	\$23,353,530	\$24,195,075	*\$24,298,465

*Note: Initial 2013 budget of \$24,298,465 does not include anticipated increases to salaries and benefits.

Budget 2009 - 2012



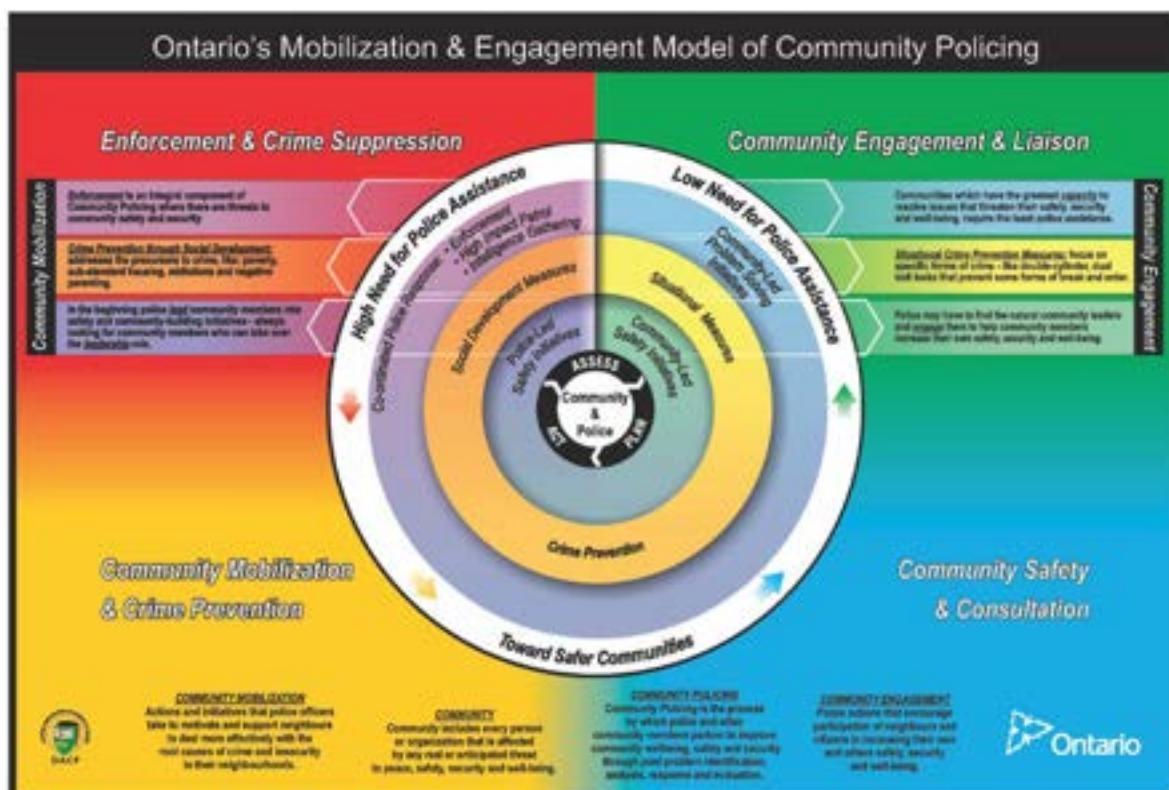
TOTAL BUDGET <u>PROJECTION</u>	2013	2014	2015
	\$25,112,068	\$25,990,990	\$26,900,675

COMMUNITY-BASED CRIME PREVENTION

Accountability: Deputy Chief of Police

Goal:

To enhance public safety through divisional policing and working with community agencies consistent with Ontario's Mobilization and Engagement Model of Community Policing.



Objectives:

1. Continue to work towards crime reduction through crime prevention, crime analysis, and problem-oriented initiatives.

Performance Indicators:

- a) increase community awareness of crime prevention strategies
- b) crime prevention initiatives and results tracked
- c) decrease in the number of social disorder complaints

2. Development of a mobilization and engagement strategy.

Performance Indicator:

- a) implementation of a mobilization strategy and expansion our network of community and crime prevention partners

3. Educate residents, community organizations, and businesses regarding crime prevention.

Performance Indicators:

- a) continue with identified crime prevention programs and information on the Sault Ste. Marie Police Service's website
- b) increase community awareness of crime prevention strategies through increased media releases and other initiatives
- c) maintain and/or increase the number of public displays and presentations to community organizations and businesses

COMMUNITY SATISFACTION

Accountability: Deputy Chief of Police

Goal:

To ensure community satisfaction, confidence, and support.

Objectives:

1. Utilize the website and social media for timely ongoing dialogue between our Service and the community.

Performance Indicators:

- a) ability to inform the public regarding ongoing policing activities
- b) ability for the Service to deploy resources which address concerns expressed by the public
- c) annual meeting with professional media to discuss relationships



2. Ensure public complaints and general concerns are dealt with in a timely and professional manner.

Performance Indicators:

- a) number of public complaints and resolutions to complaints
- b) track and respond to citizens' safety and disorder concerns
- c) timely resolve to employee performance concerns

3. Improve customer service.

Performance Indicator:

- a) Customer service training program for civilians and police.



YOUTH CRIME

Accountability: Deputy Chief of Police

Goal:

To enhance youth and police relations and impact youth crime through education, crime prevention, enforcement, and relationship building.

Objectives:

1. Engage in partnerships and programs that integrate youth and community.

Performance Indicators:

- a) number of new and existing youth initiatives including Youth in Policing Initiative (Y.I.P.I.), Best Start Network, Best for Kids Summer Program, etc.
- b) clearance rates above the national average
- c) collaborate with local agencies (eg. Children's Aid Society) to reduce youth crime and increase the number of meetings/initiatives

2. Reduce youth crime and address the community's concerns with youth issues through ongoing education and awareness regarding drugs, drinking and driving, and Internet safety.

Performance Indicators:

- a) ensure the VIP (Values, Influences, and Peers) Program for all Grade 6 classes in the community is modified to include current issues and trends related to youth involvement in crime

3. Educate, promote, practice, zero tolerance towards bullying, harassment, intimidation among youth.

Performance Indicator:

- a) utilize Keeping Kids Safe website, Community Service's officers, enforcement initiatives, and Face book
- b) address bullying issues with our local school boards



COMMUNITY PATROLS



Accountability: Inspector, Patrol Services

Goals:

Enhance public safety and security.
Strengthen community partnerships.
Improve the effectiveness of Patrol Services.
Address road safety.
Improve emergency calls for service.

Objectives:

1. Provide a safe and secure community through highly visible, approachable, and proactive policing initiatives.

Performance Indicator:

- a) maintain dedicated policing model in each of the four policing divisions
- b) augment bicycle and foot patrols including increased police presence on seasonal trails, walkways, etc. (eg. Hub Trail, snowmobile)

2. Maintain sufficient community patrols to ensure reliable access to police services.

Performance Indicators:

- a) enhance knowledge, awareness, and provide orientation to the concepts of community policing both internally and externally using accepted problem-solving models (eg. Scanning, Analysis, Response, and Assessment [SARA])
- b) provide all members with sufficient quality resources, training, and equipment to perform their specific job functions (eg. handheld recorders)
- c) establish protocol/MOU with the Sault Area Hospital regarding Mental Health Act patient wait times and alternate service delivery model for mental health and all individuals with health problems that come into contact with police

3. Increase the amount of general directed patrol time within patrol areas.

Performance Indicators:

- a) evaluate and address the effective use of discretionary patrol time
- b) create a more comprehensive reporting format for daily patrol activities

4. Identify crime trend areas through crime analysis and problem-oriented policing (POP) files to drive development of new partnerships and advance existing ones.

Performance Indicators:

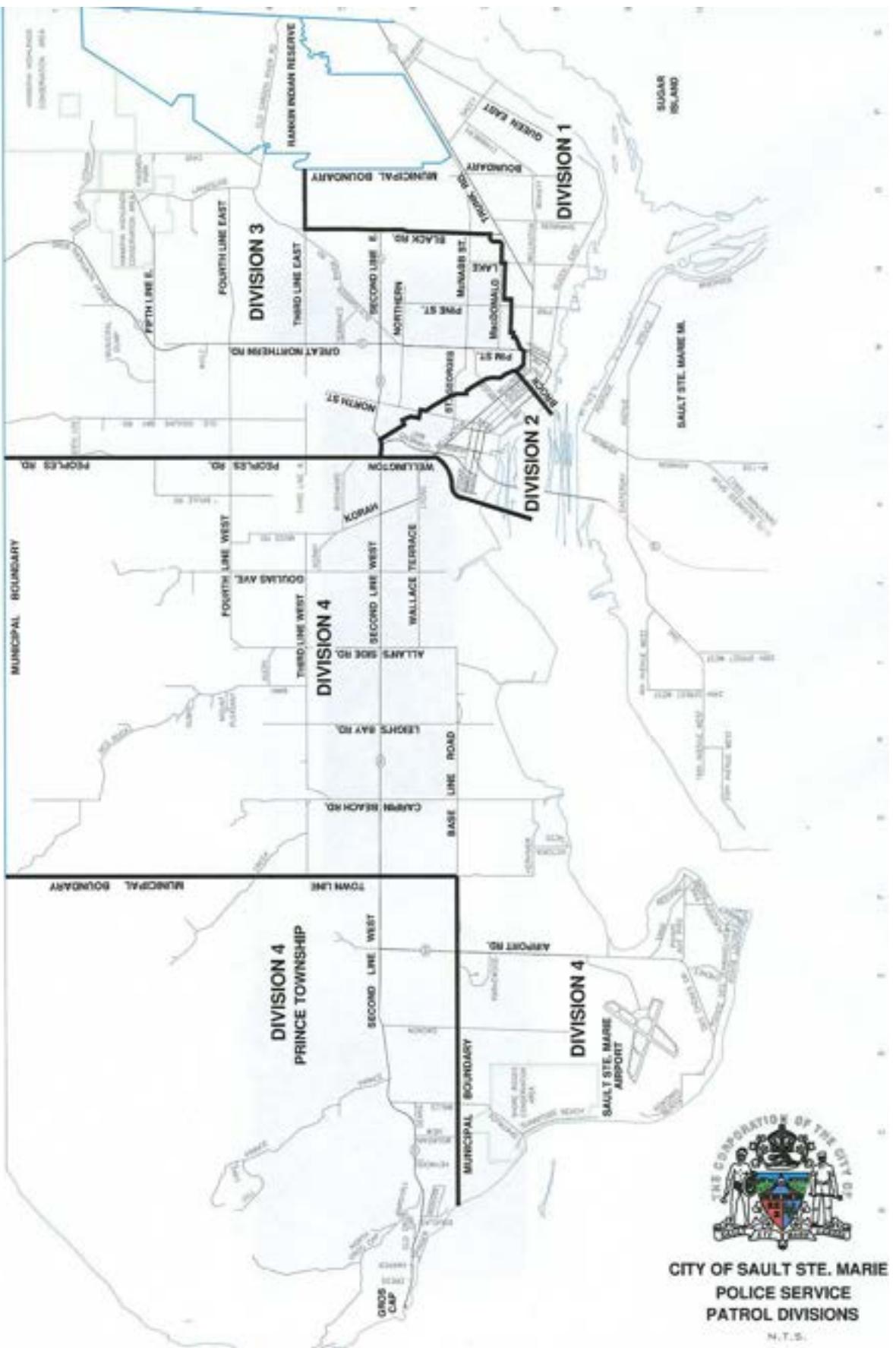
- a) integrate current policing strategies including intelligence-led policing and community involvement and engagement as part of all divisional crime management and crime prevention initiatives
- b) educate members as to the strategy of a problem-oriented policing (POP) approach to problem solving
- c) measure and evaluate results of problem-oriented policing (POP) files
- d) utilize the Sault Ste. Marie Innovation Centre (SSMIC) in the exchange of data to address community social issues



5. Identify and address community concerns through the use of such strategies as problem-oriented policing files and directed patrols.

Performance Indicator:

- a) involve community groups and/or neighbourhoods to work in partnership with the Service
- b) member orientation to the accessibility and services provided by partnering with support agencies



ROAD SAFETY

Accountability: Inspector, Patrol Services

Goal:

Utilize intelligence-led traffic enforcement to ensure that all road users including motorcyclists, bicyclists, and pedestrians are safe and secure.

Objectives:

1. Continue to increase road safety awareness in the City of Sault Ste. Marie and Township of Prince.

Performance Indicators:

- a) increase targeted media releases related to specific road safety issues such as speeding, red lights, impaired drivers, distracted drivers, and aggressive drivers
- b) evaluate community concerns related to road safety in Sault Ste. Marie and the Township of Prince
- c) address number of fatal and motor vehicle accidents
- d) ongoing tracking of enforcement statistics
- e) the development of innovative awareness and education strategies related to road safety
- f) work with legislative bodies and operators to address e-bike usage
- g) collaborate with enforcement and non enforcement partners to educate and ensure compliance with the rules of the road for all users
- h) increase patrol officer engagement in traffic enforcement activities by providing mentoring opportunities and training specific to traffic



2. Address pedestrian and vehicle safety.

Performance Indicators:

- a) implement highly visible and alternate methods to promote traffic awareness through education
- b) include traffic safety as an integral part of the divisional crime management and crime prevention initiatives

EMERGENCY CALLS FOR SERVICE



Accountability: Inspector, Patrol Services

Goal:

Provide a timely response to all emergency calls for service by officers trained and equipped to the highest reasonable standard.

Objective:

1. Provide safe and effective response to emergency calls for service.

Performance Indicators:

- a) provide ongoing training specific to front-line officer safety and police vehicle operations with particular emphasis on responding to all emergency type calls
- b) ensure appropriate staffing levels are maintained
- c) maintain a modern fleet of first response vehicles
- d) maintain Emergency Services Unit, Explosives Disposal Unit, and Canine Unit; ensuring members are trained to and remain current with all accredited training
- e) ensure appropriate protocols and Incident Management Systems are in place with emergency services partners



CRIMINAL INVESTIGATION SERVICES

CRIMES OF VIOLENCE

Accountability: Inspector, Investigation Services

Goal:

Effectively investigate violent crime in Sault Ste. Marie and the Township of Prince.

Objective:

1. Ensure Sault Ste. Marie and the Township of Prince remain safe communities for citizens to raise their families, and live their lives with the expectation of being secure.
2. Ensure criminal investigations are conducted in an efficient and effective manner by highly trained and skilled investigations.

Performance Indicators:

- a) being ranked above average in violent crime on the Crime Severity Index issued by Statistics Canada for communities above 10,000
- b) be in compliance with Major Case Management, ViCLAS, and Ontario Sex Offender legislation
- c) have clearance rates above the national average
- d) pursue training opportunities for criminal investigators to bring them to required standards following the criminal investigation progression model developed by the Ontario Police College
- e) increase the skills and abilities of Forensic officers in areas that are no longer available through the Centre of Forensic Sciences' laboratories
- f) keep Technological Crime officers current with new technologies, equipment, and



- training to assist with criminal investigations and/or to conduct online investigations into criminal activity
- g) continue to combat domestic violence by continuing with and building upon programs, such as CHOICES, and partnerships with domestic violence groups

PROPERTY CRIMES

Accountability: Inspector, Investigation Services

Goal:

To investigate, solve, assist in the prosecution of crimes, and combat property crime within the City of Sault Ste. Marie and Township of Prince.

Objective:

1. Investigate and combat property crime.

Performance Indicators:

- a) identify property crime trends and share the information with all officers through the Crime Analysis officer
- b) increase street checks by Patrol officers
- c) conduct targeted initiatives to combat property crimes

DRUG RELATED CRIMES

Accountability: Inspector, Investigation Services

Goal:

To combat crimes often fueled by drug use and the drug trade.



Objective:

1. Investigate criminal drug activity.

Performance Indicators:

- a) increase the use of intelligence-led information and Crime Stoppers to conduct drug investigations
- b) continue and update drug education programs and presentations in local high schools and in the community
- c) conduct targeted initiatives to combat drug crimes

HIGH-RISK OFFENDERS

Accountability: Inspector, Investigation Services

Goal:

To keep the community safer by reducing the risk of criminal behavior by high-risk offenders and individuals.

Objective:

1. Reduce criminal behaviour of high-risk offenders and high-risk individuals.

Performance Indicators:

- a) expand the Sault Ste. Marie Police Service's high-risk offender management system to include the Domestic Violence and Sex Offender Coordinator
- b) coordinate with Patrol Services to conduct high-risk offender checks, when required
- c) pursue training opportunities for members of the high-risk offender management review team
- d) improve the tracking/management program for high-risk offenders

ASSISTANCE TO VICTIMS OF CRIME

Accountability: Inspector, Investigation Services

Goal:

Provide assistance and support to victims of crime.

Objective:

1. Reduce the impact of crime on victims by providing timely assistance, support, and information.

Performance Indicators:

- a) enhance existing and explore new partnerships that provide support to victims of crime (ie. Victim Services Algoma, crisis intervention).
- b) timely contact with victims of crime by criminal investigators
- c) continue to provide proactive presentations on elder abuse and Internet safety in the community



RESOURCE PLANNING (HUMAN RESOURCES)



Accountability: Inspector, Administration Services

Goal:

The goal of human resource management is to recruit, develop and retain highly competent, knowledgeable and committed employees. Further, to be recognized as a preferred employer, we must invest in our members, focusing on their professional development, health and wellness.

Objectives:

1. Continue recruitment strategies which promote our Police Service as an employer of choice.

Performance Indicators:

- a) continue to build relationships with area educational institutions to promote policing as a profession and our Police Service as an employer of choice
- b) continue youth recruiting initiatives at the secondary school level to promote policing as a profession and our Police Service as an employer of choice

2. Continue implementation of succession planning and performance management strategies for the Service.

Performance Indicators:

- a) provide enhanced leadership training for members at all levels within the Service
- b) identify core competency profiles for all ranks
- c) enhance performance management skills of supervisors and middle managers
- d) implement a process to ensure the consistent application of performance planning and performance management

3. Promote a positive, safe, and healthy work environment.

Performance Indicators:

- a) formalized orientation training for transferred and/or promoted members
- b) creation of a Health and Wellness Committee
- c) completion of an employee health and wellness survey
- d) analysis of survey results leading to implementation of programs to promote improved health and wellness among members
- e) improved staff attendance and accountability in use of sick leave benefits
- f) final development and implementation of workplace violence prevention strategies



4. Update the Police Service's Skills Development Strategy to reflect the future requirements of policing.

Performance Indicators:

- a) implementation of an updated skills development plan
- b) delivery of training on effective supervision for members performing front-line supervisory duties
- c) delivery of mid-level management training for identified candidates
- d) provide opportunities for professional development of senior ranks
- e) identify opportunities to bring outreach training to the Police Service
- f) participate in satellite training with other Police Services or other stakeholders where feasible
- g) implementation of the Service's on-line Learning Management System

5. Ensure efficient and effective deployment of staff resources to address the needs of the community and the Police Service.

Performance Indicators:

- a) review of the Police Service's organizational structure
- b) completion of a Service-wide workload analysis
- c) implementation of workload analysis recommendations

POLICE FACILITIES AND INFRASTRUCTURE



Accountability: Inspector, Support Services

Goal:

To ensure adequate facilities and equipment to provide staff with the necessary resources to perform their duties as well as meet the changing needs of the community and Police Service.

Facilities - Objective:

1. Assess adequacy of Police Service's facilities and upgrade infrastructure to ensure we are utilizing best options to meet the needs of the Service and community.

Performance Indicators:

- a) continue long-term strategy for implementation of consultant's recommendations in the Facility Report and participate in the City's Asset Management Facility Condition Assessment
- b) continue to increase accessibility of the Police Service's building and work with the Sault Ste. Marie Accessibility Committee putting into place appropriate recommendations
- c) continue with ongoing security and safety assessments – building access restriction and installation of RFID card access system in designated areas
- d) formalize a building committee for yearly review of facility security requirements

2. Enhance Green Components (a recycling and energy initiative)

Performance Indicator:

- a) work in partnership with City Green Committee towards ongoing retrofit of electrical components to enhance energy efficiency
- b) enhance environmental responsibility by recycling all decommissioned electronics at designated waste management sites
- c) provide and encourage the use of recycling containers situated throughout the building



Fleet - Objective:

3. Assess fleet to ensure our members have the appropriate vehicles and equipment to safely perform their duties.

Performance Indicators:

- a) assess current plan to replace fleet vehicles to ensure it meets the needs of the Service
- b) outfit vehicles with equipment that is not only energy efficient but has high safety and reliability values

**Uniforms & Equipment - Objective:**

4. Assess uniforms and equipment to ensure our members have the appropriate clothing and duty gear to perform their duties.

Performance Indicators:

- a) ensure officers are continuously supplied with uniforms and equipment of high standard
- b) formalize an equipment committee for yearly review of equipment needs

Property & Evidence Management - Objective:

5. Continue to ensure security of and review long-term needs for evidence and property storage.

Performance Indicator:

- a) assess property management, storage, and training procedures to ensure the effective and lawful management, security, and continuity of property and evidence

Professional Standards – Compliance Audits

6. Ensure that practices and procedures comply with the policies of the SSMPS, Provincial Standards, and applicable laws.

Performance Indicators:

- a) increase the number of trained auditors in the SSMPS
- b) completion of at least one discretionary audit each year in addition to mandated audits (ie. CPIC internal audit)
- c) verification of compliance with approved audit recommendations

INFORMATION TECHNOLOGY

Accountability: Inspector, Support Services

Goal:

To ensure careful planning and effective technology resource management in order to efficiently support and facilitate the needs of the Police Service and community.

[See also Information Technology Plan 2013 - 2015]



Objectives:

1. Enhance the Police Service's website.

Performance Indicator:

- a) website expansion to provide more interaction with the public, including web-based online forms and searchable news archives and through Face Book and Twitter.

2. Enhance security for Police Service's technology resources.

Performance Indicators:

- a) implement increased "log-on" security to include "single sign on authentication" as dictated by security requirements
- b) ongoing implementation of new security and encryption software / hardware for all Police computers using the Service's network

3. Increase and update information technology resources to enhance efficiency as well as ensure communication compliance to Police Service policy and minimize corporate risk.

Performance Indicators:

- a) improve network monitoring as network structures change and technology evolves
- b) ongoing training on computer security, network equipment, Service software for Information Technology staff including firewall training for IT staff in new technologies
- c) increase data redundancy and Server reliability while minimizing potential data loss and operational downtime

4. Improve effectiveness of front-line service delivery through advanced technology.



Performance Indicator:

- a) improve performance and increase access to Service data on the mobile data terminals in patrol vehicles and upgrade to cell-based data service

5. Plan and create a disaster recovery site for technology infrastructure to ensure uninterrupted police operations in the event the server room and equipment become inoperable.

Performance Indicators:

- a) consult with other agencies with respect to their disaster recovery practices
- b) seek advice from security consultants to determine security requirements
- c) determine suitable location for offsite environment and begin implementation strategy

ADDENDUM

REGULAR MEETING OF CITY COUNCIL

2013 01 07

4:30 P.M.

COUNCIL CHAMBERS

3. APPROVE AGENDA AS PRESENTED

Mover: Councillor

Seconder: Councillor

Resolved that the Addendum #1 for the 2013 01 07 City Council meeting as presented be approved.

4. DELEGATIONS/PROCLAMATIONS

PART ONE – CONSENT AGENDA

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

x) Solar Photovoltaic Fit Application

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

The relevant By-law 2013-012 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

d) Application No. A-3-13-Z – Childcare Algoma – 1616 Queen St. E.

Further correspondence is attached for the consideration of Council.

(7) PUBLIC WORKS AND TRANSPORTATION

(8) BOARDS AND COMMITTEES

a) Recruitment Progress Report to City Council – January 7, 2013

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

Mover: Councillor S. Butland

Seconder: Councillor F. Manzo

Resolved that the report of the Manager, Physician Recruitment and Retention be accepted and the recommendation that Council approve only additional incentive payments to physicians to a maximum of \$200,000 for the 2012 Physician Recruitment Program to March 31, 2013 with funding from the Hospital Reserve Fund be approved.

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

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

Jerry Dolcetti, RPP
Commissioner

Madison Zuppa, MEC
Environmental Initiatives Coordinator



ENGINEERING & PLANNING
DEPARTMENT

Engineering & Construction Division

2013 01 07

File: 4.277

Mayor Debbie Amaroso and
Members of City Council

RE: SOLAR PHOTOVOLTAIC FIT APPLICATION

PURPOSE

The purpose of this report is to request Council approval to support one (1) solar photovoltaic application being submitted to the Ontario Power Authority Feed-In-Tariff program by GBG-BFN LP.

BACKGROUND

The Feed-In-Tariff (FIT) is a provincial program administered by the Ontario Power Authority (OPA), which provides a pre-determined rate per kWh generated depending on the project type (i.e. rooftop solar, ground mounted solar, etc.). The OPA initiated a review of the program on October 31, 2011. Version 2.0 of the FIT Program Rules became available on August 10, 2012, and the OPA announced that from December 14, 2012 through January 18, 2013, both previously submitted and new applications would be accepted for evaluation.

Under the FIT 2.0 rules, priority points could be awarded to projects that receive municipal Council endorsement in the form of an OPA prescribed "Municipal Council Support Resolution".

Chief Dean Sayers contacted the City to request a Municipal Council Support Resolution for the following project:

1. 15 Jean Avenue, Sault Ste. Marie, Ontario, P6B 4B1, new application for approximately 75 kW rooftop solar photovoltaic system.

This property is owned by Batchewana First Nation, but is within City limits. The City of Sault Ste. Marie is supportive of our neighbouring municipality and their renewable energy projects.

ANALYSIS

Information for the proposed project was provided by Carlo Di Gioacchino, President & CEO, NorthGrid Solar Inc.

\CITYDATA\Departments\cityhall\ENG&Planning\Datasheets\div\ENGINEERING DATA\ZUPPA\B-07-08 Environmental Initiatives Committee (Resolutions)\4.277 Council Report - 2013-01-07 (FIT PRESCRIBED FORMs).doc

2013 01 07
Page 2

IMPACT

There is no budgetary impact.

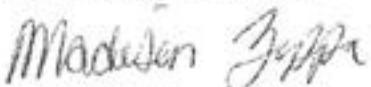
STRATEGIC PLAN

The Corporate Strategic Plan contains numerous references to environmental awareness and a reduction in CO₂ emissions; however, renewable energy projects are not included.

RECOMMENDATION

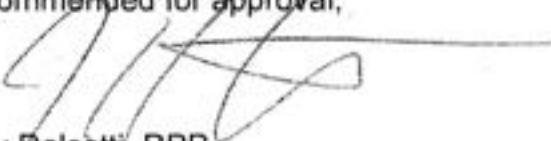
That the report of the Environmental Initiatives Coordinator concerning the solar photovoltaic FIT application be received. By-law 2013-12 appears elsewhere on the agenda authorizing one (1) Municipal Council Support Resolution and is recommended for approval.

Respectfully submitted,



Madison Zuppa, MES
Environmental Initiatives Coordinator

Recommended for approval,



Jerry Dolcetti, RPP
Commissioner
Engineering & Planning Department

Malcolm White

From: Steve Turco
Sent: January 07, 2013 2:32 PM
To: Malcolm White
Subject: FW: Application file A-3-13-Z CHILDCARE ALGOMA
Attachments: DSCF3451.JPG; DSCF3446.JPG; DSCF3447.JPG; DSCF3448.JPG; DSCF3449.JPG; DSCF3450.JPG

FYI

From: Peter Tonazzo
Sent: January 07, 2013 1:28 PM
To: Steve Turco
Subject: FW: Application file A-3-13-Z CHILDCARE ALGOMA

From: Brian Trudel [mailto:Brian@eTrudel.com]
Sent: January 07, 2013 1:26 PM
To: Peter Tonazzo
Subject: Application file A-3-13-Z CHILDCARE ALGOMA

Application file A-3-13-Z CHILDCARE ALGOMA
Proposed parking lot 1616 Queen St. East

Hello Peter,

I am happy to hear that the lot (1616 Queen St. East) may be possibly utilized as a parking lot for Childcare Algoma, provided it is done with some thought and consideration. This will hopefully eliminate the row of parked cars on Shannon Rd. leading up to Childcare Algoma.

I hope that the intent is NOT to cut all the trees and pave the entire lot as this would NOT fit in with the area's aesthetics and possibly reduce the surrounding homes' value. From my understanding of the Planning Act, a certain amount of landscape open space must be retained.

I have two concerns with the proposed changes to the present vacant lot;

- Presently the lot has numerous mature trees. I would like to see as many as possible preserved. I understand that some will have to be cut down but I hope that this is done with discretion. The heavily wooded area of Queen St is what drew me to live in the area. Also, the trees would provide shade for the vehicles in the summer.

By maintaining a few select mature trees, on the perimeter or within select areas the designer could maintain a greenscape to fit in within the surrounding area, also providing Childcare Algoma with natural shade for the vehicles and the ability to say that they did their part to have an "environmentally green" parking lot.

- If any fencing be used, it will not block or hinder the view(s) of drivers at the Shannon Rd. & Queen St east intersection nor the drivers leaving their driveways along the north east side of Queen St. East.

This will be especially important if the city goes ahead with the proposed bicycle lanes.

Attached are 6 photos showing the trees that are presently on the lot of the proposed parking lot. This is to show the quantity, size, maturity and present greenscape.

Finally, I wish to be notified if the application is approved or denied.

Brian Trudel

Brian Trudel
1622 Queen St. East
Sault Ste. Marie
P6A 2G7
(705)949-6399
Brian@eTrudel.com

William Freiburger, CMA
 Commissioner of Finance
 and Treasurer



Finance Department

2013 01 07

Mayor Debbie Amaroso and
 Members of City Council

RE: DOCTOR RECRUITMENT REQUEST

PURPOSE

This report is in response to the following Council resolution listed under agenda item (8)(a).

Mover: Councillor S. Butland
 Seconder: Councillor F. Manzo

Resolved that the report of the Manager, Physician Recruitment and Retention be accepted and the recommendation that Council approve only additional incentive payments to physicians to a maximum of \$200,000 for the 2012 Physician Recruitment Program to March 31, 2013 with funding from the Hospital Reserve Fund be approved.

BACKGROUND

In the 2012 budget, Council approved a city expenditure of \$464,850 for the 2012 Physician Recruitment Program with funding from the Hospital Reserve Fund.

ANALYSIS

The Hospital Reserve Fund is the balance of interest revenue remaining from the City's hospital donation.

At December 31, 2012, the estimated balance of the Hospital Reserve Fund was \$1,127,000, subject to final audit adjustments.

Summary

2013 Physician Recruitment Program	\$ 464,850
2014 Physician Recruitment Program	464,850
Additional 2012/2013 Incentive Payment	<u>200,000</u>
Estimated total funding for 2013/2014	<u>\$1,129,700</u>

With an annual allocation of \$464,850 and the additional incentive payments being requested, the Hospital Reserve Fund will be eliminated after 2014.

-More-

Report to Council – Doctor Recruitment Request

2013 01 07

Page 2.

A new funding source will have to be found for the 2015 Physician Recruitment Program.

IMPACT

The Hospital Reserve Fund has sufficient funds to finance the doctor recruitment program for 2013/2014 and the current request for an additional incentive payment.

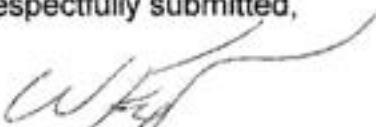
STRATEGIC PLAN

Not applicable.

RECOMMENDATION

That the report of the Manager, Physician Recruitment and Retention be accepted and the recommendation that Council approve only additional incentive payments to physicians to a maximum of \$200,000 for the 2012 Physician Recruitment Program to March 31, 2013 with funding from the Hospital Reserve Fund be approved.

Respectfully submitted,



W. Freiburger, CMA
Commissioner of Finance and Treasurer

WF/kf

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2013-12

RESOLUTIONS: (E2.1) A by-law to authorize the execution of one (1) Municipal Council Support Resolution to support one (1) solar photovoltaic Feed-In-Tariff (FIT) application being submitted to the Ontario Power Authority Feed-In-Tariff Program.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and the City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to one (1) Municipal Council Support Resolution in the form of Schedule "A" hereto attached and dated the 7th day of January, 2013, to support one (1) solar photovoltaic FIT application being submitted to the Ontario Power Authority Feed-In-Tariff Program.

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

PASSED in open Council this 7th day of January, 2013.

MAYOR – DEBBIE AMAROSO

CITY CLERK – MALCOLM WHITE

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

Schedule "A"



120 Adelaide Street West, Suite 1600
Toronto, Ontario M5H 1T1
T 416-967-7474
F 416-967-1947
www.powerauthority.on.ca

PREScribed FORM/TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

Section 6.1(d)(i) of the FIT Rules, Version 2.1

CPARP/F-FIT-015r4

Capitalized terms not defined herein have the meanings ascribed thereto in the FIT Rules, Version 2.1.

Resolution NO: _____

Date: January 07, 2013

WHEREAS GBG-BFN LP (the "Applicant") proposes to construct and operate a rooftop solar power generating facility

(the "Project") on 15 Jean Avenue, Sault Ste. Marie, ON, P6B 4B1 (the "Lands") in the City of Sault Ste. Marie under the Province's FIT Program;

AND WHEREAS the Applicant has requested that Council of the City of Sault Ste. Marie

Indicate by resolution Council's support for the construction and operation of the Project on the Property;

AND WHEREAS, pursuant to the rules governing the FIT Program (the "FIT Rules"), Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

Council of the City of Sault Ste. Marie supports the construction and operation of the Project on the Lands.

This resolution's sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

Mayor - Debbie Amaroso
City Clerk - Malcolm White

(Note: signature lines for councillors or other representatives, as appropriate.)

FIT reference number: _____
(Note: Must be inserted by Applicant to complete Application)