



The Corporation of the City of Sault Ste. Marie  
Regular Meeting of City Council  
Agenda

Monday, September 13, 2021

4:30 pm

Video Conference

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	Pages
<b>1. Adoption of Minutes</b>	<b>13 - 33</b>
Mover Councillor C. Gardi Seconder Councillor L. Vezeau-Allen Resolved that the Minutes of the Regular Council Meeting of August 9, 2021 be approved.	
<b>2. Questions and Information Arising Out of the Minutes and not Otherwise on the Agenda</b>	
<b>3. Declaration of Pecuniary Interest</b>	
<b>4. Approve Agenda as Presented</b>	
Mover Councillor M. Scott Seconder Councillor L. Dufour Resolved that the Agenda for September 13, 2021 City Council Meeting as presented be approved.	
<b>5. Proclamations/Delegations</b>	
<b>5.1. Culture Days</b>	<b>34 - 35</b>
<b>5.2. Ovarian Cancer Awareness Month</b>	<b>36 - 36</b>
<b>6. Communications and Routine Reports of City Departments, Boards and Committees – Consent Agenda</b>	
Mover Councillor C. Gardi	

Seconder Councillor L. Vezeau-Allen

Resolved that all the items listed under date September 13, 2021 – Agenda item 6 – Consent Agenda be approved as recommended.

- 6.1. Robinson Huron Treaty Litigation Fund** 37 - 41
- Correspondence from Chief Dan Sayers and response from Mayor Provenzano is attached for the information of Council.
- 6.2. Withdrawal Management Capacity** 42 - 45
- Correspondence from Mayor Provenzano to the Minister of Health and response from the Minister of Health is attached for the information of Council.
- 6.3. Corporate Vaccination Policy** 46 - 55
- A report of the Chief Administrative Officer is attached for the information of Council.
- Mover Councillor C. Gardi  
Seconder Councillor L. Dufour  
Resolved that the report of the CAO dated September 13, 2021 concerning corporate vaccination policy be received as information.
- 6.4. Northern Community Centre High Bay Lighting** 56 - 58
- A report of the Manager of Purchasing is attached for the consideration of Council.
- Mover Councillor M. Scott  
Seconder Councillor L. Vezeau-Allen  
Resolved that the report of the Manager of Purchasing dated September 13, 2021 be received and that the tender for high bay lighting change-out in the two soccer fields at Northern Community Centre be awarded to Tombari Electric Ltd., at their low tendered price, meeting specifications, of \$82,500 plus HST.
- 6.5. Downtown Plaza – PUC Electrical Services** 59 - 67
- A report of the Deputy CAO, Community Development and Enterprise Services is attached for the consideration of Council.
- The relevant By-law 2021-179 is listed under item 11 of the Agenda and will be read with all by-laws under that item.
- 6.6. Northern Community Centre Naming Rights Extension** 68 - 72
- A report of the Director of Community Services is attached for the consideration of Council.



The relevant By-law 2021-164 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

**6.7. FCM Community Building Retrofit Grant Application – Full Heat Recovery Unit (John Rhodes Community Centre) 73 - 78**

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

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that the report of the Director of Community Services dated September 13, 2021 concerning Community Building Retrofit Grant Application – Full Heat Recovery Unit at the John Rhodes Community Centre be received and that the RETScreen completion and grant submission be approved.

**6.8. John Rhodes Community Centre Aluminum Wall Panels 79 - 81**

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

Mover Councillor M. Scott

Seconder Councillor L. Dufour

Resolved that the report of the Director of Community Services dated September 13, 2021 concerning John Rhodes Community Centre Aluminum Wall Panels be received and that the transfer of \$20,000 from the 2021 capital project – foundation repair (row 7 – concrete block repair) to cover the urgent panel repair project at the John Rhodes Community Centre be approved.

**6.9. John Rhodes Community Centre Interactive Water Play Feature – Ontario Trillium Foundation Community Building Fund 82 - 85**

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

Mover Councillor C. Gardi

Seconder Councillor L. Vezeau-Allen

Resolved that the report of the Director of Community Services dated September 13, 2021 concerning Community Building Fund Grant Application – Interactive Water Play Feature at the John Rhodes Community Centre be received and that the grant submission be approved;

Further that the City share of the project requirement be referred to 2022 Capital Budget deliberations.

**6.10. Sault Ste. Marie Innovation Centre UpNorth Foods Venture – Extension of Partnership 86 - 89**

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

Mover Councillor M. Scott

Seconder Councillor L. Dufour

Resolved that the report of the Director of Community Services dated September 13, 2021 concerning partnership with Sault Ste. Marie Innovation Centre for the UpNorth Foods Venture be received and that the use of the Northern Community Centre for another six months expiring March 31, 2022 be approved.

**6.11. Museums Assistance Program – 2021 COVID Relief Fund Application**

90 - 91

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

Mover Councillor C. Gardi

Seconder Councillor L. Dufour

Resolved that the report of the Manager of Recreation and Culture dated September 13, 2021 concerning Museums Assistance Program be received and that staff be authorized to submit an application to the Department of Canadian Heritage, Museums Assistance Program for the 2021 COVID Emergency Support Fund.

**6.12. Community Development Fund – Green Initiatives Program Applications – June and July 2021**

92 - 118

A report of the Sustainability Coordinator is attached for the consideration of Council.

Mover Councillor C. Gardi

Seconder Councillor L. Vezeau-Allen

Resolved that the report of the Sustainability Coordinator dated September 13, 2021 concerning Community Development Fund – Green Initiatives Program – June and July 2021 be received and that Council approve the recommendation of the Environmental Sustainability Committee to allocate:

- Full heat recovery unit funding application for the John Rhodes Community Centre – \$30,000
- Summer Student Green Committee's Green Week request – \$825

**6.13. Tourism Development Fund Applications – August 2021**

119 - 121

A report of the Director of Tourism and Community Development is attached for the consideration of Council.

Mover Councillor C. Gardi

Seconder Councillor L. Dufour

Resolved that the report of the Director of Tourism and Community Development dated September 13, 2021 concerning the Tourism Development Fund applications for August 2021 be received and that the recommendation of the Tourism Sault Ste. Marie Board of Directors to allocate \$12,500 in the following amounts be approved:

- NerdCon 2021 – \$7,500
- Airport Management Council of Ontario Conference – \$5,000

**6.14. 2022 Capital Transportation Program 122 - 128**

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

Mover Councillor M. Scott

Seconder Councillor L. Dufour

Resolved that the report of the Director of Engineering dated September 13, 2021 concerning the 2022 Capital Transportation Program be received and that procurement be authorized to proceed for design of the 2022 projects;

Further that the resurfacing of Trunk and Black Roads between Southmarket and the rail crossing be the designated project for the City's application to the 2022 Connecting Link Program.

**6.15. Blake Avenue Reconstruction 129 - 130**

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

Mover Councillor C. Gardi

Seconder Councillor L. Vezeau-Allen

Resolved that the report of the Director of Engineering dated September 13, 2021 concerning Blake Avenue reconstruction be received as information.

**6.16. Biosolids and Source Separated Organics Design Assistance and Drawings 131 - 132**

A report of the Land Development and Environmental Engineer is attached for the consideration of Council.

The relevant By-law 2021-178 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

**6.17. Sewage Treatment Plant Dechlorination System Retrofit 133 - 134**

A report of the Land Development and Environmental Engineer is attached for the consideration of Council.

Mover Councillor M. Scott

Seconder Councillor L. Dufour

Resolved that the report of the Land Development and Environmental Engineer dated September 13, 2021 concerning Sewage Treatment Plant Dechlorination System Retrofit be received and that the non-competitive method be approved with work to proceed under the current contract change order process.

- 6.18. Licence Agreement and Noise By-Law Exemption for Ubique 150 (49th Regiment) 135 - 136**

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

The relevant By-laws 2021-175 and 2021-176 are listed under item 11 of the Agenda and will be read with all by-laws under that item.

- 6.19. Art Gallery of Algoma Renewal of Lease 137 - 138**

A report of the Solicitor/Prosecutor is attached for the consideration of Council.

The relevant By-law 2021-174 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

**7. Reports of City Departments, Boards and Committees**

**7.1. Administration**

**7.2. Corporate Services**

**7.3. Community Development and Enterprise Services**

**7.4. Public Works and Engineering Services**

**7.5. Fire Services**

**7.6. Legal**

**7.7. Planning**

- 7.7.1. A-15-21-Z 207 Dacey Road (Tulloch Engineering c/o Kevin Jarus) 139 - 165**

A report of the Planner is attached for the consideration of Council.

Mover Councillor C. Gardi

Seconder Councillor L. Vezeau-Allen

Resolved that the Report of the Planner dated September 13, 2021 concerning re-zoning application A-15-21-Z be received and that Council rezone 207 Dacey Road in the following manner:

- Rezone Block A from Single Detached Residential Zone (R2) to Medium Density Residential Zone (R4); and
- Rezone Block B (95 metres of frontage along Dacey Road and 32.5 metres of depth) from Single Detached Residential Zone (R2) to Low Density Residential Zone (R3).
- And that Block A be deemed subject to site plan control as per section 41 of the *Planning Act*.

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

**7.7.2. A-16-21-Z 812 Frontenac Street (1927594 Ontario Inc.) 166 - 176**

A report of the Planner is attached for the consideration of Council.

Mover Councillor M. Scott

Seconder Councillor L. Dufour

Resolved that the Report of the Planner dated September 13, 2021 concerning re-zoning application A-16-21-Z be received and that Council:

- Rezone 812 Frontenac Street from Rural Area Zone with Special Exception 58 (RA.S58) to Rural Area Zone (RA) to repeal Special Exception 58 from the property.
- That the subject property be removed from site plan control as per section 41 of the *Planning Act*.

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

**7.7.3. A-17-21-T 1259 Peoples Road (EACOM) 177 - 199**

A report of the Senior Planner is attached for the consideration of Council.

Mover Councillor C. Gardi

Seconder Councillor L. Dufour

Resolved that the report of the Senior Planner dated September 13, 2021 concerning Application A-17-21-T 1259 Peoples Road be received and that Council temporarily rezone the southeastern portion of the subject property, being a 37m frontage by 200m depth, from Rural Area Zone to Rural Area Zone with a Special Exception to, in addition to the used permitted in a Rural Area Zone:

1. Permit a gravel employee parking lot in association with the adjacent industrial uses at 1195 Peoples Road for a period not to exceed three years from the date of passing this bylaw; and
2. That the portion of the property recommended to be rezoned be deemed subject to site plan control as per section 41 of the *Planning Act*.

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

**7.7.4. A-18-21-Z.OP 1525 Trunk Road and 834 River Road (Shunock)**

200 - 214

A report of the Planner is attached for the consideration of Council.

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that the report of the Planner dated September 13, 2021 concerning Official Plan and Zoning Application A-18-21-Z.OP be received and that Council approve Official Plan Amendment #236 by way of a notwithstanding clause to permit personal storage on Block 45; and

Be it further resolved that Council rezone Block 45 from Estate Residential Zone (R1.S.254) with special exception 254 to Estate Residential Zone (R1.S.254 Amended) with an amended special exception to, in addition to the uses permitted in an Estate Residential Zone:

1. Permit a personal storage facility with road access from Trunk Road only.
2. Prohibit the outdoor storage of wrecked, dismantled, or inoperative vehicles.

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

**7.8. Boards and Committees**

**8. Unfinished Business, Notice of Motions and Resolutions Placed on Agenda by Members of Council**

**8.1. Speeding**

Mover Councillor D. Hilsinger

Seconder Councillor C. Gardi

Whereas our community is very concerned about the incidents of speeding on our city streets; and

Whereas the Sault Ste. Marie Police Service has also expressed that there are increased complaints about speeding and that excessive speeding has become a community-wide concern; and

Whereas higher speeds contribute to higher risk of serious injuries and fatalities for pedestrians, cyclists and motorists; and

Whereas many communities globally have addressed the issues by undertaking a Vision Zero Strategy or creating a holistic Community Road Safety Strategy and Speed Management Strategies which include speed limit reductions, automated speed enforcement, road design improvements, public

transportation improvements and public engagement campaigns;

Now Therefore Be it Resolved that staff, along with the Sault Ste. Marie Police Service and any other required organizations, review and report on the best strategies for addressing these issues and present a plan for implementation.

## **8.2. Welcome To Sault Ste. Marie**

Mover Councillor S. Hollingsworth

Seconder Councillor D. Hilsinger

Whereas Statistics Canada data states that roughly 75,000 people left Toronto and Montreal for other parts of their respective provinces of Ontario and Quebec in the year up to July 2020, which is the largest migration since at least 2001; and

Whereas quoted in the Reuters website article dated May 13, 2021, small cities and cottage towns across Canada are grappling with the fallout of surging popularity amid the COVID-19 pandemic as urbanites flock in, driving home prices up; and

Whereas this occurrence has been coined as the “big reshuffle” or “great reboot” by Richard Barton, Co-Founder and CEO of Zillow Inc. who has stated the real estate market is showing a sign that people want a back yard versus concrete; and

Whereas Tracey Rutkauskas, President of the Sault Ste. Marie Real Estate board recently surveyed local real estate agents supporting the big reshuffle theory; and

Whereas Big Seven Travel stated on January 3, 2020 that Sault Ste. Marie is a “top friendly Canadian city” and that the community is known as the friendliest city in Algoma as depicted on the stone arch outside of city hall. Also they stated that “this beautiful waterfront city is home to the kind of lifestyle that people dream about – an actual work-life balance and proper community feel,” and “you’ll quickly feel that people are nice no matter what. Whether you’ve been born and raised here or are just passing through, locals will treat you with the same kind attitude”; and

Whereas welcoming those that have recently moved to the community may help strengthen community resiliency and reverse population decline

Now Therefore Be It Resolved that City staff, in conjunction with local media, create a welcoming campaign that runs from September 2021 to December 2021 which may simply include; a banner on local media, lawn signs and/or billboards in the community and websites. The lawn signs should be available to residents wishing to participate in the welcoming campaign at a nominal cost of less than \$5 where the money goes towards the Breakfast for Kids.

This is not to replace the new immigration welcome strategy presently being created, but as a warm “shout out” that clearly states the community thanks you for moving to Sault Ste. Marie.

9. **Committee of the Whole for the Purpose of Such Matters as are Referred to it by the Council by Resolution**

10. **Adoption of Report of the Committee of the Whole**

11. **Consideration and Passing of By-laws**

Mover Councillor C. Gardi

Seconder Councillor L. Dufour

Resolved that all By-laws under item 11 of the Agenda under date September 13, 2021 be approved.

11.1. **By-laws before Council to be passed which do not require more than a simple majority**

11.1.1. **By-law 2021-164 (Agreement) Northern Credit Union Naming Rights** 215 - 220

A report from the Director of Community Services is on the Agenda.

Mover Councillor C. Gardi

Seconder Councillor L. Dufour

Resolved that By-law 2021-164 being a by-law to authorize the execution of the Amending Agreement between the City and Northern Credit Union to extend the naming rights agreement and to waive the naming rights fee for the 2020-21 season for the Northern Community Centre located at 556 Goulais Avenue be passed in open Council this 13th day of September, 2021.

11.1.2. **By-law 2021-174 (Lease) Art Gallery of Algoma 10 East Street** 221 - 236

A report from the Solicitor/Prosecutor is on the Agenda.

Mover Councillor C. Gardi

Seconder Councillor L. Dufour

Resolved that By-law 2021-174 being a by-law to authorize the execution of a Lease between the City and The Art Gallery of Algoma for the use of City property at 10 East Street be passed in open Council this 13th day of September, 2021.

11.1.3. **By-law 2021-175 (Agreement) 49th Field Regiment Royal Canadian Legion (Topsail Island Bellevue Park)** 237 - 239

A report from the City Solicitor is on the Agenda.

Mover Councillor C. Gardi

Seconder Councillor L. Dufour

Resolved that By-law 2021-175 being a by-law to authorize the execution of



the Agreement between the City and Her Majesty the Queen in Right of Canada, as represented by the Minister of National Defence (49th Field Regiment) for the use of Topsail Island, Bellevue Park for the Ubique 150th Anniversary Gun Salute on September 25 and 26, 2021 and October 16 and 17, 2021 be passed in open Council this 13th day of September, 2021.

**11.1.4. By-law 2021-176 (Regulations) 49th Field Regiment Exemption Noise By-law 80-200 and Firearms By-law 2008-168 240 - 240**

A report from the City Solicitor is on the Agenda.

Mover Councillor C. Gardi

Seconder Councillor L. Dufour

Resolved that By-law 2021-176 being a by-law to exempt Her Majesty the Queen in Right of Canada, as represented by the Minister of National Defence (49th Field Regiment), while using Topsail Island, Bellevue Park, from By-law 2008-168 being a firearms by-law to prohibit the discharge of firearms in the municipality and from By-law 80-200 being a by-law respecting noises in the City of Sault Ste. Marie on September 25 and 26, 2021 and October 16 and 17, 2021 be passed in open Council this 13th day of September, 2021.

**11.1.5. By-law 2021-178 (Engineering) Biosolids Fee Addendum No. 2 241 - 242**

A report from the Land Development and Environmental Engineer is on the Agenda.

Mover Councillor C. Gardi

Seconder Councillor L. Dufour

Resolved that By-law 2021-178 being a by-law to authorize the execution of the Agreement between the City and AECOM to obtain an amendment to the existing approval for biosolids and source separated organics design assistance and shop drawings be passed in open Council this 13th day of September, 2021.

**11.1.6. By-law 2021-179 (Agreement) PUC Electrical Services Downtown Plaza 243 - 250**

A report from the Deputy CAO, Community Development and Enterprise Services is on the Agenda.

Mover Councillor C. Gardi

Seconder Councillor L. Dufour

Resolved that By-law 2021-179 being a by-law to authorize the execution of the Agreement between the City and PUC Services Inc. for the electrical servicing for the Downtown Plaza be passed in open Council this 13th day of September, 2021.

**11.1.7. By-law 2021-180 (Part Lot Control) Fox Run Subdivision Lot 4 251 - 251**

Council Report passed by Council Resolution on February 20, 2018.

Mover Councillor C. Gardi

Seconder Councillor L. Dufour

Resolved that By-law 2021-180 being a by-law to amend By-law 2013-95 which is a by-law to designate Lots 1 to 24 inclusive, Plan 1M589 in the Fox Run Subdivision, Phase I, Sault Ste. Marie as an area not subject to part lot control and to repeal By-law 2018-40 which is a by-law to designate part of Block 30, Plan 1M-589, being Part 1 1R13362 (Part PIN 31511-0315) in the Fox Run Subdivision – Phase 1, Sault Ste. Marie as an area not subject to part lot control be passed in open Council this 13th day of September, 2021.

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

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

**12. Questions By, New Business From, or Addresses by Members of Council Concerning Matters Not Otherwise on the Agenda**

**13. Closed Session**

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that this Council move into closed session to consider one item concerning labour relations or employee negotiations and two items concerning the disposition of land;

Further Be It Resolved that should the said closed session be adjourned, the Council may reconvene in closed session to discuss the same matters without the need for a further authorizing resolution.

*Municipal Act R.S.O. 2002 – section 239 2 (d) labour relations or employee negotiations*

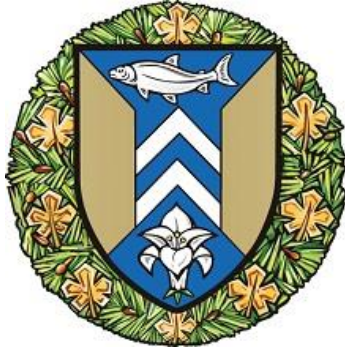
*Municipal Act R.S.O. 2002 – section 239 2 (c) a proposed or pending disposition of land by the municipality*

**14. Adjournment**

Mover Councillor M. Scott

Seconder Councillor L. Vezeau-Allen

Resolved that this Council now adjourn.



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

Monday, August 9, 2021

4:30 pm

Video Conference

Present: Mayor C. Provenzano, Councillor P. Christian, Councillor S. Hollingsworth, Councillor L. Dufour, Councillor L. Vezeau-Allen, Councillor D. Hilsinger, Councillor M. Shoemaker, Councillor M. Bruni, Councillor R. Niro, Councillor C. Gardi, Councillor M. Scott

Officials: R. Tyczinski, L. Girardi, T. Vair, K. Fields, S. Schell, P. Johnson, D. Elliott, D. McConnell, B. Lamming, T. Anderson, M. Borowicz-Sibenik, F. Coccimiglio, T. Vecchio, M. Zuppa, C. Taddo, J. Bruzas

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### **1. Adoption of Minutes**

Moved by: Councillor M. Shoemaker

Seconded by: Councillor P. Christian

Resolved that the Minutes of the Regular Council meeting of July 12, 2021 be approved.

**Carried**

### **2. Questions and Information Arising Out of the Minutes and not Otherwise on the Agenda**

### **3. Declaration of Pecuniary Interest**

#### **3.1 Councillor M. Shoemaker – Deeming By-law – Hughes “B” Subdivision, Plan 5884 – 540 Albert Street East, 165 and 177 Brock Street**

Sault Ste. Marie Housing Corporation is a client of law firm.

**3.2 Councillor M. Shoemaker – By-law 2021-154 (Subdivision Control) 540 Albert East, 165 and 177 Brock Street (Sault Ste. Marie Housing Corporation)**

Sault Ste. Marie Housing Corporation is a client of law firm.

**3.3 Councillor R. Niro – John Rhodes Community Centre LED Lighting Upgrade**

Daughter is employed by the consultant MET Energy Systems.

**3.4 Councillor R. Niro – By-law 2021-165 (Agreement) John Rhodes Community Centre LED Lighting Upgrades Arena Bowls**

Daughter is employed by the consultant MET Energy Systems.

**3.5 Councillor M. Shoemaker – Property Declared Surplus and Sale – Part 148 Dacey Road (Rear)**

Purchaser is a client of law firm.

**3.6 Councillor M. Shoemaker – By-law 2021-156 (Property Sale) Part 148 Dacey Road (Rear) Sale and Surplus**

Purchaser is a client of law firm.

**4. Approve Agenda as Presented**

Moved by: Councillor M. Shoemaker

Seconded by: Councillor S. Hollingsworth

Resolved that the Agenda for August 9, 2021 City Council meeting as presented be approved.

**Carried**

**5. Proclamations/Delegations**

**5.1 Sault Ste. Marie Public Library 125th Anniversary**

**5.2 Social Services Awareness Week**

**5.3 National Overdose Awareness Day**

**6. Communications and Routine Reports of City Departments, Boards and Committees – Consent Agenda**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that all the items listed under date August 9, 2021 – Agenda item 6 – Consent Agenda save and accept Agenda items 6.3, 6.17 and 6.19 be approved as recommended.

**Carried**

#### **6.1 Annual Report of the Integrity Commissioner**

The annual report of the Integrity Commissioner was received by Council.

Moved by: Councillor D. Hilsinger

Seconded by: Councillor S. Hollingsworth

Resolved that the Annual Report of the Integrity Commissioner for the period February 1, 2020 to June 30, 2021 be received as information.

**Carried**

#### **6.2 Second Quarter Financial Report – June 30, 2021**

The report of the Manager of Finance dated August 9, 2021 was received by Council.

Moved by: Councillor M. Shoemaker

Seconded by: Councillor S. Hollingsworth

That the report of the Manager of Finance dated August 9, 2021 concerning second quarter financial report to June 30, 2021 be received as information.

**Carried**

#### **6.4 Tender for 16-Ton Excavator**

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

Moved by: Councillor D. Hilsinger

Seconded by: Councillor S. Hollingsworth

Resolved that the report of the Manager of Purchasing dated August 9, 2021 be received and that the tender for the supply and delivery of one 16-ton excavator as required by Public Works and Engineering Services be awarded to Toromont Cat at their low tendered price, meeting specifications, of \$216,811.98 plus HST.

**Carried**

#### **6.5 Tenders for Equipment Purchase**

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

Moved by: Councillor M. Shoemaker

Seconded by: Councillor P. Christian

Resolved that the report of the Manager of Purchasing dated August 9, 2021 be received and that the tenders for the supply and delivery of three pieces of equipment as required by Public Works and Engineering Services be awarded as listed at the combined low tendered total price, meeting specifications, of \$427,673 plus HST:

- One articulated wheeled loader: Brandt Tractor Ltd, Lively ON, \$214,000

- One 16,500 lb gasoline dump truck: Commercial Truck Equipment Corp, Woodstock ON, \$98,673
- One industrial tractor/loader: Brandt Tractor Ltd, Lively ON, \$115,000

**Carried**

#### **6.6 RFP MacDonald Avenue Drainage Improvements**

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

Moved by: Councillor D. Hilsinger

Seconded by: Councillor S. Hollingsworth

Resolved that the report of the Manager of Purchasing dated August 9, 2021 be received and that the proposal submitted by Tulloch Engineering, for the provision of Engineering Services to MacDonald Avenue Drainage improvements with fees of \$178,487.50 plus HST as outlined in their proposal as submitted, as required by Public Works and Engineering Services be approved.

A By-law authorizing signature of the Agreement for this project will appear on a future Council Agenda.

**Carried**

#### **6.7 Adventure Bus**

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

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that the report of the Director of Community Services dated August 9, 2021 concerning Adventure Bus be received and that Transit Services be directed to:

1. Bring a service level increase to cover the cost of the six month pilot to 2022 Budget deliberations; and
2. Advise the Local Immigration Partnership and Social Services to promote the opportunity if Council approves as part of the 2022 budget process.

**Carried**

#### **6.8 Rural Economic Development Agreement**

The report of the Director of Tourism and Community Development was received by Council.

The relevant By-law 2021-166 is listed under item 11 of the Minutes.

**6.9 Municipal Law Enforcement Officer and By-law Enforcement Officer Appointment**

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

The relevant By-laws 2021-171 and 2021-172 are listed under item 11 of the Minutes.

**6.10 Biosolids and Source Separated Organics**

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

The relevant By-law 2021-161 is listed under item 11 of the Minutes.

**6.11 Effluent Water System Upgrades**

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

The relevant By-law 2021-173 is listed under item 11 of the Minutes.

**6.12 Landfill Pump Station**

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

The relevant By-law 2021-168 is listed under item 11 of the Minutes.

Moved by: Councillor M. Shoemaker

Seconded by: Councillor P. Christian

The relevant By-law 2021-168 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

**Carried**

**6.13 Sludge Mixing Upgrades**

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

The relevant By-law 2021-170 is listed under item 11 of the Minutes.

**6.14 Drive-In Road Parking Prohibition**

The report of the Manager of Traffic and Communications was received by Council.

Moved by: Councillor M. Shoemaker

Seconded by: Councillor P. Christian

Resolved that the report of the Manager of Traffic and Communications dated August 9, 2021 concerning Drive-In Road Parking Prohibition be received and that the Legal Department be requested to draft an amendment to the Parking By-law 77-200 to prohibit parking on both the north and south sides of Drive-In Road from Great Northern Road to Industrial Park Crescent at any time.

**Carried**

**6.15 Licence to Occupy City Property Agreement – 363 Wellington Street West**

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

The relevant By-law 2021-157 is listed under item 11 of the Minutes.

**6.16 Deeming By-law – Dave Brown Subdivision, Plan 1703 – 731 and 735 Lennox Avenue**

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

The relevant By-law 2021-142 is listed under item 11 of the Minutes.

**6.18 Partial Acquisition 1001 Third Line East and 1120 Third Line East (Third Line Reconstruction Project)**

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

The relevant By-laws 2021-162 and 2021-163 are listed under item 11 of the Minutes.

**6.20 Sale Property on Yates Avenue (Ellsin Environmental Ltd.)**

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

The relevant By-law 2021-155 is listed under item 11 of the Minutes.

**6.21 Community Development Award 2021 – Queenstown I.D.A. Drug Mart – 302 Queen Street East**

The report of the Senior Planner was received by Council.

Moved by: Councillor M. Shoemaker

Seconded by: Councillor S. Hollingsworth

Resolved that the report of the Senior Planner dated August 9, 2021 concerning 2021 Community Development Award be received and that Council present the 2021 Community Development Award to Queenstown I.D.A. Drug Mart, located at 303 Queen Street East.

**Carried**

**6.22 Shape the Sault – Official Plan Update**

The report of the Senior Planner was received by Council.

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that the Report of the Senior Planner dated August 9, 2021 concerning the New Official Plan be received as information.

**Carried**



**6.23 New Active Transportation Plan**

The report of the Senior Planner was received by Council.

Moved by: Councillor D. Hilsinger

Seconded by: Councillor S. Hollingsworth

Resolved that the report of the Senior Planner dated August 9, 2021 concerning New Active Transportation Plan be received and that Council authorize staff to issue a Request for Proposals to undertake a comprehensive Active Transportation Master Plan study, to a maximum cost of \$150,000 (inclusive of non-recoverable HST), with funding to come from carry over funds from the FutureSSM project.

**Carried**

**6.24 Neighbourhood Improvement Program**

The report of the Planning Director was received by Council.

Moved by: Councillor M. Shoemaker

Seconded by: Councillor P. Christian

Resolved that the report of the Planning Director dated August 9, 2021 concerning Neighbourhood Improvement Programs be received as information.

**Carried**

**6.3 John Rhodes Community Centre LED Lighting Upgrade**

Councillor R. Niro declared a conflict on this item. (Daughter is employed by the consultant MET Energy Systems.)

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

The relevant By-law 2021-165 is listed under item 11 of the Minutes.

**6.17 Deeming By-law – Hughes “B” Subdivision, Plan 5884 – 540 Albert Street East, 165 and 177 Brock Street**

Councillor M. Shoemaker declared a conflict on this item. (Sault Ste. Marie Housing Corporation is a client of law firm.)

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

The relevant By-law 2021-154 is listed under item 11 of the Minutes.

**6.19 Property Declared Surplus and Sale – Part 148 Dacey Road (Rear)**

Councillor M. Shoemaker declared a conflict on this item. (Purchaser is a client of law firm.)

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

The relevant By-law 2021-156 is listed under item 11 of the Minutes.

## **7. Reports of City Departments, Boards and Committees**

### **7.1 Administration**

### **7.2 Corporate Services**

### **7.3 Community Development and Enterprise Services**

#### **7.3.1 Downtown Plaza Update**

The report of the Deputy CAO, Community Development and Enterprise Services was received by Council.

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated August 9, 2021 concerning Downtown Plaza Development Update be received and that staff be authorized to: submit relevant funding applications to support the plaza, including the Tourism Relief Fund; and commence the fundraising campaign for the downtown plaza.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott		X	
<b>Results</b>	<b>10</b>	<b>1</b>	<b>0</b>

**Carried**

### 7.3.2 Brock St. Property Update – Future Home of Mill Market

The report of the Deputy CAO, Community Development and Enterprise Services was received by Council.

Moved by: Councillor M. Shoemaker

Seconded by: Councillor S. Hollingsworth

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated August 9, 2021 concerning Brock Street Property Update – Future Home of Mill Market be received as information.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Carried**

### 7.4 Public Works and Engineering Services

### 7.5 Fire Services

### 7.6 Legal

### 7.7 Planning

### 7.8 Boards and Committees

#### 7.8.1 Public Library Board

Moved by: Councillor R. Niro

Seconded by: Councillor S. Hollingsworth

Resolved that Kendall Barban be appointed to the Public Library Board from August 9, 2021 to November 14, 2022.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Carried**

**8. Unfinished Business, Notice of Motions and Resolutions Placed on Agenda by Members of Council**

**8.1 Council Meeting Schedule**

Moved by: Councillor M. Shoemaker

Seconded by: Councillor P. Christian

Whereas the City of Sault Ste. Marie City Council has consistently met twice-monthly for upwards of 25 years; and

Whereas in 25 years since the current Council schedule was established, the City and the entire world has changed dramatically; and

Whereas it is prudent for the City to review its processes to ensure they meet with the current needs of the municipality;

Now Therefore Be It Resolved that in the fall of 2021, City staff bring forward additional options for the 2022 Council schedule for Council to choose from.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Carried**

## **8.2 Labour Force Recruitment**

Moved by: Councillor P. Christian

Seconded by: Councillor M. Shoemaker

Whereas in 2020, a report from the federal ministry of Immigration, Refugees, and Citizenship Canada determined that 26% of the working population in Sault Ste. Marie is over the age of 55; and

Whereas nearly 11,000 people are expected to retire within the next decade, requiring an influx of workers to fill the gap; and

Whereas the number of people exiting the workforce over this period is projected to be 1.5 times as many entering, creating a shortage of workers; and

Whereas although the challenges listed above are daunting, the current trend of utilizing remote employees and the positive lifestyle the Sault has to offer can help mitigate the effects of a shrinking labour pool and present opportunities for the City to attract new residents; and

Whereas Sault Ste. Marie has embarked on an initiative to recruit remote workers and new residents through the Sault Ste. Marie Innovation Centre and the Community Development and Enterprise Services Department (formerly the Economic Development Corporation); and

Whereas it is important for Council and the community at large to be cognizant of the opportunities and remain informed and engaged in the progress of these initiatives.

Now Therefore Be It Resolved that Council ask staff to provide quarterly updates on these initiatives with the goal of filling these employment gaps and grow the community population;

And further that this report include (but not be limited to) the following information:

- summary of recruitment activities
- number of views/inquires relating to recruitment activities
- new positions filled through recruitment activities
- current challenges/shortfall or opportunities in particular industries
- local initiatives (training courses, educational programs (post-secondary etc.))

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Carried**

### 8.3 Opioid Lawsuit

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Whereas over the last several years more citizens across Canada have become increasingly addicted to opioids, leading to what can by all definitions be described as an epidemic; and

Whereas Canadian municipalities like Sault Ste. Marie, have experienced the devastating effects of opioid addiction; and

Whereas Sault Ste. Marie has seen rise in the toll taken on its citizens, including a significant rise in opioid related deaths; and

Whereas Canadian municipalities including Sault Ste. Marie have spent millions and millions of dollars including but not limited to: a dramatic increase in emergency ambulance and fire service calls to respond to opioid related overdoses, a dramatic increase in policing associated with crime related to opioid abuse and addiction, and an escalation in homelessness as a result of this crisis and more and more individuals having to undergo methadone treatment for their addiction; and

Whereas for years drug companies that manufactured prescription opioids participated in an extensive marketing campaign to expand the market for opioids and their own market share, garnering billions of dollars of profits from this effort for both manufacturers and distributors of these drugs; and

Whereas in June of 2020, the City of Grand Prairie, Alberta filed a \$10-billion class-action lawsuit against opioid manufacturers and distributors, that seeks to recoup municipal costs associated with the opioid crisis on behalf of Canadian municipalities;

Now Therefore Be It Resolved that the City Council direct the City of Sault Ste. Marie's Legal Department to explore the possibility of the City of Sault Ste. Marie formally joining this class action lawsuit, the benefits and or risks of same, and to report back to City Council with its findings in this regard.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth		X	
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		

Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>10</b>	<b>1</b>	<b>0</b>

**Carried**

**9. Committee of the Whole for the Purpose of Such Matters as are Referred to it by the Council by Resolution**

**10. Adoption of Report of the Committee of the Whole**

**11. Consideration and Passing of By-laws**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that all By-laws under item 11 of the Agenda under date August 9, 2021 save and except By-laws 2021-154, 2021-156 and 2021-165 be approved.

**Carried**

**11.1 By-laws before Council to be passed which do not require more than a simple majority**

**11.1.1 By-law 2021-142 (Subdivision Control) 731/735 Lennox Avenue (Stafford and Brown)**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-142 being a by-law to to deem not registered for purposes of subdivision control certain lots in the Dave Brown Subdivision, pursuant to section 50(4) of the *Planning Act* be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.3 By-law 2021-155 (Property Sale) Yates Avenue (Ellsin Environmental Ltd.)**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-155 being a by-law to authorize the sale of surplus property on Yates Avenue, legally described in PIN 31609-0384 (LT) to Ellsin Environmental Ltd. be passed in open Council this 9th day of August, 2021.

**Carried**



**11.1.5 By-law 2021-157 (Agreement) Belsito 363 Wellington W Agreement**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-157 being a by-law to authorize the execution of the Amending Agreement between the City and Kevin Belsito for the use of City property at 363 Wellington Street West for the purpose of additional parking be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.6 By-law 2021-158 (Official Plan) 305 Conmee (Soapy'z Auto Wash Ltd., Ben Cicchelli)**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-158 being a by-law to adopt Amendment No. 234 to the Official Plan for the City of Sault Ste. Marie (Soapy'z Auto Wash Ltd., Ben Cicchelli, 305 Conmee) be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.7 By-law 2021-159 (Zoning) 305 Conmee (Soapy'z Auto Wash Ltd., Ben Cicchelli)**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-159 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 305 Conmee Avenue (Soapy'z Auto Wash Ltd., Ben Cicchelli) be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.8 By-law 2021-160 (Development Control) 305 Conmee (Soapy'z Auto Wash Ltd., Ben Cicchelli)**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-160 being a by-law to designate the lands located at 305 Conmee Avenue an area of site plan control (Soapy'z Auto Wash Ltd., Ben Cicchelli) be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.9 By-law 2021-161 (Agreement) Biosolids Management Facility Fee Addendum**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-161 being a by-law to authorize the execution of the Agreement between the City and AECOM for the Biosolids Management Facility Fee Addendum be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.10 By-law 2021-162 (Property Acquisition) Part 1001 Third Line East (Zufelt)**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-162 being a by-law to authorize the acquisition of a portion of property located at civic 1001 Third Line East (Zufelt) be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.11 By-law 2021-163 (Property Acquisition) Part 1120 Third Line East (Rancier)**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-163 being a by-law to authorize the acquisition of a portion of property located at civic 1120 Third Line East (Rancier) be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.13 By-law 2021-166 (Agreement) Rural Economic Development Funding**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-166 being a by-law to authorize the execution of the Agreement between the City and Her Majesty the Queen in Right of Ontario as represented by the Minister of Agriculture, Food and Rural Affairs to access funds for the Rural Economic Development Program be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.14 By-law 2021-167 (Engineering) Agreement Asset Management Plan**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-167 being a by-law to authorize the execution of the Agreement between the City and AECOM Canada Limited to provide consulting engineering services for the City of Sault Ste. Marie in relation to an Asset Management of core infrastructure be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.15 By-law 2021-168 (Engineering) Agreement AECOM Landfill Pumping Station Preliminary Upgrades Study**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-168 being a by-law to authorize the execution of the Agreement between the City and AECOM Canada Ltd. for the Landfill Pumping Station Preliminary Upgrades Study be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.16 By-law 2021-169 (Engineering) Agreement Queen and Spring Street Improvements**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-169 being a by-law to authorize the execution of the Agreement between the City and AECOM Canada Limited for the operational and capital requirements to provide engineering services for the conceptual streetscape, road and traffic design for downtown road improvements on Queen Street East and Spring Street planned to begin 2023 be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.17 By-law 2021-170 (Engineering) Agreement AECOM East End WWTP Sludge Mixing Upgrades**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-170 being a by-law to authorize the execution of the Agreement between the City and AECOM Canada Ltd. for the Sault Ste. Marie East End Waste Water Treatment Plant sludge mixing upgrades be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.18 By-law 2021-171 (Parking) Amend By-law 93-165 Enforcement Officers**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-171 being a by-law to appoint by-law enforcement officers to enforce the by-laws of The Corporation of the City of Sault Ste. Marie be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.19 By-law 2021-172 (Parking) Amend By-law 90-305 Enforcement Officers**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-172 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 9th day of August, 2021.

**Carried**

**11.1.20 By-law 2020-173 (Engineering) Agreement with AECOM West End WPCP PH I Upgrades**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-173 being a by-law to authorize the execution of the Fee Addendum Authorization between the City and AECOM Canada Ltd. for the Sault Ste. Marie West End Water Pollution Control Plant Phase I Upgrades be passed in open Council this 9th day of August, 2021.

**Carried**

**11.1.2 By-law 2021-154 (Subdivision Control) 540 Albert East, 165 and 177 Brock Street (Sault Ste. Marie Housing Corporation)**

Councillor M. Shoemaker declared a conflict on this item. (Sault Ste. Marie Housing Corporation is a client of law firm.)

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-154 being a by-law to deem not registered for purposes of subdivision control certain lots in the Hughes "B" Subdivision, pursuant to section 50(4) of the *Planning Act* be passed in open Council this 9th day of August, 2021.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker			

Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>10</b>	<b>0</b>	<b>0</b>

**Carried**

#### **11.1.4 By-law 2021-156 (Property Sale) Part 148 Dacey Road (Rear) Sale and Surplus**

Councillor M. Shoemaker declared a conflict on this item. (Purchaser is a client of law firm.)

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-156 being a by-law to declare the City owned property legally described as PIN 31486-0106 (LT) PT LT 37 RCP H708 RANKIN LOCATION PT 6 1R6086; SAULT STE. MARIE, being part civic 148 Dacey Road (rear) as surplus to the City's needs and to authorize the disposition of the said property to the Sault Ste. Marie Housing Corporation or as otherwise directed be passed in open Council this 9th day of August, 2021.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker			
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>10</b>	<b>0</b>	<b>0</b>

**Carried**

**11.1.12 By-law 2021-165 (Agreement) John Rhodes Community Centre LED Lighting Upgrades Arena Bowls**

Councillor R. Niro declared a conflict on this item. (Daughter is employed by the consultant MET Energy Systems.)

Moved by: Councillor D. Hilsinger

Seconded by: Councillor P. Christian

Resolved that By-law 2021-165 being a by-law to authorize the execution of the Agreement between the City and Tombari Electric Ltd. for the LED Lighting Upgrades in the arena bowls and seating areas at the John Rhodes Community Centre be passed in open Council this 9th day of August, 2021.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro			
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>10</b>	<b>0</b>	<b>0</b>

**Carried**

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

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

**12. Questions By, New Business From, or Addresses by Members of Council Concerning Matters Not Otherwise on the Agenda**

**13. Closed Session**

Moved by: Councillor M. Shoemaker

Seconded by: Councillor P. Christian

Resolved that this Council move into closed session to discuss two items concerning the disposition of land;

Further Be It Resolved that should the said closed session be adjourned, the Council may reconvene in closed session to discuss the same matters without the need for a further authorizing resolution.

*Municipal Act R.S.O. 2002 – section 239 2 (c) a proposed or pending disposition of land by the municipality.*

**Carried**

**14. Adjournment**

Moved by: Councillor D. Hilsinger

Seconded by: Councillor S. Hollingsworth

Resolved that this Council now adjourn.

**Carried**

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Mayor

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City Clerk



## OFFICE OF THE MAYOR

### PROCLAMATION

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**WHEREAS** Culture constitutes one of the main identity factors of the City of Sault Ste. Marie and of the quality of life of its citizens; and

**WHEREAS** Culture is an intrinsic component both of individual and societal development and culture arises; and

**WHEREAS** The cultural community has set up an annual national event, Culture Days, that would consolidate a number of cultural events under a common theme – “Re-Imagine” - across Canada by promoting the widest possible access to the arts, culture and heritage; and

**WHEREAS** 2021 brings the 12<sup>th</sup> anniversary of Culture Days Sault Ste. Marie, to encourage participation with a month of Virtual Content, and a few face to face events and activities, and

**WHEREAS** Culture Days 2021 in Sault Ste. Marie will continue to highlight our diverse cultures, arts, and heritage, within a collective hub: “Sault Ste. Marie Cultural Corridor”.

**NOW THEREFORE**, I, Christian Provenzano, Mayor of the City of Sault Ste. Marie, do hereby proclaim **September 24<sup>th</sup> to the October 21<sup>st</sup>, 2021** as “**Culture Days**” in the City of Sault Ste. Marie District of Algoma.

Signed,

Christian Provenzano  
MAYOR



# CULTURE DAYS



## RE:IMAGINE

Join us at the

**Sault Ste. Marie Cultural Corridor**

**September 24 to October 24, 2021**

for a 4-week celebration of creativity, culture and heritage!

Visit our Hub on the Culture Days 2021 website

<https://bit.ly/2VxYL1l>

for a listing of everything going on in our community this year.





## OFFICE OF THE MAYOR

### PROCLAMATION

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**WHEREAS** Zonta International’s mandate is to advance the status of women through service and advocacy; and

**WHEREAS** The Zonta Club of Sault Ste. Marie Area advocates for women’s health through local service projects, in particular the ovarian cancer awareness campaign, and they ask the community to join them in learning about one of the most deadly cancers among women; and

**WHEREAS** Ovarian Cancer Canada strives to increase awareness of this disease, provides women care and supports research to change the outcomes for those living with the disease:

**NOW THEREFORE**, I, Christian Provenzano, as Mayor of the City of Sault Ste. Marie, do hereby proclaim this month of September 2021 as “**OVARIAN CANCER AWARENESS MONTH**” and urge all citizens to share the information about this often overlooked and under-diagnosed cancer.

Signed,

Christian Provenzano  
MAYOR



## Robinson Huron Treaty LITIGATION FUND

Atikameksheng  
Anishnawbek

Aundeck Omni  
Kaning

Batchewana  
First Nation

Dokis First Nation

Henvey Inlet  
First Nation

M'Chigeeng  
First Nation

Magnetawan  
First Nation

Mississauga  
First Nation

Nipissing  
First Nation

Ojibways of  
Garden River

Sagamok  
Anishnawbek

Serpent River  
First Nation

Shawanaga  
First Nation

Sheguiandah  
First Nation

Shesheganing  
First Nation

Thessalon  
First Nation

Wahnapiatae  
First Nation

Wasauksing  
First Nation

Whitefish River  
First Nation

Wiikwemkoong  
Unceded Territory

Zhiibaahaasing  
First Nation

August 20, 2021

VIA EMAIL: mayor.provenzano@cityssm.on.ca

Mayor Christian Provenzano  
99 Foster Drive  
Sault Ste. Marie, ON  
P6A 5X6

Dear Mayor Provenzano:

**RE: *Restoule et al. v. the Attorney General of Canada, the Attorney General of Ontario and Her Majesty the Queen in Right of Ontario (Court File Nos. C-3512-14 & C-3512-14A).***

We are writing to you as the mayor of Sault Ste. Marie and our neighbour on Robinson Huron Treaty land. Stretching across northeastern Ontario, this Treaty land is bountiful and living on it comes with responsibilities for all of us.

The Robinson-Huron Treaty recognizes the political and economic relationship between the First Nations signatories and the Crown, including the sharing of revenues of any resource development on the lands involved in the treaty, which covers approximately 35,700 square miles of territory primarily in northeastern Ontario. The Crown has not acted honorably in maintaining its promises set out in the treaty and the Robinson-Huron Treaty Chiefs, successors of the original signatories, are acting on their responsibility to ensure that the terms of the Treaty are honoured.

In the phase 1 decision, the Ontario Superior Court found the Crown has a mandatory and reviewable obligation to increase the Treaties' annuities when the economic circumstances warrant reflecting a fair share of the value of the net Crown resource-based revenues generated from the territory. In phase 2, the Court found that the First Nation plaintiffs' claims are not barred by

Ontario's limitations legislation and that the Government of Ontario does not benefit from the doctrine of Crown immunity.

Ontario appealed the decisions, but the appeals have not yet been decided. Canada did not appeal the decisions.

On August 13, 2021, we received correspondence from Crown-Indigenous Relations Minister Carolyn Bennett informing us that Canada is prepared to enter into negotiations and settle our ongoing annuities litigation out of court.

Canada's mandate to resolve this claim comes with the requirement that the Province of Ontario be party to the negotiations and settlement, given the shared responsibility for the diligent implementation of the Robinson-Huron Treaty between the Provincial and Federal Crowns. We write to you today to ask you to call upon Ontario to come to the table and enter into good faith negotiations to resolve this ongoing dispute.

The Robinson Huron Treaty Anishinaabek want to move forward with treaty renewal and the rebuilding of our relationship with the Crown in right of Ontario and Canada. We urge you to communicate support for negotiations as the means of resolution to the Government of Ontario.

A settlement of this claim will not only assist the Robinson-Huron Treaty Nations achieve improved health outcomes and economic development, but your municipality will also benefit economically and all of northeastern Ontario.

Entering negotiations is an opportunity to strengthen communities and local economies in the Robinson-Huron Treaty territories as we rebuild after the pandemic, and a chance to move forward from unnecessary litigation in a way that benefits everyone in Ontario. The people of these 21 Robinson-Huron nations are locals, too. We shop in the same local stores and restaurants in Sault Ste. Marie as you and we want to support the local economy.

Tell Ontario to come to the table and enter into good faith negotiations to resolve this ongoing dispute, ask your constituents to lend their support and uphold your responsibilities that come with living on this land.

Meegwetch for your consideration and we look forward to your earliest response.

Respectfully,

On behalf of the Robinson-Huron Treaty Leadership

A handwritten signature in black ink, appearing to read "Chief Sayers", with a stylized flourish at the end.

Chief Dean Sayers

cc.

Paul Christian

Sandra Hollingsworth

Luke Dufour

Lisa Vezeau-Allen

Donna Hilsinger

Matthew Shoemaker

Marchy Bruni

Rick Niro

Corey Gardi

Matthew Scott



OFFICE OF THE MAYOR



CORPORATION OF THE  
CITY OF SAULT STE. MARIE

September 8, 2021

Chief Dean Sayers  
Batchewana First Nation  
236 Frontenac Street / Rankin Reserve 15D  
Batchewana First Nation, Ontario  
P6A 6Z1

Dear Chief Sayers:

I have your letter of August 20<sup>th</sup>, 2021, written on behalf of the Robinson – Huron Treaty Leadership to City Council.

I can confirm that I would personally support a City Council resolution in favour of the request made through your letter. To that end, I will provide this letter to City Council and both this letter and yours will be on our next agenda which is September 13<sup>th</sup>, 2021. I expect that if two City Councillors move and second a resolution in support of your letter, that resolution will be discussed and voted on at our meeting of September 27<sup>th</sup>, 2021.

I want to thank you again for taking the time to attend the memorial wall unveiling we held at City Hall last week. Your support is important and appreciated.

Sincerely,

Christian C. Provenzano, B.A., LL.B., LL.M



OFFICE OF THE MAYOR



CORPORATION OF THE  
CITY OF SAULT STE. MARIE

August 18, 2021

The Honourable Michael Tibollo  
Associate Minister of Mental Health and Addictions  
Ministry of Health  
Whitney Block, Room 1618  
99 Wellesley Street West  
Toronto, ON  
M7A 1A2

Minister Tibollo:

Thank you for taking the time to meet with the NOLUM Mayors on Wednesday, August 4, 2021 about the opioid crisis in Northern Ontario. Your time and the concern you expressed is sincerely appreciated.

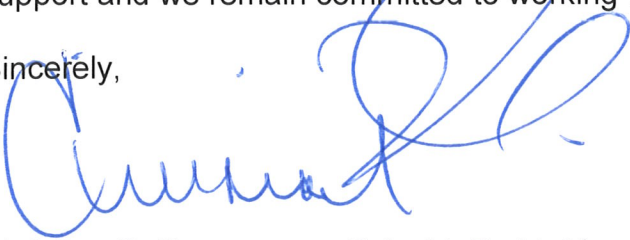
Further, I appreciated your acknowledgement that the health care system needs more withdrawal management and care beds. Our community has been advocating for more withdrawal management infrastructure since 2017. In May of this year your government announced \$343,000.00 in new funding to support a proposal submitted by Sault Area Hospital. While all funding is appreciated and important, I think it is clear that those funds are inadequate relative to the nature and scope of the problem.

I am also encouraged that your government is considering how it can increase withdrawal management capacity across the province and specifically in Northern Ontario. I understood you to advise that the government will be issuing a Request for Proposals for service providers to access funding being allocated by the government to develop capacity. I am copying Sault Area Hospital on this correspondence with the hope that it will consider the Request for Proposal and assess how it may be able to access the funding and improve withdrawal management capacity in our own community. In that respect, I will support it or any other service provider in the community that qualifies for the funding and is focused on developing our local health care capacity.



As you are aware, addressing the opioid crisis, substance use disorders and the ancillary effects both are having in Sault Ste. Marie is our community's main and most important priority. We cannot do it without the Provincial Government's cooperation and support and we remain committed to working with you accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christian C. Provenzano', with a large, stylized flourish above the name.

Christian C. Provenzano, B.A., LL.B., LL.M

Cc: L. Silvano, Acting CEO, Sault Area Hospital  
MPP Ross Romano, Minister of Government and Consumer Services  
City Council

**Ministry of Health**

Office of the Associate  
Minister of Mental Health and  
Addictions

Whitney Block Suite 1618  
99 Wellesley Street West  
Toronto ON M7A 1W3  
Telephone: 416-327-4300  
Facsimile: 416-326-1571  
[www.ontario.ca/health](http://www.ontario.ca/health)

**Ministère de la Santé**

Bureau du ministre associé  
délégué à la Santé mentale et à la  
Lutte contre les dépendances

Édifice Whitney, bureau 1618  
99, rue Wellesley Ouest  
Toronto ON M7A 1W3  
Téléphone : 416-327-4300  
Télécopieur : 416-326-1571  
[www.ontario.ca/sante](http://www.ontario.ca/sante)



148-2021-24

September 8, 2021

His Worship Christian C. Provenzano  
Mayor, Corporation of the City of Sault Ste. Marie  
99 Foster Drive, P.O. Box 580  
Sault Ste. Marie ON P6A 5X6  
[mayor.provenzano@cityssm.on.ca](mailto:mayor.provenzano@cityssm.on.ca)

Dear Mayor Provenzano:

Thank you for writing to express your support for increasing bed-based withdrawal management capacity in Sault Ste. Marie and highlighting the need for additional funding to address the opioid crisis. I appreciate your taking the time to write and would like to provide some additional information that may be helpful.

As you mentioned, Ontario Health has recently issued a Request for Proposals for bed-based addictions services. Should the health service providers in Sault Ste. Marie elect to submit a proposal, the application can be found online, here:

<https://www.ontariohealth.ca/provincial-programs-and-resources>.

More information, including who to contact, should the applicants have any questions, is available here: <https://www.ontariohealth.ca/sites/ontariohealth/files/2021-08/FundingOpportunity-FundingNewAdultAddictionsServicesBeds.pdf>

Supporting the mental health and wellbeing of all Ontarians is a key priority for this government. Now more than ever, Ontarians need a mental health and addictions system that effectively addresses their needs with safe, evidence-based care. We hope Sault Area Hospital and other service providers in Sault Ste. Marie will consider submitting a proposal to Ontario Health to provide additional addictions treatment beds.

I would also like to take this opportunity to provide you with an update on Sault Area Hospital's Residential Withdrawal Management Services: Leasehold Improvement Project.

The Ministry of Health has been working closely with Sault Area Hospital and Ontario Health North on advancing the planning for the hospital's Residential Withdrawal Management Services: Leasehold Improvement Project.

...2

The capital project is planned to include leasehold renovations to accommodate 20 withdrawal management beds, including Justice Safe Beds.

These services were being provided temporarily at reduced capacity in the hospital due to a fire and flood at the program's original site. When complete, the new location in the community will improve access to withdrawal management services in space designed for this purpose and address the community's growing need for mental health and addiction services.

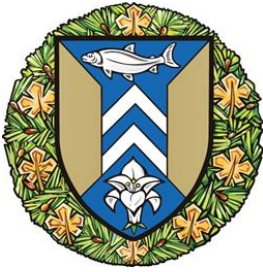
On May 27, 2021, the province announced that it will be providing Sault Area Hospital with up to \$343,000 per year in operational funding to support the future site and improve access to addiction treatment services in the community.

Thank you again for writing and supporting the mental health and wellness of your community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Tibollo', with a stylized flourish at the end.

Michael Tibollo  
Associate Minister of Mental Health and Addictions



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council  
AUTHOR: Malcolm White, CAO  
DEPARTMENT: Chief Administrative Officer  
RE: Employee Vaccination Policy

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**Purpose**

To advise Council of a employee vaccination policy being implemented effective September 15, 2021.

**Background**

As Council is aware, we continue to deal with the effects of the global pandemic. We are currently experiencing a fourth wave of the pandemic and continue to mitigate its effects through public health measures, including the promotion of COVID-19 vaccination campaigns.

The effectiveness of COVID-19 vaccines in preventing infection and reducing contagion and the more serious health issues associated with COVID-19 has been well established. It is also widely reported that the majority of positive cases occurring in the fourth wave are affecting unvaccinated or partially vaccinated people.

The City has a duty under Provincial law to take all necessary precautions to protect the health and safety of its employees and the public who attend its facilities. The province has also directed vaccine mandates for certain workplaces and announced a vaccine mandate covering a number of public and private facilities (attached).

**Analysis**

Given the above, and in alignment with many other municipalities in Ontario, the City will be implementing the attached Employee Vaccination Policy effective September 15, 2021 (attached). While the City is aware that some of its employees may not be fully vaccinated at this time, there is a need to balance the human rights and privacy rights of employees with our obligation to protect employees and workplaces.

Briefly, the policy will require employees to provide proof of their vaccination status by October 5, 2021. Those employees that are not fully vaccinated or do not disclose their status will be required to attend mandatory education on the

benefits of vaccination. As well, the City will work with employees on an individual basis to ensure they have access to specific information relating to individual concerns they may have regarding vaccines. These employees will also be required to submit to regular rapid antigen testing to ensure negative test results.

It should be understood that this policy will be an evolving policy which will continue to be informed by Provincial legislation, public health advice and direction and any relevant arbitration and/or legal decisions.

The policy will be applied in accordance with all prescribed legislation, including, but not limited to, the Ontario Human Rights Code and the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

### **Financial Implications**

A report will be submitted for the September 27, 2021 Council meeting outlining estimated financial impacts for this policy and complying with the recently announced Provincial vaccine mandate.

### **Strategic Plan / Policy Impact**

This is an operational matter not articulated in the strategic plan.

### **Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the CAO dated 2021 09 13 concerning Employee vaccination policy be received as information.

Respectfully submitted,

Malcolm White

CAO

705.759.5347

[cao.white@cityssm.on.ca](mailto:cao.white@cityssm.on.ca)

# Ontario to Require Proof of Vaccination in Select Settings

Province to launch enhanced vaccine certificate and verification app to stop the spread of COVID-19

September 01, 2021

[Office of the Premier](#)

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TORONTO — To further protect Ontarians as the province continues to confront the Delta-driven fourth wave of the COVID-19, the government, in consultation with the Chief Medical Officer of Health, will require people to be fully vaccinated and provide proof of their vaccination status to access certain businesses and settings starting September 22, 2021. Requiring proof of vaccination in these settings reduces risk and is an important step to encourage every last eligible Ontarian to get their shot, which is critical to protecting the province's hospital capacity, while also supporting businesses with the tools they need to keep customers safe, stay open and minimize disruptions.

"As the world continues its fight against the Delta variant, our government will never waver in our commitment to do what's necessary to keep people safe, protect our hospitals and minimize disruptions to businesses," said Premier Ford. "Based on the latest evidence and best advice, COVID-19 vaccine certificates give us the best chance to slow the spread of this virus while helping us to avoid further lockdowns. If you haven't received your first or second dose of the COVID-19 vaccine, please do so today."

As of September 22, 2021, Ontarians will need to be fully vaccinated (two doses plus 14 days) and provide their proof of vaccination along with photo ID to access certain public settings and facilities. This approach focuses on higher-risk indoor public settings where face coverings cannot always be worn and includes:

- Restaurants and bars (excluding outdoor patios, as well as delivery and takeout);
- Nightclubs (including outdoor areas of the establishment);
- Meeting and event spaces, such as banquet halls and conference/convention centres;
- Facilities used for sports and fitness activities and personal fitness training, such as gyms, fitness and recreational facilities with the exception of youth recreational sport;
- Sporting events;
- Casinos, bingo halls and gaming establishments;
- Concerts, music festivals, theatres and cinemas;
- Strip clubs, bathhouses and sex clubs;
- Racing venues (e.g., horse racing).

These mandatory requirements would not apply to outdoor settings where the risk of transmission is lower, including patios, with the exception of outdoor nightclub spaces given the risk associated with the setting. In addition, these requirements will not apply to settings where people receive medical care, food from grocery stores, medical supplies and the like. Aligned with public health measures currently in place, indoor masking policies will continue to remain in place.

"We know vaccines provide the best protection against COVID-19 and the Delta variant," said Christine Elliott, Deputy Premier and Minister of Health. "To protect the health and well-being of Ontarians, our government will offer one more tool to encourage even more Ontarians to receive the vaccine and provide further protection to fully vaccinated Ontarians as they safely enjoy activities with their loved ones and support their local businesses."

Individuals who cannot receive the vaccine due to medical exemptions will be permitted entry with a doctor's note until recognized medical exemptions can be integrated as part of a digital vaccine certificate. Children who are 11 years of age and younger and unable to be vaccinated will also be exempted from these requirements.

For the period between September 22 and October 12, 2021, it is intended that people attending wedding or funeral receptions at meeting or event spaces will be able to provide a negative rapid antigen COVID-19 test from no more than 48 hours before the event as an alternative to proof of vaccination. These rapid antigen tests would have to be privately purchased.



Ontario will develop and provide additional tools to improve user experience, efficiency and business supports in the coming weeks, including establishing alternative tools for people with no email, health card or ID. The government will work to support implementation of vaccine certificates for Indigenous communities whether or not they have opted to enter their data into COVaxON, while maintaining Indigenous data governance, control, access and possession principles.

Ontarians currently have access to a paper or PDF vaccine receipt that includes all relevant information to prove that they are fully vaccinated. As of September 22, Ontarians will be required to show their vaccine receipt when entering designated settings along with another piece of photo identification, such as a driver's licence or health card. This is similar initial implementation approach announced in British Columbia.

Ontario will also introduce an enhanced digital vaccine receipt that features a QR code, which is safe, more secure and with you wherever you go. This digital vaccine receipt can be kept on a phone and easily used to show that you've been vaccinated if you need to. In addition, the province will launch a new app to make it easier and more convenient for businesses and organizations to read and verify that a digital vaccine receipt is valid, while protecting your privacy.

As the 2021-22 school year begins, it is critical to keep Ontario schools safe and students learning in-person. The province will work with trusted public health units to use the existing COVaxON system to safely and securely confirm the vaccination status of students. The province is committed to keeping parents informed about how their child's COVID-19 vaccine information and enrollment data is being used to keep schools safe. This will equip local public health units with the information they need to ensure rapid case and contact management if required to limit disruptions in the event of cases or outbreaks and keep kids in class.

"We are already seeing a rise in the number of cases of COVID-19 as we head into the fall," said Dr. Kieran Moore, Chief Medical Officer of Health. "As we enter the last mile push to increase vaccination rates, the introduction of a vaccine certificate is an important step to give people the tools to limit further spread of the virus so that we can ensure the safety of all Ontarians while keeping the province open and operational."

"Combining the use of a QR code with a trusted, made in Ontario verifier app will help support the province's health measures," said Kaleed Rasheed, Associate Minister of Digital Government. "These tools will provide a simpler, faster, and better way to prove vaccination status that is both convenient and secure – while also supporting businesses with an easy validation process."

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## Quick Facts

- Individuals can provide proof of immunization by downloading or printing their vaccine receipt from the provincial booking portal, or by calling the Provincial Vaccine Booking Line at 1-833-943-3900.
- Ontarians who received their first or second dose of the [COVID-19 vaccine out of province](#) should contact their local [public health unit](#) to record their information and receive proper documentation.
- The province will continue to work with the federal government to ensure the integration and interoperability with a national vaccine passport for the purposes of international travel.
- The government is continuing its [last mile strategy](#) to reach eligible individuals who have yet to receive a first or second dose.
- To protect vulnerable patients and staff in settings where the risk of contracting and transmitting COVID-19 and the Delta variant is higher, the government, in consultation with the Chief Medical Officer of Health is pausing the province's exit from the Roadmap to Reopen and providing third doses of the COVID-19 vaccine to vulnerable populations. The CMOH is also making COVID-19 vaccination policies mandatory in higher-risk settings.
- COVID-19 vaccines are currently available at over 3,150 locations across the province, including more than 2,500 pharmacies and more than 650 mass immunization clinics, hospitals, primary care settings and pop up and mobile clinics.
- A key component of Ontario's last mile strategy is getting vaccines to people, wherever they are located. If you need your first or second shot, keep an eye out for our new [GO-VAXX mobile clinics](#).

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## Additional Resources

- [New Requirement for Proof of Vaccination in Certain Settings: Frequently Asked Questions](#)
- [Ontario Makes COVID-19 Vaccination Policies Mandatory for High-Risk Settings](#)
- [Ontario Working with Public Health Units to Run COVID-19 Vaccination Clinics in Schools](#)
- [COVID-19: Health, safety and operational guidance \(2021-22\)](#)
- For public inquiries, please contact the Provincial Vaccine Hotline at 1-833-943-3900.

- For resources in multiple languages to help local communication efforts in responding to COVID-19, visit Ontario’s [COVID-19 communication resources webpage](#).
  - Visit Ontario’s [website](#) to learn more about how the province continues to protect the people of Ontario from COVID-19.
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## Related Topics

### Education and Training

Learn about Ontario’s early years, education and training systems. Includes information on child care, elementary schools, secondary schools, colleges, universities, skills training and financial aid. [Learn more](#)

### Government

Learn about the government services available to you and how government works. [Learn more](#)

### Health and Wellness

Get help navigating Ontario’s health care system and connecting with the programs or services you’re looking for. [Learn more](#)

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## Media Contacts

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Premier's Office  
[Ivana.Yelich@ontario.ca](mailto:Ivana.Yelich@ontario.ca)

Alexandra Hilkené  
Minister Elliott’s Office  
[Alexandra.Hilkené@ontario.ca](mailto:Alexandra.Hilkené@ontario.ca)

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2021 09 09

## COVID-19 Employee Vaccination Policy (*DRAFT*)

Approved:

Revised:

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### 1.0 Purpose

- 1.1 The City of Sault Ste. Marie ("City") has an obligation under the Occupational Health and Safety Act (OHSA) to take every precaution reasonable in the circumstances for the protection of its workers.
- 1.2 To help reduce the risk of COVID-19 transmission, this policy is an important measure that complements other workplace health and safety measures in place including daily health screening, mandatory masking, physical distancing, hand hygiene and enhanced cleaning.
- 1.3 Vaccination is a key element in the protection of City employees against the hazard of COVID-19. This policy is designed to maximize COVID-19 vaccination rates among City employees as one of the critical control measures of COVID-19.

The City is committed to promoting vaccinations to ensure the health and safety of all members of its workforce and the community.

- 1.4 The purpose of this policy is to provide guidelines pertaining to the expectations and requirements of staff with respect to COVID-19 and vaccination and will be applied at all times in accordance with the OHSA, the Ontario Human Rights Code and all other applicable law.

### 2.0 Scope

- 2.1 This policy applies to all City employees including full-time, part-time, permanent, temporary, casual, volunteers; and students. For the purpose of this policy only, reference to "employees" shall also be read to include volunteers and students.
- 2.2 New employees are required to be fully vaccinated against COVID-19 as a condition of being hired by the City of Sault Ste. Marie.

- 2.3 This policy also applies to contractors or subcontractors of the City and/or where the contractor or subcontractor works at any of the City's workplaces.
- 2.4 This policy is subject to change for reasons including but not limited to the status of the pandemic changes and/or legislation or public health advice changes.

### **3.0 Definitions**

"COVID-19" is the infectious disease caused by SARS-CoV-2.

"Vaccine(s)" refers to a vaccine approved by Health Canada or the World Health Organization for use in Canada in relation to COVID-19.

"Vaccination" refers to the administration of a vaccine(s) to protect individuals from COVID-19. It may include the administration of one or more doses of vaccine.

"Fully vaccinated" means having received the full series of a COVID-19 vaccine or a combination of COVID-19 vaccines approved by Health Canada or the World Health Organization; and having received the final dose of the COVID-19 vaccine at least 14 days ago.

"Proof of full vaccination against COVID-19" means the COVID-19 vaccination certificate or receipt issued by the Ontario Ministry of Health or other provincial, territorial or international equivalent confirming that the employee is fully vaccinated.

"Proof of exemption" means that exemptions will be made for not being fully vaccinated against COVID-19 under grounds protected by the Ontario Human Rights Code. Employees are required to provide written proof of their exemption for a reason protected by the Ontario Human Rights Code. Exempted employees may be accommodated as per the City's HR Policy 5-18 and any relevant legislative changes that may come into force addressing exemptions. Medical exemptions can only be provided by Physician or Nurse practitioner.

"Educational Program" means an educational program that has been approved by and/or provided by the City and addresses the following learning components:

- i. How COVID-19 vaccines work
- ii. Vaccine safety related to the development of the COVID-19 vaccines
- iii. The benefits of vaccination against COVID-19
- iv. The risks of not being vaccinated against COVID-19
- v. Possible side effects of COVID-19 vaccination

## **4.0 Policy**

- 4.1 This City policy mandates and encourages all employees to be vaccinated against COVID-19 as soon as possible and as recommended by both the provincial and federal governments and public health authorities.
- 4.2 Employees will be allowed up to two (2) hours to be vaccinated during work hours, paid at straight time. Employees are required to show their COVID-19 vaccination receipt, issued by the Ontario Ministry of Health, to be eligible for the two (2) hours.
- 4.3 All City employees are required to submit a formal attestation and official documents regarding their COVID-19 vaccination status by October 5<sup>th</sup>, 2021.
- 4.4 Where an employee does not provide proof of full vaccination against COVID-19, but instead provides a written proof of exemption, the employee shall be considered unvaccinated and:
  - i. Submit to regular rapid antigen testing for COVID-19 every seven (7) days. The City will reimburse the employee for the cost of the testing for a period of six (6) weeks after the implementation date of this policy; and
  - ii. Provide verification of the negative test result in a manner that enables the City to confirm the result at its discretion.
  - iii. If a positive test is returned the normal call-in procedure and applicable advice will be triggered.
- 4.5 Where an employee does not provide proof of full vaccination against COVID-19 or provide a written proof of exemption the employee shall be considered unvaccinated and:
  - i. Complete a COVID-19 vaccination educational program; and
  - ii. Submit to regular rapid antigen testing for COVID-19 every seven (7) days. The City will reimburse the employee for the cost of the testing for a period of six (6) weeks after the implementation date of this policy; and
  - iii. Provide verification of the negative test result in a manner that enables City to confirm the result at its discretion.

- 4.6 Where an employee has received one (1) dose of the COVID-19 vaccine and has not yet received their scheduled second, the employee shall be considered partially vaccinated and:
- i. Submit to regular rapid antigen testing for COVID-19 every seven (7) days. The City will reimburse the employee for the cost of the testing for a period of six (6) weeks after the implementation date of this policy.
  - ii. Provide verification of the negative test result in a manner that enables the City to confirm the result at its discretion; and
  - iii. Continue to submit to regular rapid antigen testing for COVID-19 until 14 days following the administration of the second dose, at which time the employee will be considered fully vaccinated.
  - iv. Provide proof of second dose to be considered fully vaccinated (14 days from second dose)
- 4.7 Inactive employees who are on a leave of absence are not required to comply with Sec.4.3 to 4.6 so long as they remain on a leave of absence. Employees must comply with this policy before returning from leave.

## **5.0 Accommodation**

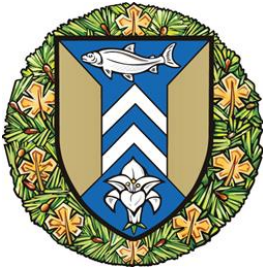
- 5.1 Employees requiring any Ontario Human Rights Code accommodations under this policy may request accommodations by advising their supervisor and the City's Return to Work Co-ordinator in accordance with HR Policy 5-18.
- 5.2 The City shall require medical support to substantiate and/or clarify the accommodation required as per HR Policy 5-18 (Guidelines for Accommodating Employees with Disabilities).
- 5.3 The City will work with the employee to develop and implement an appropriate accommodation plan to the point of undue hardship

## **6.0 Confidentiality**

- 6.1 Information relating to an employee's proof of vaccination and/or the reason(s) for not receiving a COVID-19 vaccination will remain in the employee's confidential Human Resources file and will not be disclosed unless in compliance with a Court Order, a Health Unit's Directive, the OHSA and the Personal Health Information Protection Act.

## **7.0 Non Compliance**

- 7.1 In accordance with City Human Resources policies, collective agreements and applicable legislation, directives, and policies, any non-compliance with this policy will result in a meeting with the employee, including their Union representative if applicable. Non-compliance may result in corrective and/or disciplinary action reasonable in the circumstances up to and including discharge.



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council  
AUTHOR: Karen Marlow, Manager of Purchasing  
DEPARTMENT: Corporate Services  
RE: NCC – Highbay Lighting Change Out - CDES

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**Purpose**

Attached hereto for your information and consideration is a summary of the tenders received for Highbay Lighting Change out (supply and install) for the two (2) Soccer Fields at Northern Community Centre (NCC), as required by the Arenas Division of Community Development and Enterprise Services. Staff is seeking Council approval of the tender recommendation.

**Background**

The NCC Soccer Field Lighting had recently encountered issue with current lighting operations as well as sourcing challenges for replacement bulbs. An immediate review determined potential hazards resulting in a decision to replace all units within the two soccer fields. A lighting consulting firm assessed the area and recommended Metalux BMK 70 LED High Bay lighting fixtures be installed.

The tender was publicly advertised and tender notifications were forwarded to all firms on our bidders list. A pre-bid site meeting was mandatory of which five (5) interested bidders attended. Tenders closed 12:00 noon, local time (Eastern) on August 30, 2021

**Analysis**

Submission from five (5) bidders was received prior to closing deadline:

Phase IV Electrical Ltd., Sault Ste. Marie, ON  
S&T Electrical Contractors, Sault Ste. Marie, ON  
Energy Network Services, Richmond Hill, ON  
NuStyle Construction Co. Ltd., Sudbury, ON  
Tombari Electric, Sault Ste. Marie, ON

The tenders received have been thoroughly evaluated and reviewed by city staff representing the Arenas Division of CDES and the low tendered price, meeting specifications, has been indicated on the attached summary.

**Financial Implications**

The low tendered price, meeting specifications, will result in a total expenditure of \$82,500.00, HST being fully rebatable.

The tendered amount can be accommodated from within the asset management emergency repairs allocation approved in the 2021 Capital Budget. In addition, the City is eligible for an estimated \$4,320.00 IESO Save On Energy incentive towards replacement of these 48 fixtures.

**Strategic Plan / Policy Impact**

Upgrades of Existing Infrastructure are included in the Infrastructure focus area of the Corporate Strategic Plan.

**Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Purchasing dated September 13, 2021 be received and that the tender for HIGHBAY Lighting Change Out in the two (2) Soccer Fields at Northern Community Centre be awarded to Tombari Electric Ltd., at their low tendered price, meeting specifications, of \$82,500 plus HST.

Respectfully submitted,

Karen Marlow  
Manager of Purchasing  
705-759-5298  
[k.marlow@cityssm.on.ca](mailto:k.marlow@cityssm.on.ca)

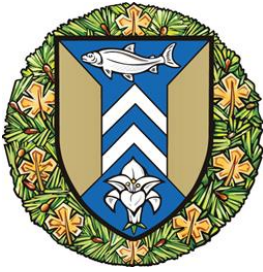
SUMMARY OF TENDERS  
NCC HIGHBAY LIGHTING CHANGE OUT

<u>Firm</u>	<u>Work Completed</u>	<u>Total Tendered Price</u> <u>(HST extra)</u>	<u>Remarks</u>
Phase IV Electrical Ltd. SSMarie, ON	90 w/days (12-14wk product)	\$97,200.00	Meets Specifications Irregularity-Bonds
S&T Electrical Contractors SSMarie, ON	35 w/days (7-8wk product) Nov.12	\$95,539.00	Meets Specifications
Energy Network Services Inc. Richmond Hill, ON	40 w/days (4wk product) Oct.27	\$92,570.72	Meets Specifications
NuStyle Construction Co. Ltd. Sudbury, ON	110 w/days (13wk product) Jan.17 2022	\$117,800.00	Meets Specifications Irregularity-Bonds
Tombari Electric Ltd. SSMarie, ON	16 wks (10-12wk product)	\$82,500.00	Meets Specifications

Note: The low tendered price, meeting specifications, is boxed above.  
The total cost to the City will be \$82,500.00 HST being fully rebatable.  
It is my recommendation that the tendered price, submitted as Tombari Electric Ltd., be accepted.

Karen Marlow  
Manager of Purchasing





**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Tom Vair, Deputy CAO, Community Development and  
Enterprise Services

DEPARTMENT: Community Development and Enterprise Services

RE: PUC Electrical Services – Downtown Plaza

---

**Purpose**

The purpose of this report is to seek Council approval to advance electrical service work for the downtown plaza.

**Background**

City staff have been working with SSMPUC (PUC) and the consulting team to finalize the electrical servicing requirements for the downtown plaza. PUC has provided a scope document to undertake this work (Attachment A – PUC Downtown Plaza Electrical Servicing). In addition, there will be some work required by Bell to relocate services in the area while this work is being undertaken.

**Analysis**

The completion of the electrical servicing work is an important component of the downtown plaza project. If the project is to proceed in any form, the electrical servicing work will need to be undertaken to facilitate the project.

The PUC is able to undertake the work in September which will provide a number of advantages to the complete this work prior to any other contractors undertaking work on the plaza project. In addition, the PUC work will also require putting electrical services underground for the businesses adjacent to the plaza on the west side. Completing this work now will also benefit project coordination with the affected businesses. PUC and Bell, both regulated firms being the only company(s) for these services, staff requests approval of sole source in accordance with the Purchasing By-law, on the basis there is an absence of competition, and can only be supplied by a particular Supplier. The fee for the PUC is estimated to be \$225,000 and the Bell work will be \$5,721.19.

**Financial Implications**

City Council has already approved a City contribution to the plaza and the \$230,721.19 electrical servicing fee can be accommodated within the funding approved to date.

**Strategic Plan / Policy Impact**

This item directly aligns with the Corporate Strategic Plan in multiple focus areas. The project aligns directly with the focus area of “Quality of Life” and the priorities identified which included Promote Quality of Life Advantages, Promote and Support Arts & Culture, Welcome and Seek Out Immigration and Create Vibrant Downtown Areas.

The project also aligns with the FutureSSM Community Development Strategy and Downtown Development strategy.

**Recommendation**

It is therefore recommended that Council take the following action:

The relevant By-law # 2021-179 is listed under item 11 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

Tom Vair

Deputy CAO, Community Development and Enterprise Services

705.759.5264

[t.vair@cityssm.on.ca](mailto:t.vair@cityssm.on.ca)



Engineering Department  
500 Second Line East, P.O. Box 9000  
Sault Ste. Marie, Ontario, P6A 6P2  
Phone: (705) 759-6576  
Email: [eng-dept@ssmpuc.com](mailto:eng-dept@ssmpuc.com)

ECRA/ESA Lic. # 7001626

July 23, 2021

Mr. Don McConnell  
Director, Planning & Enterprise Services  
The City of Sault Ste. Marie  
Planning Department  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5N8

PUC Work Order: EDS3150

Re: **Downtown Plaza Construction – Bingham Street**  
**Impacts and Costs to Relocate PUC Electric Distribution Systems – Rev.1**

Dear Mr. McConnell,

This letter shall supersede in its entirety, draft letter previously issued for above relocation dated April 3, 2020.

This letter is intended to identify the scope of work and cost estimate that we believe is required to accommodate the above noted project. In order for the above noted project to be completed, alterations to our electrical distribution infrastructure will be required.

The scope of work identified below is the work we believe is required from the information that has been provided to us and coordination that has occurred to date. If the scope of work is significantly increased throughout the project, we will endeavor to issue a revised or supplementary letter identifying the additional scope of work and the associated costs.

### **SCOPE OF WORK**

Due to the nature of the work resulting in the construction of a downtown plaza, the existing overhead pole lines will require removal. In order to accommodate the electrical needs of the plaza and surrounding customers, the powerlines will be designed and installed as an underground system. The below further describes the work required to accommodate.

#### **a) PUC Distribution Inc.**

The scope of the required revisions related to the PUC Distribution Inc. electrical distribution system due to the project noted above includes:

- Removal of overhead pole lines in the area. The exclusion includes pole in the laneway extending eastward to Brock Street.
- Replacement of poles in laneway extending eastward to Brock Street.

- Installation of underground system from east side of Brock Street to existing pole line in laneway. Road crossing and restoration will be completed by PUC.
- Installation of concrete encased ductbanks, transformer vaults, ground grids, electrical cables and other aspects required for a complete underground electrical system.
- Installation of underground system from Bay Street to set of three (3) transformer vaults (one transformer to be included in subsequent service letter).
- Cutting of existing asphalt, excavation and backfilling with gravel has been included. PUC has not included hard top restoration.
- Replacement of commercial customer's overhead electrical services with underground electrical services including, but not limited replacement of points of attachments and building work. All work will be completed as per ESA Ontario Electrical Safety Code (OESC).

## **b) Streetlight System**

Streetlighting for Bingham Street, including the downtown plaza will be the responsibility of the City. All existing streetlighting in the area will be removed. If streetlights and streetlight poles to be installed are consistent with PUC Services Inc.'s typical streetlight systems, they can be considered streetlights and therefore added to the City's streetlight count. If the lights are designed to be unique, the lighting will require individual metering and be considered outside of the City streetlight system.

## **COST ESTIMATE**

For the project noted above, the cost breakdown for the anticipated work on the PUC Distribution Inc. electrical distribution system shall follow the below breakdown:

- Overall Cost Estimate: \$385,000
- PUC Distribution Inc. Contribution – Relocation of PUC Assets (50%): \$150,000
- City Contribution: \$225,000
  - Relocation of PUC Electrical Assets (50%): \$150,000
  - Revise Private Services: \$75,000

The value of the above is an estimate and is hereby expressly brought to the attention of the City that PUC actual costs of the work will be the basis of the final billing to the City for the aforementioned work. The deposit amount should only be considered approximate for a period of six (6) months from the date issued and should the owner not provide the required deposit in that period may require PUC to re-evaluate the project costs and required deposit by the City. No relocation work or ordering of material will commence until the above deposit is received. Alternative acceptable method of deposit includes a purchase order received from the City inclusive of authorization of this letter shown below.

## **REGULATORY REQUIREMENTS**

All work performed by PUC for the above noted development will be subject to the following with the understanding that all work performed on City property is acceptable to the City and therefore a municipal consent is assumed. Any work required on private property will be

coordinate between PUC and the property owner directly. The City may be engaged to support these discussions, as required.

## **PLANS**

The most recent site plans provided by the owner have been attached. All costs have been estimated as per attached plan. The City is responsible to inform PUC if revisions are required to the plan and/or construction. If revisions occur, additional costs may occur and will be reflected on the final billing.

It has been identified that multiple buildings in the area will be modified and/or demolished. The plans are based on the base plans provided from the City's consultant and shown in the attached. Revisions to these requirements may impact the scope of work and the overall costs. It is recommended that the City provide all relevant information to PUC at their earliest convenience.

The attached proposals have been included in an effort to complete this estimate. It is recommended that all civil infrastructure be included on overall site plan in an effort to minimize site conflicts. PUC requires the City to provide complete as-built drawings of the area.

## **PERMISSION TO SERVICE PROPERTIES**

In order to accommodate the proposed development, private electrical services will be required to cross City property. Authorization of this letter by the City grants permission to PUC to install underground infrastructure for private electric services on or across City owned property. PUC will also be required to install a concrete encased road crossing across Brock Street. Authorization of this letter provides confirmation that PUC will be approved within the municipal consent process to install a concrete encased road crossing inclusive of required restoration. Separate municipal consent application will be submitted.

## **CONSTRUCTION COORDINATION**

PUC's plans attached include general locations of electrical installations. PUC will require the support of the City's surveyor on site prior to excavation occurring to identify the accurate location for the infrastructure. The surveyor costs have not been included in the below estimate.

## **UTILITY COORDINATION**

PUC will issue a copy of the attached drawing to both Bell Canada and Shaw Communications for their awareness as to the extent of the relocation. It remains the City's responsibility to coordinate with other utilities (Ex: Communication's companies, Gas, etc.) in detail to ensure all work is coordinated and completed in a timely manner.

## **SCHEDULE AND WINTER PROJECTS**

The scope of work and cost estimates are based on the construction occurring in months where snow or frost are not of concern. Additionally, the site shall be available for PUC and/or our contractors to complete the work in an unimpeded manner. It is recommended that the City organize a preconstruction meeting to discuss the overall project in detail with all relevant parties to minimize on site conflicts.

## **ACCEPTANCE OF OFFER**

If you agree to the scope of work and cost estimates outlined in this letter, we would ask that you kindly sign and date the following declaration and return a copy of the signed version to us:

I/We the undersigned agree to the items outlined in this letter and hereby authorize PUC (PUC Distribution Inc. and PUC Services Inc.) to complete the required revisions to accommodate the above noted project.	
Name (please print):	
Signature:	Date (yyyy-mm-dd):

Trusting that this information is what is required and is sufficient for your purposes.

Yours truly,  
PUC SERVICES INC.



Darren Seabrook, P. Eng.  
Senior Electrical Distribution Engineer

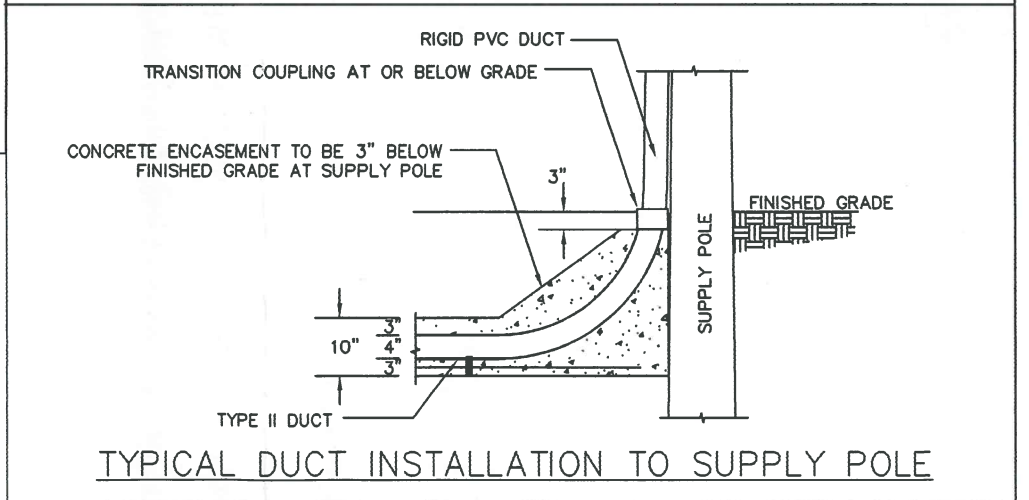
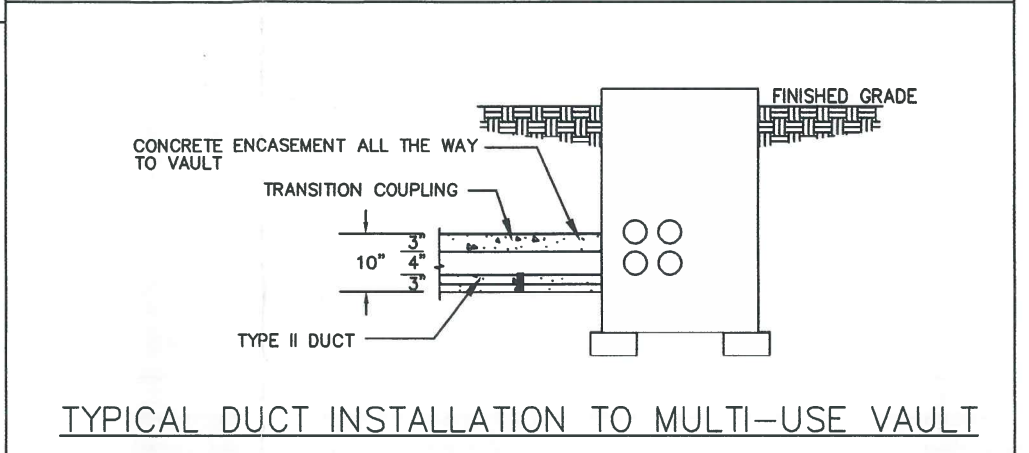
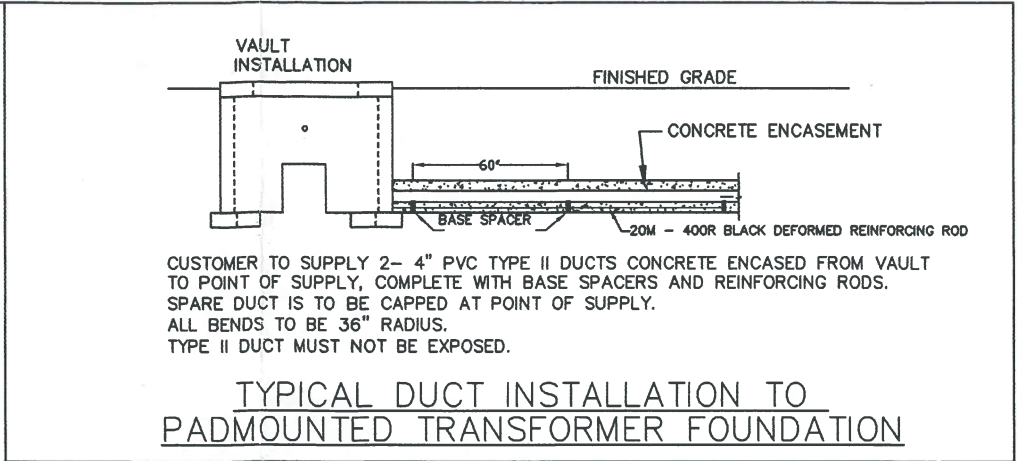
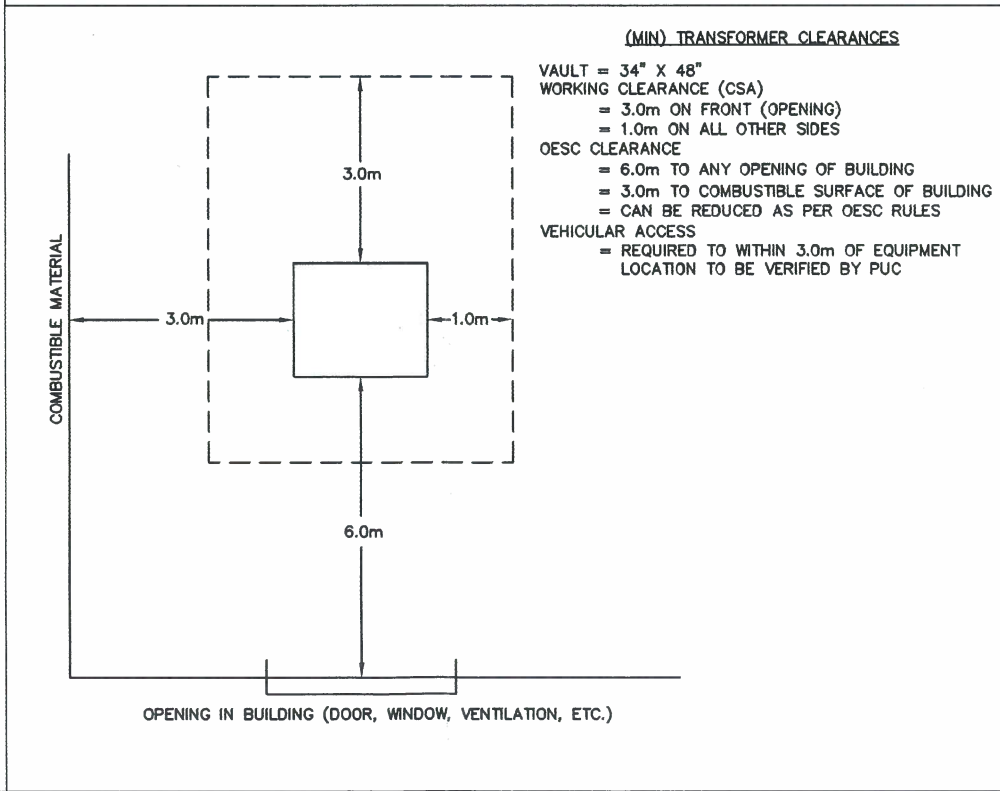
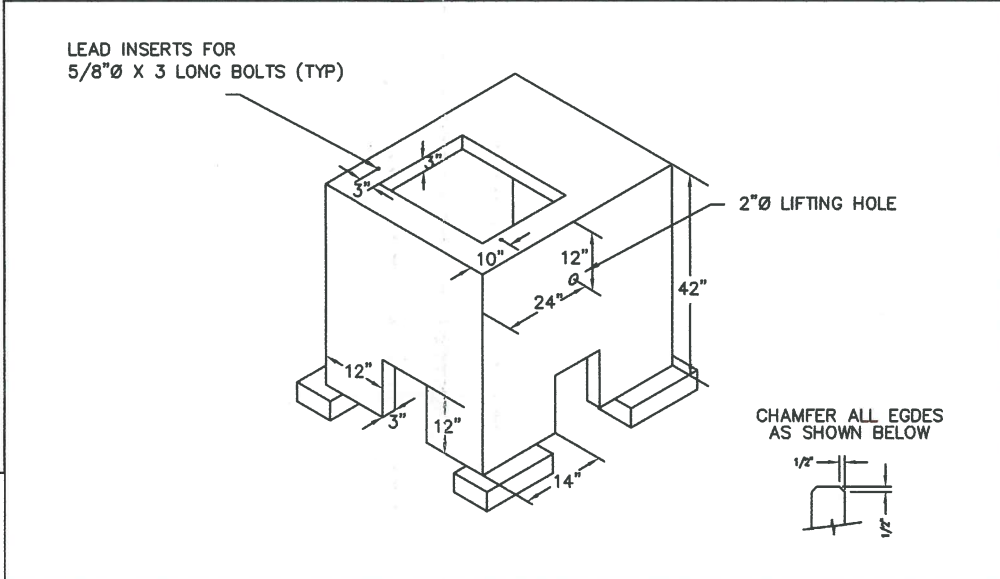
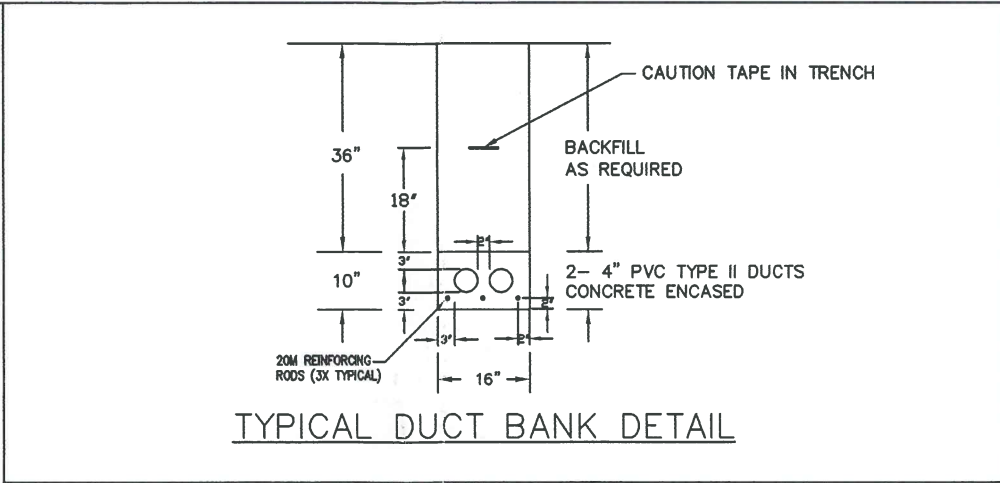
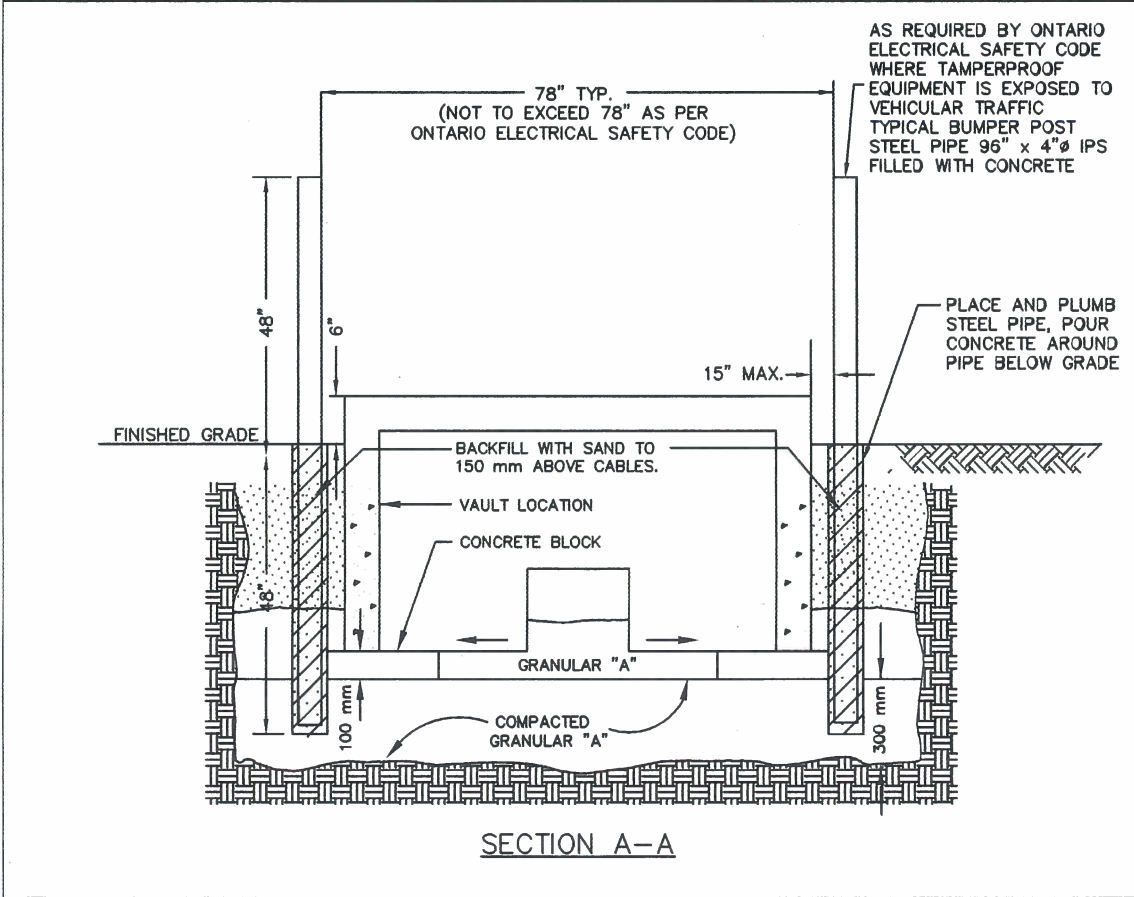
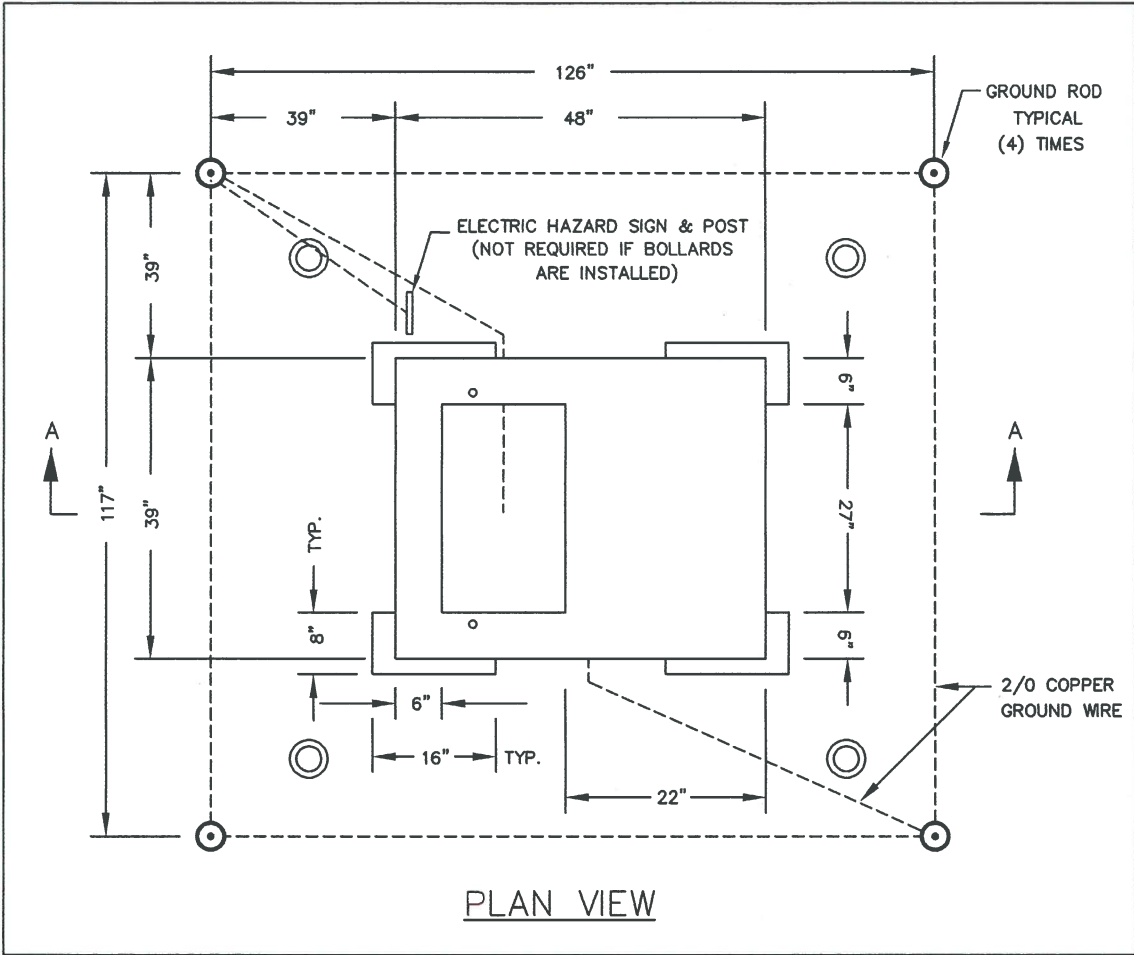
DS\*km

Encl: D-EDS3150-002  
URD51 Rev. 1  
TRANSFNDN Rev. 7

CC: PUC Services Inc. Required Staff







- NOTES:
1. PRECAST UNITS CAN BE OBTAINED FROM INDUSTRIAL CASWELL CONCRETE PRODUCTS, INVERTA CORP CONCRETE PRODUCTS.
  2. 4000 P.S.I. CONCRETE TO BE USED.
  3. REINFORCING 4x4 6/6 WELDED WIRE MESH TO BE USED THROUGHOUT.
  4. CUSTOMER MUST SUPPLY AND INSTALL 10mm POLYPROPYLENE FISHROPE IN EACH DUCT. DUCTS MUST BE RODDED IN PRESENCE OF A P.U.C. SERVICES REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
  5. ALL LIFTING HOLES IN FOUNDATION TO BE FILLED IN WITH CONCRETE.
  6. SECONDARY DUCT(S) TO SUIT CUSTOMER (FOR COMMERCIAL APPLICATIONS)
  7. GROUNDING IS SUBJECT TO E.S.A. INSPECTION APPROVAL.
  8. GROUND WIRE TO BE MINIMUM 10" BELOW FINISHED GRADE.
  9. GROUND WIRES TO EXTEND 6' INTO VAULT TO ALLOW FOR CONNECTION TO TRANSFORMER.
  10. CUSTOMER TO SUPPLY AND INSTALL SECONDARY CABLES, INCLUDING TERMINATIONS. SECONDARY LUGS MUST BE INSTALLED AND HAND TIGHTENED TO THE TRANSFORMER TERMINAL PADS. PUC PERSONNEL WILL TORQUE IN PLACE (FOR COMMERCIAL APPLICATIONS).
- SCALE: NTS

NOTES:

**DISCLAIMER:**

PUC SERVICES INC. OF SAULT STE. MARIE SHALL HAVE NO LIABILITY WHATSOEVER FOR THE USE OF OR CONSEQUENCES OF USING THIS DRAWING. ANY REPRODUCTION OF THIS DRAWING SHALL EXCLUDE ALL REFERENCES TO PUC SERVICES INC. THIS DRAWING HAS BEEN DESIGNED FOR PUC SERVICES INC. USE AND MAY BE ALTERED AT ANY TIME AS REQUIRED BY PUC SERVICES INC. ENGINEERING DEPARTMENT.

NO.	REVISION	DATE	INITIAL
1	ADDED BASE SPACERS/REBAR, AGL DIM.	SEP 21/17	MT



**TYPICAL INSTALLATION DRAWING**

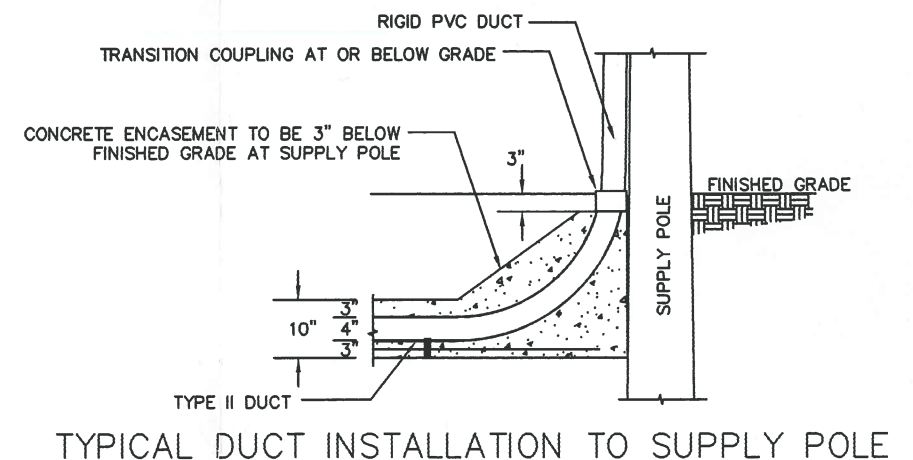
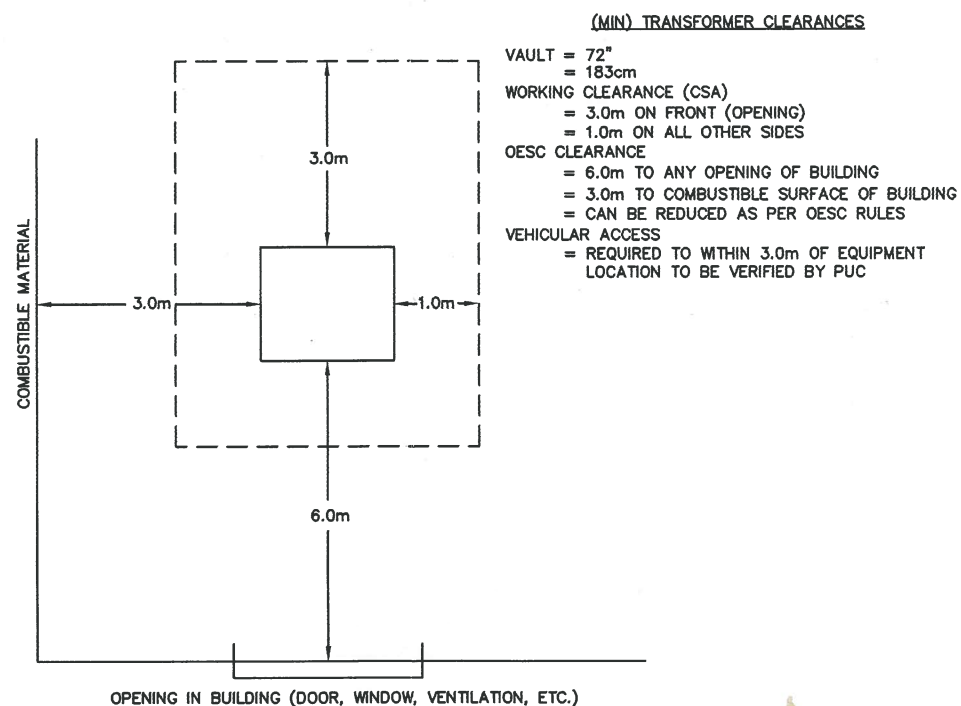
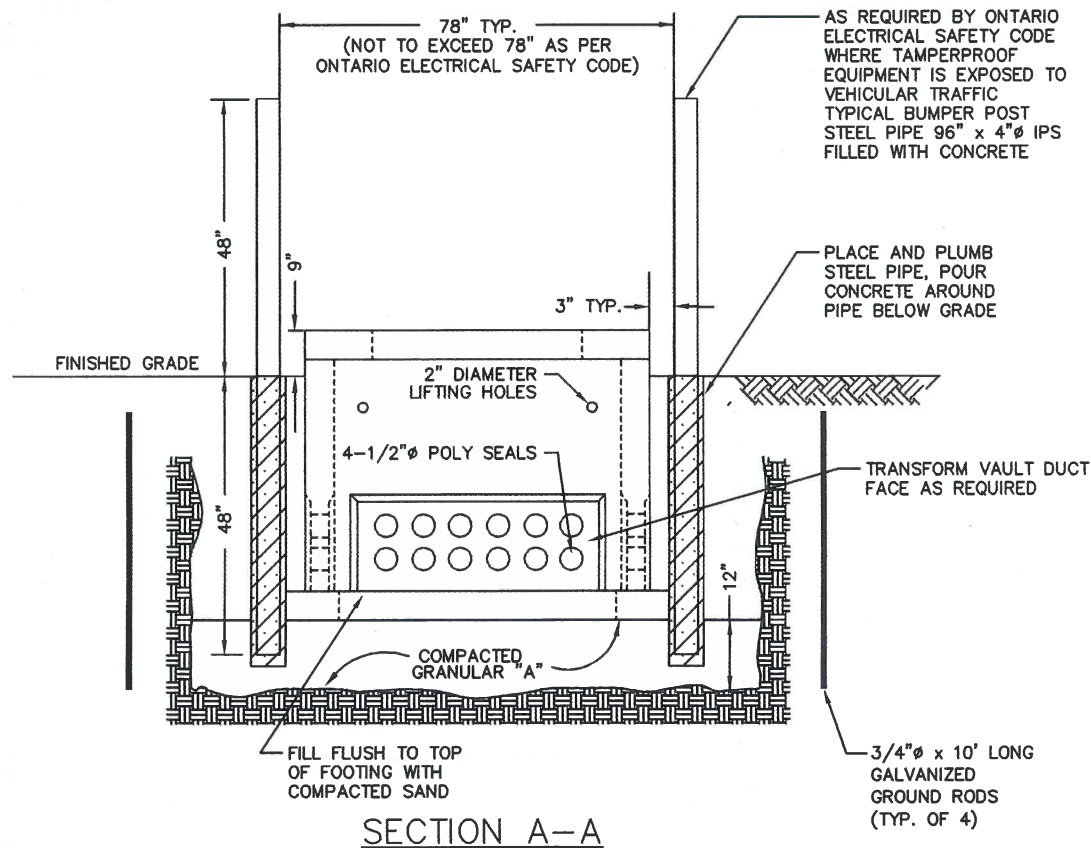
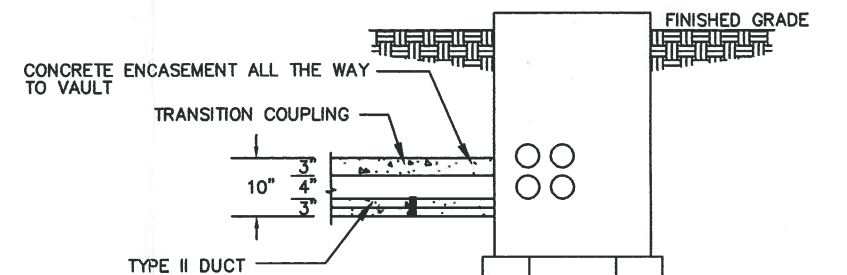
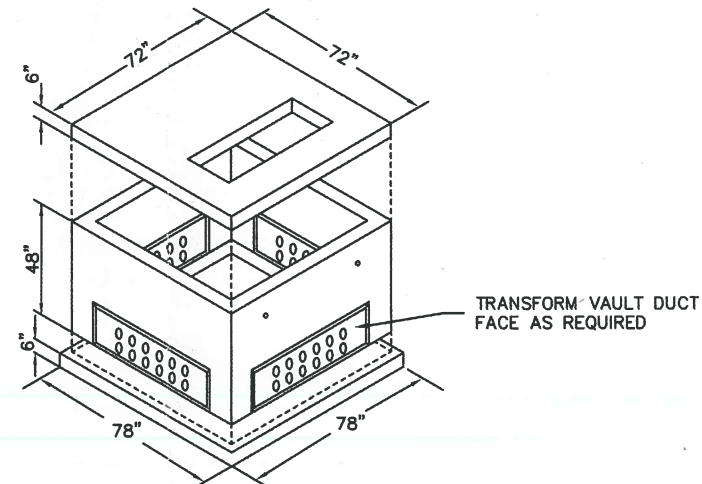
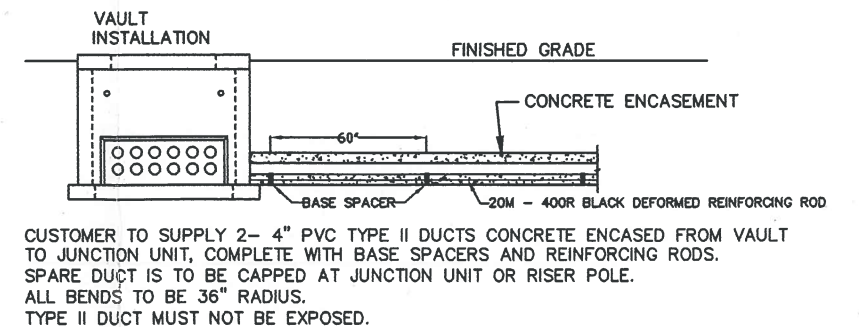
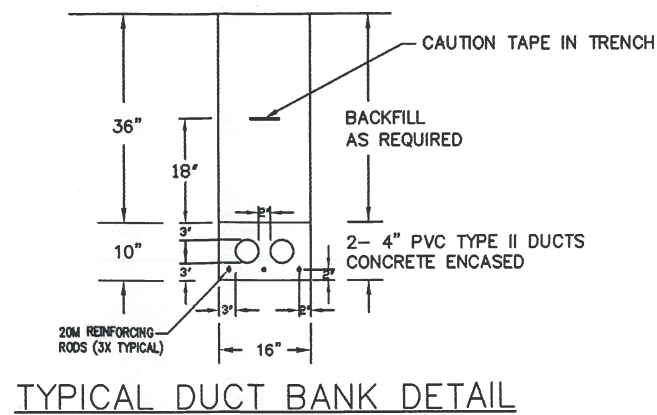
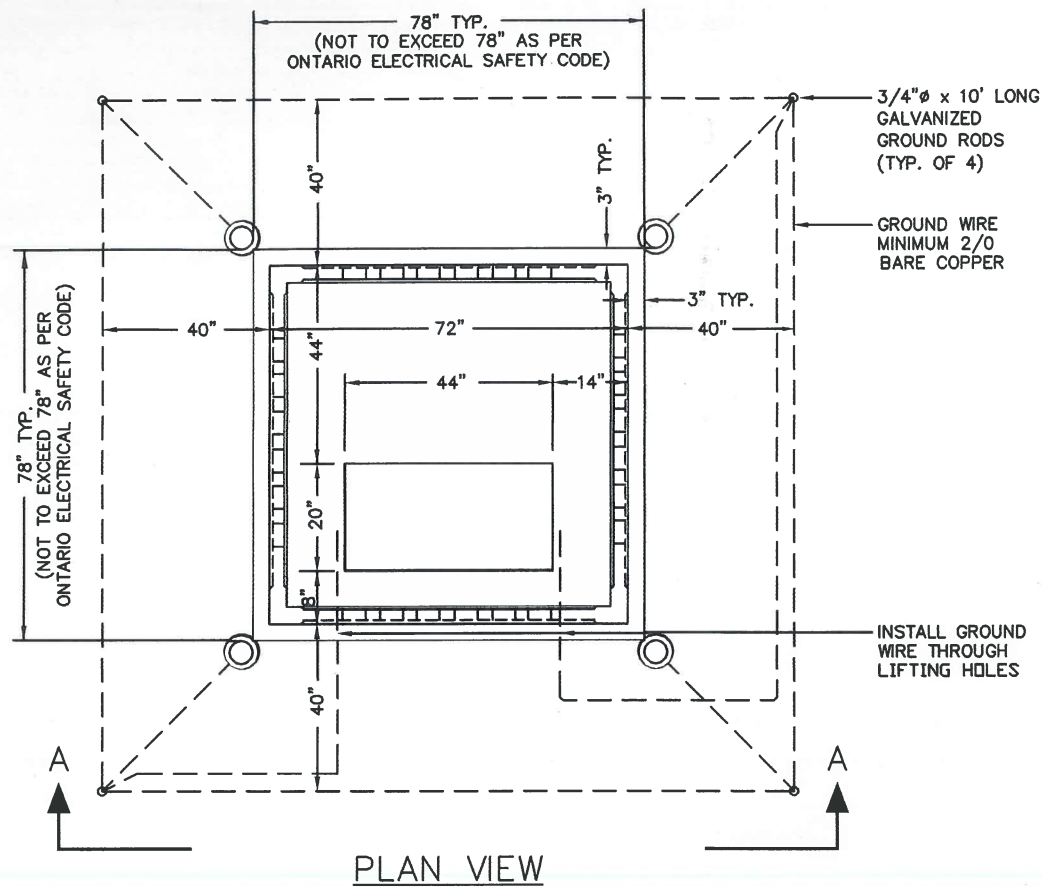
MINI-PAD TRANSFORMER VAULT

PRIVATE INSTALLATION

37.5 TO 167 KVA TRANSFORMER (SINGLE PHASE)

DRAWN BY: KDW	DATE DRAWN: APRIL 23/12
CHECKED BY: MT	DATE CHECKED: APRIL 23/12
APPROVED BY: [Signature]	DATE APPROVED: 2012.09.29
DWG. NO.: URD 51	REV.: 1





- NOTES:
1. PRECAST UNITS CAN BE OBTAINED FROM INDUSTRIAL CAST STONE, CASWELL CONCRETE OR BROOKLYN CONCRETE PRODUCTS.
  2. 3000 P.S.I. CONCRETE TO BE USED.
  3. CUSTOMER MUST SUPPLY AND INSTALL 10mm POLYPROPYLENE FISHROPE IN EACH DUCT. DUCTS MUST BE RODDED IN PRESENCE OF A P.U.C. SERVICES REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
  4. ALL LIFTING HOLES IN FOUNDATION TO BE FILLED IN WITH CONCRETE.
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  10. VAULT COVERS ARE NOT TO BE FASTENED TO VAULTS USING BOLTS, ADHESIVES OR ANY OTHER MEANS.
- SCALE: NTS

NOTES:

DISCLAIMER:

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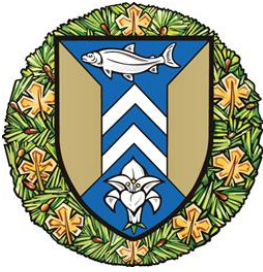
7	ADDED BASE SPACERS/REBAR - DUCT BANK	SEP 19/17	MT
6	NO VAULT LID FASTENERS	OCT 13/11	KDW
5	ADDED TRANSFORMER CLEARANCES	MAY 12/10	KDW
4	ADDED FILL NOTES TO SEC. A-A	APR 6/10	J.T.
3	REVISED RANGE OF TRANSFORMER SIZES	APR 2/09	J.T.
2	ADDED NOTE 10. REGARDING NYLON ROPE	OCT 3/07	J.T.
NO.	REVISION	DATE	INITIAL



## TYPICAL INSTALLATION DRAWING

PADMOUNTED TRANSFORMER FOUNDATION  
150 kVA TO 2500 kVA (THREE PHASE)

DRAWN BY:	V.F.	DATE DRAWN:	MAY 25/02
CHECKED BY:	J.R.	DATE CHECKED:	APR 2/09
APPROVED BY:	<i>[Signature]</i>	DATE APPROVED:	2017.09.29
OWG. NO.:		REV.:	
	TRANSFNDN		7



**The Corporation of the  
City of Sault Ste. Marie**

**C O U N C I L   R E P O R T**

September 13, 2021

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Brent Lamming, Director of Community Services

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** Northern Community Centre Naming Rights Expansion

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**PURPOSE**

To seek Council's approval to extend the naming rights agreement with Northern Credit Union (NCU) to the expanded twin pad facility upon completion of construction. In addition, approval is required to waive the naming rights fee for the 2020-21 season (due to pandemic interruption clause) and to extend the agreement for an additional five (5) years with a new maturity date of June 30, 2028.

**BACKGROUND**

At a Council meeting dated June 24, 2013 Council approved the following resolution.

That the report of the Commissioner of Community Services concerning Naming Rights for the West End Community Centre be received; and further that Council accept the Northern Credit Union proposal for Naming Rights for the West End Community Centre; and approve staff entering into an agreement with Northern Credit Union, which will be brought to Council.

The Naming Rights agreement was for a ten (10) year term expiring June 30, 2023 with annual payments of \$20,000. The pandemic has impacted the timing of when the facility was permitted to be open. The timeline of significant closure events are noted below:

- March 16, 2020: The province recommends the closure of all recreation programs, libraries, private schools, daycares, and churches and other faith settings, as well as bars and restaurants, except those that offer takeout or delivery.
- May 6, 2020: Emergency orders are extended by the province for the third time.

- Nov. 20, 2020: The Provincial government [announces it will extend current orders](#) under the Reopening Ontario Act until Dec. 21 due to the coronavirus pandemic.
- Dec. 21, 2020: Doug Ford announces a “province wide shutdown” [which will begin on Boxing Day](#) and last for four weeks in southern areas of the province and two weeks in northern areas.
- Apr. 1, 2021: [Ontario government](#) moves to activate an “emergency brake” for four weeks across the entire province.
- On April 16, 2021, the Provincial Government announced a further strengthening of the stay at home order.  
<https://news.ontario.ca/en/release/61192/ontario-strengthens-enforcement-of-stay-at-home-order>

## ANALYSIS

Staff continue to communicate with Northern Credit Union. Highlights from the current agreement are as follows.

- Ten-year agreement expiring June 30, 2023 with an option to renew for a further ten years.
- The first year, in lieu of a payment to the City, Northern Credit Union paid for the design, manufacturing, and installation of all signage (estimated to be well in excess of \$25,000).
- In years, two through ten, Northern Credit Union will pay the City \$20,000 per year totaling \$180,000.
- The agreement anticipated the potential construction of an arena and a clause which confirmed an amount of an additional \$15,000 annually at Northern Credit Union’s option.

The head office for the Northern Credit Union is in Sault Ste. Marie and is a locally grown business that has operations throughout Ontario.

<https://www.northerncu.com/>

Due to the interruption and closure of the facility, it triggers clause 12 b) of the agreement with respect to cessation or interruption and closure of operations.

NCU has had the option to terminate agreements during this time but have chosen not to as they see the value in the relationship with the City. Staff are recommending that any payments made in advance for the 2020-21 season will be applied to the 2021-22 season thus extending the term for an additional year to compensate for the forgone season.

In addition, NCU has expressed their interest (Appendix A) to execute clause 5b i) given the pending construction of the twin pad arena:

“that immediately upon written notice from the Owner to NCC that the centre is complete, NCC shall pay to the owner a yearly Naming Rights

Fee of Thirty Five Thousand (\$35,000.00 CDN) Dollars per year;”

NCU is pleased with the partnership and is requesting an extended term with one extension clause subject to mutual agreement by both parties. In addition, NCU has agreed to cover the cost of branded signage to the expanded facility and would like to realize this investment with an extended term.

Staff support the request based on the following.

1. The City will see an increase from \$20,000 to \$35,000 annually when the expanded facility is commissioned.
2. All payments have been made as agreed.
3. NCU is a well-recognized Corporate partner with a history of giving back to the communities they operate within.
4. Demonstrates long-term commitment to support the Municipality.

In addition, due to low volume activity NCU has asked that the ATM condition be removed from the agreement noting that another machine is close by at the corner of Second Line and Goulais Avenue.

Staff support the requests and look forward to continuing the expanded naming rights partnership for the facility.

### **FINANCIAL IMPLICATIONS**

This change results in foregone revenue of \$20,000 for 2021. However, the Safe Restart Program funding received will offset the loss to the Municipality. At the completion of the Twin Pad expansion (anticipated late fall 2022), the City will realize increased revenue of \$15,000 annually (increase from \$20,000 to \$35,000). This increase will be reflected in future operating budgets.

### **STRATEGIC PLAN / POLICY IMPACT**

The recommendation supports the focus area of the Community Strategic Plan for 2020-2023 in a number of ways.

- Under Community Development and Partnerships, this demonstrates our commitment to developing partnerships with our key stakeholders.
- Demonstrates Fiscal responsibility in managing municipal finances in a responsible and prudent manner.

### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Community Services dated September 13, 2021 concerning Northern Community Centre Naming Rights Expansion be received and that Council approve the following:

- Year 2021-22, NCU will receive \$20,000-payment relief as per the agreement (clause 12. B). Any payments made in advance will be applied to 2022-23.
- Year 2022-2023 NCU will pay \$20,000 unless the new facility is operational and then will pay \$35,000 as per the terms of the agreement (prorated monthly per construction completion date).
- Year 2023 (June 30) – 2028 Northern will renew the agreement now for an additional five (5) years and agrees to pay \$35,000 assuming that the facility is complete and operational. New expiry date of June 30, 2028 with one extension clause of five (5) years to be mutually agreed upon.
- NCU will be responsible for the new branded signage within and outside the facility as mutually agreed.
- Trigger of extension clause identified in section 5b i) increasing annual naming rights fee from \$20,000 to \$35,000 at the completion of construction.
- Removal of the ATM requirement on site re clause 5 (E).

Corresponding By-law 2021-164 and supporting Amending Agreement appears elsewhere on the agenda for approval.

Respectfully submitted,

Brent Lamming, PFP, CPA, CMA  
Director, Community Services  
Community Development & Enterprise Services  
(705)759-5314  
[b.lamming@cityssm.on.ca](mailto:b.lamming@cityssm.on.ca)





June 8, 2021

Mr. Brent Lamming  
Director, Community Services  
Corporation of the City of Sault Ste. Marie  
99 Foster Drive  
Sault Ste. Marie, ON  
P6A 5X6

Dear Mr. Lamming,

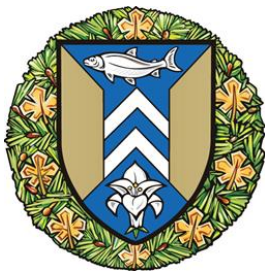
Northern Credit Union would like to express their interest, as per article 4b, in continuing to partner with the City of Sault Ste. Marie to be the Naming and Advertising Sponsor for the facility located at 556 Goulais Avenue. We look forward to working with the City of Sault Ste. Marie to negotiate, in good faith, a mutually agreeable extension to our current contract schedule to expire June 30, 2023.

In addition, we ask the City of Sault Ste. Marie to consider the removal of the ATM located at 556 Goulais Avenue, which is referenced in the current contract clause 5(E). Based on historical performance of the ATM, the traffic to the ATM has been limited and has operated at a loss since June 2014.

Sincerely,

A handwritten signature in black ink, appearing to read "Liisa Woolley".

Liisa Woolley  
SVP Member Experience



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Brent Lamming, Director of Community Services

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** FCM Community Building Retrofit Grant Application - Full Heat Recovery Unit at the JRCC

---

**PURPOSE**

The purpose of this report is to request Council's approval to apply for the Community Building Retrofit Grant currently available through the Federation of Canadian Municipalities. The project's focus is on emission reduction and improved infrastructure at the John Rhodes Community Centre through the procurement and installation of a Full Plant Heat Recovery Unit to heat the indoor swimming pools.

**BACKGROUND**

On April 13, 2015, Ontario announced it was putting a limit on the main sources of GHG emissions through a cap and trade program that will invest auction proceeds in a transparent way back into initiatives that reduce emissions and help businesses remain competitive. Ontario's Climate Change Strategy, also announced in 2015, establishes the long-term vision for meeting Ontario's GHG reduction targets out to 2050.

The GHG Fund was a provincial Grant program that supported community-led action on climate change. The competitive, application based program funded up to 100% of the eligible costs for GHG emissions reduction projects proposed by Municipalities. It was the second round of funding through the Municipal GHG Challenge Fund.

At a Council meeting dated July 16, 2018 the following resolution was passed.

Resolved that the report of the Director, Community Services – Community Development & Enterprise Services dated 2018 07 16 concerning the Municipal Challenge GHG Challenge Fund be received as information and Council approve the grant submission.

Staff submitted the application however; the Municipal GHG Grant was unfortunately discontinued. The Federation of Canadian Municipalities recently announced a new grant under the Community Buildings Retrofit initiative.

To assist with the project, staff applied to the Community Development Fund (CDF) Green Initiatives stream. At an Environmental Sustainability Committee meeting dated June 3, 2021 the following resolution was passed.

Moved by: M. Britton

Seconded by: J. Graham

Resolved that the Environmental Sustainability Committee supports the request for funding from the CDF – Green Initiatives stream in the amount of \$30,000 for the John Rhodes Community Centre – Full Heat Recovery Unit Application, and recommends that Council approve this request.

## **ANALYSIS**

The Green Municipal Fund's (GMF) Community Buildings Retrofit (CBR) initiative supports local governments and not-for-profit organizations in retrofitting public buildings to improve energy performance, lower operating and maintenance costs, and transition to cleaner energy solutions over time.

**Capital project: GHG impact retrofit goal** is in reducing GHG emissions in a local recreational or cultural facility. Project must achieve a minimum 30 percent GHG emissions reduction through a retrofit of a community building when compared to baseline emissions. Eligible projects may be a single comprehensive community building retrofit, or a portfolio of buildings.

### **Community buildings include:**

- indoor ice rinks, indoor sports arenas, indoor swimming pools,
- community and recreational centres (e.g., community centres, clubhouses, seniors' centres and clubs, recreation centres, gyms, halls, curling rinks)
- arts and culture facilities (cultural facilities, performing arts facilities, art galleries, and auditoriums)
- libraries, and
- multi-purpose buildings, which include one or more of the above community functions as well as other services/administrative functions.

<https://fcm.ca/en/funding/gmf/capital-project-ghg-impact-retrofit>

City staff continue to support the Full Heat Recovery Unit as a priority project that was identified as a great opportunity back in 2010 by a consultant report completed by IB Storey. This project fits the criteria for application and would have both an environmental and financial benefit to the Community with an approximate six (6) year payback.



This project will focus on capturing and repurposing wasted energy, decrease of building emissions and improved infrastructure at the John Rhodes Community Centre. This will be achieved through the procurement and installation of a Full Plant Heat Recovery Unit to heat the indoor swimming pools.

The project will aid in the City's capital improvement in the near future considering the age of the two condensers in the room.

Two sources to reclaim waste energy currently escaping into the atmosphere.

1. Refrigeration plant (Example similar to coils on the back of your home fridge)
2. Condensers on the roof (gets rid of heat utilizing fans into atmosphere)

The City currently heats the pool with natural gas and this project will reduce approximately half of the consumption need. Other opportunities to reduce emissions with this project utilizing waste heat include:

- Pool area fresh air supply
- Pool change room existing in-floor heating circuit
- Domestic hot water and floodwater preheating

Potential future uses of waste heat include

- Bleacher heating
- In-floor dressing room heating
- Addition of water-to-air heat pumps for lobby vestibule

**Estimated GHG Reduction Potential: 6,592 tonnes of CO<sub>2</sub>e by March 2051 or approximately 206 CO<sub>2</sub>e annually.**

**2021 to 2031 = 2,472**

**2031 to 2051 = 4,120**

If the grant application is successful, a capital request would then be submitted for the 2022 budget deliberation to make up the shortfall.

Full Heat Recovery Proposed Financing Structure		
Environmental Sustainability Committee	\$ 30,000.00	Recommended by Resolution to City Council June 3, 2021
Community Building Retrofit Grant	\$ 60,000.00	80% of project (25% grant/75% loan) - pending approval from Council to apply
Community Building Retrofit Loan	\$180,000.00	80% of project (25% grant/75% loan) - pending approval from Council to apply
Capital Budget Request for 2022	\$ 30,000.00	
Total	\$300,000.00	

On Thursday July 15, 2021 staff were notified (Appendix A) that the pre-application screening of the project has been supported by FCM and that the City is now

encouraged to make the full application. This is conditional on completing an up to date RETScreen (The RETScreen® Clean Energy Management Software platform enables low-carbon planning, implementation, monitoring and reporting) to bring the GHG reduction figures up to current date figures given the prior Consultant report was from 2010.

Staff have been looking to implement this project for a number of years and have reviewed the opportunity with the PUC who are very supportive of the project.

### **FINANCIAL IMPLICATIONS**

The study conducted by I.B. Storey Professional Energy Solutions on December 24, 2010 provided a comprehensive energy assessment on the John Rhodes Centre. The study identified 20 projects on page 70 of the report, one of them being the Full Plant Heat Recovery opportunity. The summary table presented that 1,117,000 in kWh or 206 GHG can be saved annually along with cost savings of \$43,000. The payback of seven (7) years may actually be faster as the cost of utilities have escalated since 2010. An up to date RETScreen (Clean Energy Management Software is a software package developed by the Government of Canada) will be required and it is anticipated the cost can be covered the existing operating budget.

This project is an innovative way to utilize waste heat energy and would be the first of its kind in Sault Ste. Marie. The City will be applying for 80% of the project funding for \$300,000 of eligible costs (25% grant/75% loan). Interest costs on the loan over a ten (10) year term are estimated at \$10,000. Annual loan repayment is approximately \$20,000 and will be funded from the annual utility cost savings.

### **STRATEGIC PLAN / POLICY IMPACT**

This project supports the Focus Area: Infrastructure – Maintaining Existing Infrastructure. It also demonstrates Fiscal responsibility in managing municipal finances in a responsible and prudent manner

### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Community Services dated September 13, 2021 concerning the Community Building Retrofit Grant Application – Full Heat Recovery Unit at the John Rhodes Community Centre be received and that the RETScreen completion and the grant submission be approved.

Respectfully submitted,

Brent Lamming, PFP, CPA, CMA  
Director, Community Services  
Community Development & Enterprise Services

FCM Community Building Retrofit Grant Application - Full Heat Recovery Unit at  
the JRCC  
September 13, 2021  
Page 5.

(705)759-5314  
[b.lamming@cityssm.on.ca](mailto:b.lamming@cityssm.on.ca)

## APPENDIX A

**Proposal title:** John Rhodes Community Center - GHG Impact Retrofit capital project

**Lead applicant:** The Corporation of the City of Sault Ste. Marie

**Lead municipality:** Sault-Ste.-Marie

**Application type:** Full-application – GHG Impact Retrofit capital project

Dear Mister Lamming,

Having completed the review of your initial proposal submission, it is my pleasure to inform you that I am sending you the full application for the John Rhodes community center retrofit project. As mentioned in our earlier conversation the study you provided was over 10 years old. As a result, in the full application we will require a Ret screen report. The final eligibility of the project will be based on the information provided in the full application but if the ret screen provides the information for your current GHG baseline + the suggested solution to bring a 30% GHG reduction of your facility the project is eligible. Please note that being eligible does not guarantee funding as GMF considers a combination of factors. Only the highest-ranking projects will be recommended for funding.

**You may now proceed to the full application stage of your submission.** Please complete the attached form and project workbook, and make sure to gather all required and supporting documents. To submit your complete application, please follow the instructions below:

Ensure your file title(s) begin with “CBR” for easy identification.

1. [Click on this link to the GMF Inbox at Box.com.](#)
2. Follow the simple on-screen instructions to upload file(s).

Here are a few tips on preparing a complete application:

Read all instructions and evaluation criteria described in the [CBR application guide](#), as well as the **full application form** and **project workbook** (attached). These documents provide key information that will help you prepare a strong submission.

- In the **project workbook**, provide a detailed, itemized budget early on in the application preparation process so that we can assist you with any questions that arise.
- Pay careful attention to the list of eligible and ineligible costs (Tab 2). Note that most costs incurred prior to the application submission will not be eligible for reimbursement, should the project be approved.
- It is important to note that the project must show from baseline data how the retrofits will bring at least a 30%ghg reduction

Please do not hesitate to contact me if you have any questions or require assistance. We appreciate your interest in the CBR initiative and look forward to working with you on this opportunity.

**Patrick Costigan**

Advisor, Programs Outreach | Green Municipal Fund

Conseiller, Rayonnement des programmes | Fonds municipal vert

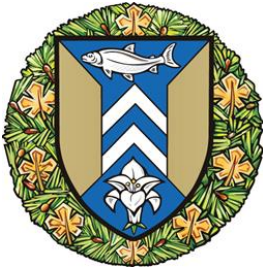
T. 613-907-6204



FEDERATION  
OF CANADIAN  
MUNICIPALITIES

FÉDÉRATION  
CANADIENNE DES  
MUNICIPALITÉS





**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Brent Lamming, Director of Community Services

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** John Rhodes Aluminum Wall Panels

---

**PURPOSE**

This report has been prepared to seek Council's approval to transfer funds from an approved 2021 capital project to address an urgent repair item at the John Rhodes Community Centre (JRCC).

**BACKGROUND**

Morrison Hershfield conducted a building conditions assessment during the summer of 2020 for the John Rhodes Community Centre. At that time, an assessment was provided for a twenty-five (25) year capital plan.

In row eight (8) of the report it identified a general reference to Exterior Walls - Metal Siding for the facility. It indicates that the walls are largely clad with concrete block supported on the concrete foundations, with weep holes provided at the base of the walls. In summary, it identified patterns of water staining and moss growth in some locations. The report also indicated that it is not clear if the water is mostly on the surface of the walls, or penetrating deeper into the wall assembly and no leaks were reported at the interior. The report recommends future renewal of investment with localized repairs being required (sealing flashing joints and adjusting drip edges to direct water away from the face of the wall, then cleaning the walls and monitoring) totaling \$116,000 to occur in the year 2029.

Staff started to notice an issue earlier this year as wind started to open up the panels on the east side of the building resulting in number of them coming off. Staff inspected the remaining panels and have been monitoring as a safety precaution. Staff also took steps to obtain quotes and book in the repair as soon as possible.

## **ANALYSIS**

During the 2021 budget process, there were a number of capital items approved through asset management for the JRCC. Staff have determined that one (1) item for the foundation repair (row 7 – Concrete Block repair) in the amount of \$22,000 can be deferred for at least one (1) more year to cover this urgent need.

The three (3) quotes obtained are in alignment with the procurement by-law to address the repair. With the low bid being Maverick and Son Exteriors at \$19,640.

1. Maverick and Son Exteriors - \$19,640 + HST
2. Pro North Roofing - \$28,450 + HST
3. Over the Edge Roofing - \$88,053 + HST

Staff are recommending the transfer of \$20,000 from the approved asset management item identified to cover the \$19,640 amount to address this issue as soon as possible.

## **FINANCIAL IMPLICATIONS**

There will not be an impact to the 2021 Operating budget.

## **STRATEGIC PLAN / POLICY IMPACT**

The recommendation supports the focus area of the Community Strategic Plan for 2021-2024 in a number of ways.

- Values: Fiscal Responsibility – We will manage municipal finances in a responsible and prudent manner.
- Strategic Focus Area: Infrastructure – Maintain Existing Infrastructure and Asset Management

## **RECOMMENDATION**

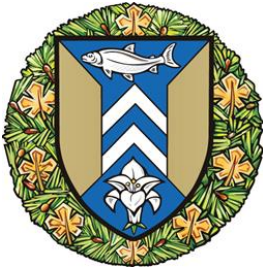
It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Community Services dated September 13, 2021 concerning John Rhodes Aluminum Wall Panels be received and that the transfer of \$20,000 from the approved 2021 capital item indicated to cover the urgent panel repair project at the JRCC be approved.

Respectfully submitted,

Brent Lamming, PFP, CPA, CMA  
Director, Community Services  
Community Development & Enterprise Services  
(705)759-5314  
[b.lamming@cityssm.on.ca](mailto:b.lamming@cityssm.on.ca)





**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Brent Lamming, Director of Community Services

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** Ontario Trillium Foundation Community Building Fund Grant – Interactive Water Play Feature at the JRCC

---

**PURPOSE**

The purpose of this report is to request Council's approval to apply for the Ontario Trillium Foundation Community Building Fund Grant Application. The application will support the purchase and installation of an interactive Water Play Feature at the John Rhodes Community Centre Pool (JRCC Pool).

**BACKGROUND**

On August 19, 2021, The Government of Ontario announced the Community Building Fund – Capital stream through the Ontario Trillium Foundation (OTF). The funding provides support for non-profits, Indigenous communities and Municipalities in the community sport and recreation sectors. The fund will help strengthen communities by supporting the repair, renovation or retrofitting of existing sport and recreation facilities to address local community need or public health requirements identified through COVID-19.

One key goal is to support a local community need by extending the life and maximizing the use of existing facilities. The application period opens September 1, 2021 and closes September 29, 2021. The grant will provide up to 80% funding with a limit of \$500,000 per project. More information can be found by accessing the link here. <https://www.otf.ca/our-grants/community-building-fund/community-building-fund-capital-stream>

**ANALYSIS**

Over the past three (3) years, a capital submission has been made to replace the slide at the JRCC Pool with an interactive water play feature (Appendix A-Concept). The slide at the pool is becoming more difficult to certify as we currently only have one staff qualified to inspect and the new process for certification is extensive. When the staff member retires, a technician will need to come in



regularly from out of town. The project will include engineering work, removal of current slide and purchase of a new water play feature. Staff have met with the OTF and the project indicated fits with the criteria and would be an eligible project for grant submission. The funding program focuses on retrofitting of or renovation of space to promote physical activity and increased utilization of space from a Community perspective.

City staff are recommending the project for these reasons.

1. Will aid in activating the pool space on a more consistent basis.
2. Reduces risk exposure with slide certification requirements in which the City has limited resources.
3. Increase utilization of the pool facility for youth and families.
4. Funding available at 80% if the OTF grant application is successful.
5. Has been on the capital request list since 2020 submission (three years).

### **FINANCIAL IMPLICATIONS**

The total project cost is estimated at \$275,000 and a capital request has been submitted as part of the 2022 budget process. If successful in securing the grant funding the City share would decrease from the full \$275,000 to \$55,000 (\$275,000 x 20%) to support the project.

### **STRATEGIC PLAN / POLICY IMPACT**

This project supports the Focus Area: Infrastructure – Maintaining Existing Infrastructure. It also demonstrates Fiscal responsibility in managing municipal finances in a responsible and prudent manner. The new structure would eliminate the need to have an employee certified for slide inspection.

### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Community Services dated September 13, 2021 concerning the Community Building Fund Grant Application – Interactive Water Play Feature at the JRCC be received and that the grant submission be approved.

Further that the City share of the project requirement be referred to 2022 Capital budget deliberation.

Respectfully submitted,

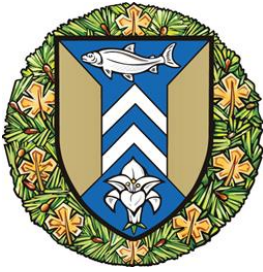
Brent Lamming, PFP, CPA, CMA  
Director, Community Services  
Community Development & Enterprise Services  
(705)759-5314  
[b.lamming@cityssm.on.ca](mailto:b.lamming@cityssm.on.ca)











**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Brent Lamming, Director of Community Services

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** Extend Partnership – SSM Innovation Centre UpNorth Foods Venture

---

**PURPOSE**

This report has been prepared to seek Council's approval to extend the one (1) year pilot program for another six (6) months to lease kitchen space at the Northern Community Centre (NCC) to aid in delivery of the Sault Ste. Marie's Innovation Centre (SSMIC) UpNorth Food Venture. The effective date if approved would be October 1, 2021 and expire March 31, 2022.

**BACKGROUND**

SSMIC reached out to the City last September 2020 to request access to make use of any facility that could support the UpNorth Foods initiative. UpNorth Foods seeks to build relationships with northern food producers to develop regenerative food products in Northern Ontario. UpNorth Foods' mission is to produce high-quality food products using food grown through regenerative agriculture practices (Appendix A).

SSMIC exists to drive business growth, facilitate research and commercialize innovation in science and technology through partnerships, expert advice, community development, business incubation, youth outreach and sector development activities. <https://www.ssmic.com/>

At a Council meeting dated September 28, 2020 the following resolution was passed.

Resolved that the report of the Director, Community Services – Community Development & Enterprise Services dated 2020 09 28 concerning Partnership with SSMIC for the UpNorth Food Venture and the recommendation to provide use of the Northern Community Centre be approved.

## **ANALYSIS**

City staff had reviewed various locations and options that could support programming and it was determined that the NCC provided the best location based on these reasons below.

- Availability of the space during the day
- Amenities at the space
- Parking available in the day
- Fully accessible location
- Seniors Programming can still utilize space as required

Representatives of UpNorth Food recently reached out to staff to request a six (6) month extension to the permit. SSMIC is delivering all programming with their trained staff and providing spot cleaning throughout the day to high touch point areas. SSMIC is paying \$800/month all-inclusive as a monthly rental payment to the City. Another rental permit along with standard conditions agreement will be completed. Insurance will be obtained from SSMIC naming the City as additional insured. Staff recommend supporting the request as presented.

## **FINANCIAL IMPLICATIONS**

There will be a positive impact to operating revenue of \$2,400 for the balance of 2021 and \$2,400 in 2022. If property tax is deemed applicable by MPAC, a portion of the \$800 per month would go towards covering that expense.

## **STRATEGIC PLAN / POLICY IMPACT**

The recommendation supports the focus area of the Community Strategic Plan for 2020-2023 in a number of ways.

- Within the Service Delivery focus area, it continues to assist in delivering excellent customer service to citizens. We will work together to provide inclusive and accessible services to our diverse community.
- Under Community Development and Partnerships, this demonstrates our commitment to developing partnerships with our key stakeholders.

## **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Community Services dated September 13, 2021 concerning Partnership with SSMIC for the UpNorth Foods Venture be received and that the recommendation to provide use of the Northern Community Centre for another six (6) months expiring March 31, 2022 be approved.

Extend Partnership – SSM Innovation Centre UpNorth Foods Venture  
September 13, 2021  
Page 3.

Respectfully submitted,

Brent Lamming, PFP, CPA, CMA  
Director, Community Services  
Community Development & Enterprise Services  
(705)759-5314  
[b.lamming@cityssm.on.ca](mailto:b.lamming@cityssm.on.ca)



99 Foster Drive, Level Six  
Sault Ste. Marie, ON  
P6A 5X6  
(705) 942-7927  
info@ssmic.com

Brent Lamming  
Director, Community Services  
City of Sault Ste. Marie  
99 Foster Dr.  
Sault Ste. Marie, ON P6A5X6

Re: Request for kitchen usage at Northern Community Centre

Hello Brent:

The Rural Agri-Innovation Network (RAIN), an initiative of Sault Ste. Marie Innovation Centre, strives to build a resilient agri-food sector in northern Ontario through innovative research and agricultural development projects.

The RAIN is pursuing the start-up of a food processing enterprise, UpNorth Foods. UpNorth Foods seeks to build relationships with northern food producers to develop regenerative food products in northern Ontario. UpNorth Foods' mission is to produce high-quality food products using food grown through regenerative agriculture practices.

The RAIN is requesting use of the Northern Community Centre kitchen for UpNorth Foods product development activities for a one-year period, at a frequency of 80 hours per month. Currently the RAIN is recruiting a Culinary Technician who would be the primary user of the kitchen. We anticipate they will start using the kitchen in October 2020.

We will strive to create an environment that encourages open communication between other users of the kitchen and be conscientious of the shared space. Safe Food and Handling procedures and proper sanitation of the kitchen space will be adhered to and extra precautions will be taken during this pandemic.

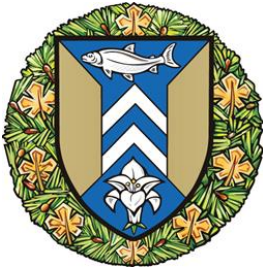
This start-up will create additional opportunities for local job creation and revenue generation for northern Ontario farms. We also anticipate selling products at local farmers' markets and retailers in the local community.

We thank you and Council for considering this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Thompson".

David Thompson, MBA  
RAIN Manager



**The Corporation of the  
City of Sault Ste. Marie**

**C O U N C I L   R E P O R T**

September 13, 2021

**TO:** Mayor Christian Provenzano and Members of City Council

**AUTHOR:** Virginia McLeod , Manager of Recreation and Culture

**DEPARTMENT:** Community Development and Enterprise Services

**RE:** Museums Assistance Program – 2021 COVID Relief Fund Application

---

**PURPOSE**

To obtain Council's approval on the application to Department of Canadian Heritage – Museums Assistance Program – COVID 19 – Emergency Support Fund.

**BACKGROUND**

On August 27, 2021 The Department of Canadian Heritage announced that the Museums Assistance Program (MAP) is now accepting applications for assistance with ongoing operating costs through the Reopening Fund for Heritage Organizations. This assistance will help heritage organizations that have felt the impact of the COVID-19 pandemic as they reopen and safely welcome back visitors.

The City operates Ermatinger-Clergue National Historic Site and desires to provide visitors and residents of Sault Ste. Marie the opportunity to experience the history of the community through the preservation and historic interpretation of the Ermatinger Old Stone House, F.H. Clergue Blockhouse, Heritage Discovery Centre, heritage landscape and gardens, and the artifacts related to the site. In addition, the City oversees the operation of Tourism services, which is responsible for helping visitors plan and book their trips to the City.

The operational budget will see a substantial decrease in visitation and revenues for 2021 due to the travel restrictions and cancellation of group tours.

**ANALYSIS**

The Museums Assistance Program (MAP) supports heritage institutions and workers in the preservation and presentation of heritage collections in Canada. The Program provides financial assistance to Canadian Museums that:

- Facilitate Canadians' access to our heritage;



- Foster preservation of Canada's diverse and rich cultural heritage; and
- Foster professional knowledge, skills, and practices related to key museum functions.

The aim of the COVID-19 emergency support available under the MAP is to provide emergency financial assistance to organizations in order to allow them to continue to care for their heritage collections under these exceptional circumstances, and remain accessible to Canadians.

#### **FINANCIAL IMPLICATIONS**

The application process automatically calculates 10% based from the total 2020 actual operating expenditures. The eligibility calculation is approximately \$36,000 of possible funding relief that could be granted to ECNHS / HSB.

#### **STRATEGIC PLAN / POLICY IMPACT**

This item supports the Corporate Strategic Plan goals: Quality of Life: Promote, grow and support arts and culture.

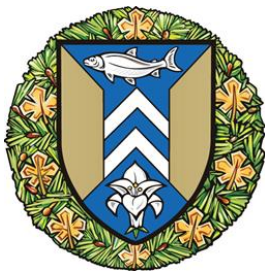
#### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Recreation and Culture dated September 13, 2021 be received and that staff be authorized to submit an application to the Department of Canadian Heritage, Museums Assistance Program for the 2021 COVID Emergency Support Fund.

Respectfully submitted,

Virginia McLeod  
Manager of Recreation and Culture  
Community Development & Enterprise Services



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council  
AUTHOR: Emily Cormier, Sustainability Coordinator  
DEPARTMENT: Community Development and Enterprise Services  
RE: June and July 2021 Community Development Fund - Green  
Initiatives Program Applications

---

**Purpose**

The purpose of this report is to seek Council approval for recommendations from the Environmental Sustainability Committee for the distribution of Community Development Fund (CDF) – Green Initiatives Program funds for two applications received in June and July 2021.

**Background**

The purpose of the Green Initiatives Program of the Community Development Fund (CDF) is to support green initiatives that result in reduced greenhouse gas emissions (GHGs), improve water quality / rehabilitation or increase energy efficiency. The City of Sault Ste. Marie's (the City) Environmental Sustainability Committee (ESC) is responsible for making recommendations for the allocation of funds for eligible projects or programs that support the City's environmental plans and practices. Funding applications are reviewed by the ESC in accordance with the CDF – Green Initiatives Program guidelines and are accepted on a rolling intake throughout the year. Total annual funds available for all projects under the CDF – Green Initiatives Program in 2021 is \$50,000. Eligible applicants include non-profit organizations and City departments.

**Analysis**

Two applications have been submitted and recommended by the ESC for Council approval. The first application came from Community Services requesting \$30,000 to support a full heat recovery unit funding application for the John Rhodes Community Centre. The funding from the Green Initiatives Fund will supplement a funding application being made by Community Services to the Federation of Canadian Municipalities (FCM) Community Building Grant and a capital request for the 2022 budget. This project and grant application are discussed in more detail a separate report appearing elsewhere in this Council agenda package. Please see attachment A for the more details on the ESC application. The following resolution was passed upon review of this application:

Resolved that the Environmental Sustainability Committee supports the request for funding from the CDF – Green Initiatives stream in the amount of \$30,000 for the John Rhodes Community Centre – Full Heat Recovery Unit Application and recommends that Council approve this request.

Moved by: M. Britton

Seconded by: J.Graham

The second application was made by the City's 2021 Summer Student 'Green Team' for funding for 'Green Week 2021' to support a series of sustainable activities organized by the students to encourage Civic Centre employees to incorporate more sustainable practices into their profession and personal lives. The Green team requested \$825 to support the purchase of fresh vegetables, bike locks, gift cards, t-shirts and for petty cash. The ESC supported the request for funding at the July 8, 2021 ESC meeting. Due to the small funding request, timing of the proposed activities and the fact that students have been creating a Green Committee team for over a decade, the modest budget was allocated and spent on the 2021 Green Week without going to Council for final approval. Please see attachment B for further details of the Green Week initiatives. The following resolution was passed upon review of this application.

Resolved that the Environmental Sustainability Committee supports the request for funding from the CDF – Green Initiative's stream in the amount of \$825 to fund the Green Committee's Green Week, and recommends that Council approve this request.

Moved by: A. Riopel

Seconded by: M. Britton

### **Financial Implications**

No additional funds are required from the CDF - Green Initiatives Fund for these two projects. The total requested to date of the CDF – Green Initiatives fund is \$30,825. Of the \$50,000 available in 2021 under the CDF – Green Initiatives fund \$19,175 remains. By the end of the year, any remaining funds not used must go towards the purchase of trees for the subsequent year, which trees should be planted in City Parks or on City property by Public Works employees as per a resolution from the March 9, 2020 Council Meeting.

### **Strategic Plan / Policy Impact**

The recommendation supports the focus area of the Community Strategic Plan for 2020 – 2023 in a number of ways:

- **Environmental Stewardship:** We will use resources wisely to maintain and create a sustainable city for future generations

As well, the Environmental Sustainability Committee, a committee of council has as an objective to encourage energy management and GHG Emissions reduction within municipal operations, of which these two projects align with.

In addition, the installation of energy efficient technology aligns with the Sault Ste. Marie Community GHG Reduction plan: 2020 – 2030, which recommends implementing municipal energy efficiency retrofit projects identified in the IB Story Audits of 2010 and the 2019 Energy Conservation and Demand Management Plan.

**Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of Emily Cormier, Sustainability Coordinator dated September 13, 2021 be received, and,

Further that Council approve the recommendation of the Environmental Sustainability Committee to allocate \$30,000 towards a full heat recovery unit funding application for the John Rhodes Community Centre be approved, and,

Further that the Council approve the recommendation of the Environmental Sustainability Committee that allocated \$825 towards the Summer Student Green Committee's Green Week request.

Respectfully submitted,

Emily Cormier  
Sustainability Coordinator  
Community Development &  
Enterprise Services  
(705) 989-8748  
[e.cormier2@cityssm.on.ca](mailto:e.cormier2@cityssm.on.ca)

## **CDF – Green Initiatives Program Application Request**

**Date May 1, 2021**

### **John Rhodes Community Centre – Full Heat Recovery Unit Application**

**Total Project - \$300,000 (2018 - \$Total Cost Estimate was \$252,000, IB Storey Report indicated \$302,000)**

**Requested Amount CDF – Green Stream - \$30,000**

Other Potential Funding Sources:

- Community Building Retrofit Grant (CBR) –Federation of Canadian Municipalities (FCM)
  - o Up to 80% of project value (75% loan and 25% grant)
  - o Ex. \$300K \* 80% = \$240,000 (\$180,000 loan, \$60,000 grant)
- Capital Request 2022 City SSM Budget \$210,000 (\$300,000 - \$60,000 CBR - \$30,000 CDF)

### **Applicant Information**

- ☐ Legal name of business/organization – City of SSM
- ☐ Key contact for initiative – Brent Lamming Director, Community Services

### **Project Information**

#### ☐ **Project description**

This project's focus is on renewable energy, decrease of building emissions and improved infrastructure at the John Rhodes Community Centre through the procurement and installation of a Full Plant Heat Recovery Unit to heat the indoor swimming pools. This community facility was originally built in 1978 with an expansion to a twin pad ice rink and an 8 lane 25 metre pool expansion in 1999.

Overall, this facility is operating with an energy benchmark of 84.7 kWh/ft<sup>2</sup> with a total utility cost of \$5.29/ft<sup>2</sup>. A number of opportunities exist for enhancing energy performance at the facility (Pg 4 of 76 in attached I.B. Story consultant report). Aging infrastructure and inefficiencies validate the need for the installation of a full plant heat recovery system. The main focus of this project will be the installation of the plate and frame for heat recovery.

This project will aid in the City's capital improvement in the near future considering the age of the two condensers on the roof. Once this is installed and the condensers are replaced, a fluid cooler could be installed removing the need of water on the roof. Any waste heat that isn't being absorbed by the pool will then make its way to the fluid cooler. Additional facilities located within the facility will then be able to tap into this system and use as much heat as it is capable of producing through ongoing infrastructure upgrades.

The existing refrigeration system rejects most of the heat generated from the ice plant to the outside air via an evaporative condenser. A typical community arena rejects enough heat to meet the requirements of up to 40 residential homes annually. Greenhouse gas reduction at our largest multipurpose community centre would have a positive environmental impact, decrease rising utility costs, and provide energy savings freeing up resources for additional investments in energy efficiencies.

#### ☐ **Objectives**

The City of Sault Ste. Marie is always seeking new opportunities to improve the operations of facilities, delivery of service, and building capacity for staff to excel in energy management. In 2013, the City of Sault Ste. Marie undertook a major facility asset management review to assist staff in capital planning for the next 20 years. This process was critical due to the condition of aging municipal infrastructure, and to help with project prioritization in years to come. In June 2014 The Corporation of the City of Sault Ste. adopted an Energy Conservation and Demand Management Plan that will assist the City in meeting legislative requirements, and act as a guiding document for the implementation of energy efficiency projects and programs between 2014 and 2019 which includes a 5% energy reduction target over the next 5 years.

The facility is identified within this plan as requiring energy consumption facility upgrades and operations, associated costs, and the need to reduce the carbon footprint (Report attached). The Energy Conservation and Demand Management Plan is accepted and supported by City Council and Senior Management validating everyone's responsibility and staff ownership over the plans management.

A study was conducted by I.B. Storey Professional Energy Solutions on December 24, 2010 (attached) which provided a comprehensive energy assessment on the John Rhodes Centre. The study identified 20 projects on page 70 of the report, one of them being the Full Plant Heat Recovery opportunity. The summary table presents that 1,117,000 in kWh or 206 GHG can be saved annually along with cost savings of \$43,000 and a payback of 5.86 years on a \$252,000 investment. This project is an innovative way to utilize waste heat energy and would be the first of its kind in Sault Ste. Marie. The Provincial Governments support of this project is essential to its implementation and desired reductions of GHG emissions.

#### ☐ **Performance targets**

a) The Project focus is in regards to utilizing energy in a more efficient fashion to recapture residual heat currently being released into the atmosphere. This would become a significant source for heating the pool water. I.B. Storey Professional Energy Solutions report (attached) indicates on page 70 that 206 GHG can be saved annually once this project is complete.

b) Through the recapture of emission energy it will directly result in a reduction of 1,117,000 kWh annually. With rising utility rates, this option becomes more financially attractive. In addition to the reduction in greenhouse gas emissions through heat recovery, this project is an innovative way of utilizing waste heat energy.

c) From an efficiency standpoint recovered heat from the condenser is captured and stratified in the storage tank water, which can then

be circulated to loads throughout the facility and in this case to heat the pool water.

d) Other opportunities to reduce emissions with this project utilizing waste heat include:

- Pool area fresh air supply
- Pool change room existing in-floor heating circuit
- Domestic hot water and floodwater preheating

Potential future uses of waste heat include

- Bleacher heating

In-floor dressing room heating

- Addition of water-to-air heat pumps for lobby/vestibule

**Estimated GHG Reduction Potential: 6,592 tonnes of CO<sub>2</sub>e by March 2051**

**2021 to 2031 = 2,472**

**2031 to 2051 = 4,120**

## **□ Impacts and Limitations of Project**

John Rhodes Community Centre (105,000 sq ft) is Sault Ste. Marie's largest multi-sport recreation complex located at 280 Elizabeth Street and serves a population of 75,140. The facility is first-class for hosting sporting competitions; tourism related activities and has an average daily use of 68% for arenas during the hockey season. Over 40,000 swim passes and 1,700 hours of community room space is booked annually. Facility amenities include a 25 metre - 8 lane pool, beach-front tot pool, two ice surfaces, gymnastic facilities, meeting rooms, restaurant, concession areas and is the home for the City's Accessibility Centre office.

Sault Ste. Marie hosted 442 conventions and sports events from 2008 to 2016 validating the need to invest in energy efficiencies and upgrades to this facility's infrastructure. Users of this recreation centre specific to the pool areas include the

Algoma District School Board, Huron Superior Catholic District School Board, Kayaking Club, Red Cross Swim Program, Sault Surge Aquatic Team, Soo Tridents Underwater Hockey Club and Soo Masters Polar Bear Club. Individual participant registrations for swimming at the pool is 5,600 per year, The ice rinks service over eight organized ice hockey leagues, two figure skating and one ringette league (attendee numbers of 25,000 per year).

The facility is surrounded by outdoor green space including two football fields, all-weather track, 12 mini soccer fields, official cricket pitch, Skateboard Park, and ball diamond. Users of the outdoor sports fields' access the washrooms and concessions located in the facility.

The full plant heat recovery unit will be located in the condenser on the roof of the facility; specifically on the centre-east of the building above the refrigeration plant. This is where the heat will be scavenged from the plant and redistributed to the boiler room of the pool providing an efficient and environmentally friendly infrastructure that will decrease our carbon footprint.

Using utility invoice data, I.B. Storey Inc. compiled the following annual utility consumption values for the site between January 2008 to December 2009 (see Appendix A for the Historical Billing Analysis). Electrical consumption for this period was observed to total 9,314,974 kWh. Electricity represents 38% of energy usage at the facility, comprising mainly of the ice plant and related fans and motors. Natural gas represents the majority of energy usage at 62%, primarily representing the heating load (pool heating and space heating). This is a typical energy split for a multi-purpose facility of this type. Estimated annual consumption savings were calculated utilizing Fuel Usage in terms of kWh with a conversion factor to GHG reduction in terms of tCO<sub>2</sub>. For the Full Plant Heat recovery it is estimated at 206 GHG reduction annually based on 1,117,000 kWh reduction (see consultant report I.B. Storey Professional Energy Solutions-Savings Summary Table).

□ **Methodology and timing** (including key dates for progress reports and final report to Council)

1. CDF-Green Stream Request - \$30,000 (**May 2021**)
2. Request to Council to approve applying for FCM Community Building Retrofit Grant (**May-June 2021**)
  - a. Up to 80% of project value (75% loan and 25% grant)
  - b. Ex. \$300K \* 80% = \$240,000 (\$180,000 loan, **\$60,000 grant**)
3. Request for Capital (interim or at budget **Dec. 2021** for 2022 implementation)
  - a. \$210,000 Capital Request



## **Costs and Financing**

- ☐ Detailed project costs

See supporting budget spreadsheet attached.

- ☐ Financing arrangements (e.g., equity, loans, etc.) and funding partners

FCM Community Building Retrofit Grant

Capital Request – City SSM for remainder

- ☐ In-kind contributions

- ☐ Balance, Financial Statements, Cash flow projections (historical and projected), where appropriate

- ☐ Demonstrated need for assistance and supporting documentation and applications to other government assistance programs, etc.

## **6.4 Environmental Benefits**

- ☐ Description of how the project achieves a reduction in GHG's, improvement in water quality or energy efficiency

The main two environmental benefits are:

1. Improved Air Quality-less CO as a result of a reduction in Natural Gas emissions.
2. Waste Reduction-less water usage to heat the pools versus the current system.

While accessing a current source which is being dispersed into the atmosphere. The existing refrigeration system rejects most of the heat generated from the ice plant to the outside air via an evaporative condenser. While this is the standard approach to a rink system, it is no longer considered the only economically viable option. An ice plant can be converted to permit full heat recovery. The application and usage of a full heat recovery system is more complex than conventional heating which is primarily the reason that it has not been pursued in the past. With rising utility rates, this option becomes more financially attractive. In addition to the reduction in greenhouse gas emissions through heat recovery, this project is an innovative way of utilizing waste heat energy. Main elements of the new heat recovery system include a plate and frame condenser coupled to a vertical water storage tank. Recovered heat from the condenser is captured and stratified in the storage tank water, which can then be circulated to loads throughout the facility. As referenced potential uses for the waste heat include:

- Pool water heating
- Pool area fresh air supply

- Pool change room existing in-floor heating circuit
- Domestic hot water and floodwater preheating

Potential futures uses of waste heat include

- Bleacher heating

In-floor dressing room heating

- Addition of water-to-air heat pumps for lobby/vestibule

## **Community Benefits**

### **□ How the project compliments other local initiatives**

Economic Benefit: In 2017 the City of Sault Ste. Marie, Community of Adjustment Committee was tasked to think beyond specific sector needs and address urgent issues for the entire local economy including community infrastructure, social development, labour force development, education and training development and business retention and expansion. A plan was developed that has our community moving beyond in a number of previous economic development-focused planning documents, to adopt a “Four Pillar” approach to supporting community resilience. This plan has identified recommendations and actions that will support Cultural Vitality, Environmental Sustainability and Social Equity across the community, as well as Economic Diversity and Growth. In sum, this plan represents a comprehensive, community development approach to strengthening Sault Ste. Marie as we face challenging economic times. Our economy has been stagnant and we have historically been a single industry town.

The economic benefit of this project will be two fold; firstly there will be the economic benefits from local businesses and trade experts who will provide expertise, materials, labor and maintenance of the heat recovery system. Auxiliary benefits will be realized in our restaurant and hotel industry during design and installation of the unit. This project falls in line with our municipal green initiatives and is expected to reduce annual facility operating expenditures in the projected amount of \$43,000 per year. Following the completion of this component of our energy plan, City staff will proceed in other Green initiatives presented for energy savings such as LED light fixtures throughout our facilities. The savings and efficiencies will result in responsible fiscal and facility management which results in positive economic outcomes for our tax payers.

### **□ Impact on the community as a whole**

Social Benefit: This Complex is a social gathering place keeping our community engaged and socially active. People of all ages attend this facility to enjoy recreation, social events and sports all year round. Individuals swim, skateboard, play soccer, skate, play football, participate in track & field, run, walk, play gymnastics or socialize at one of our canteens, facility restaurant or special events and educational sessions in our meeting areas.

The John Rhodes Community Centre is an accessible public recreation centre utilized by youth, seniors and adults. Some of the activities include hockey, ringette, swim lessons, gymnastics, senior's programming, school programming and public swimming. Most importantly, this community centre is a social gathering place for participants and spectators alike. The facility has historical community significance. In 1979 it was commemorated in honor of John R. Rhodes; a former Mayor (1969 to 1971), Member of Provincial Parliament 1971 to 1978 and Cabinet Minister 1974 to 1978. In 2001 following the expansion of the complex the City of Sault Ste. Marie held a Competition for Commissioned Works of Art for the John Rhodes Community Centre validating the facility as a social gathering place for our community. City Council approved the art work of "Corpus Mobilis" by Michael Burtch and "In Action" by Robert Carmichael as winners of the "Competition for Commissioned Works of Art for the John Rhodes Community Centre". These light art sculptures appear on the exterior of the complex and are a very unique example of the social diversity and inclusivity that the John Rhodes Community Centre represents.

By ensuring the long term integrity of the building and upgrading the infrastructure to meet environmental efficiencies lifestyles in our community will continue to be engaged, active and the history tied to this centre will remain intact.

**Behavioural Change Benefits:** City staff has set a realistic energy conservation and demand management plan that aligns with the Municipality's vision, mission, and values through the leadership of the Environmental Initiatives Coordinator & the Municipal Environmental Initiatives Committee. Energy efficiency projects and programs are targeted for implementation between 2014 and 2019. By conserving energy, we will reduce associated greenhouse gas (GHG) emissions, energy related costs, and interruptions in Ontario's energy supply. Our strategy is to reduce energy consumption in municipal facilities and operations, associated costs, and the corporate carbon footprint.

The City is committed to not only being fiscally responsible, but also a government that values environmental stewardship and minimizing the footprint of its activities. The City of Sault Ste. Marie's vision is to be a leader in the provision of efficient, affordable and quality services supporting a progressive and sustainable community. Our mission is to provide quality and cost-effective municipal services in a responsible and supportive manner. The City values environmental stewardship through the wise use of resources to maintain and create a livable city for future generations, minimizing the footprint of our activities on the environment.

By the City demonstrating its commitment to GHG reduction we will advocate locally to encourage business leaders to follow our lead. The City would be committed to holding an open house to explain the process and benefits specific to this project.

VISION-To be the leading innovative, dynamic and efficient municipal corporation in the Province of Ontario.

ENVIRONMENTAL STEWARDSHIP-We will use resources wisely to maintain and create a sustainable city for future generations.

INNOVATION AND PRODUCTIVITY-We will embrace innovative solutions to improve productivity and achieve excellence in customer service.

# Civic Centre Green Committee's Green Week 2021



July 8<sup>th</sup>, 2021

# Why Fund Green Week?

The Green Committee has been a tradition among Civic Centre summer students for over a decade. The 2021 Green Committee asks for a modest budget to help us participate in this tradition in a way that benefits the environment and the Civic Centre's employees.

# Proposed Green Week Schedule

Day	Event
Monday, July 26 <sup>th</sup> , 2021	Meatless Monday
Tuesday, July 27 <sup>th</sup> , 2021	Thrift Tuesday
Wednesday, July 28 <sup>th</sup> , 2021	Electronic Recycling Wednesday
Thursday, July 29 <sup>th</sup> , 2021	Watershed Presentation
Friday, July 30 <sup>th</sup> , 2021	Bike-to-Work Week Draw

# Meatless Monday

In 2013, the UN reported that meat production generates 14.5% of carbon emissions worldwide\*. To promote more sustainable eating, we're planning Meatless Monday.

July 24<sup>th</sup>, 2021

- Farmer's market
- Store vegetables at Noah 's house

July 26<sup>th</sup>, 2021

- Distribute vegetables in Civic Centre lobby
- Find meatless lunches
- Write report and select gift card winner at random

\*"Tackling Climate Change through Livestock," *Food and Agriculture Organization of the United Nations*, 2013.





# MEATLESS MONDAY

Meat production is responsible for 14.5% of carbon emissions worldwide.

On July 26th, the Civic Centre Green Team is asking Civic Centre employees to promote eco-friendly eating by bringing a meatless lunch.

The Green Team will also be providing free vegetables in the lobby—and raffling off a \$25 gift card to Civic Centre employees who bring a meatless lunch.

**MONDAY, JULY 26th**

# Thrift Tuesday

Clothing production generates 10% of carbon emissions and 20% of wastewater\*.

To promote eco-friendly dressing, we're planning Thrift Tuesday.

July 27<sup>th</sup>, 2021

- Collect clothing donations in the Civic Centre lobby
- Thrifty 90's outfits
- Write report and select gift card winner at random
- Donate clothes to Value Village

\* "Can Fashion Ever Be Sustainable?" by Christine Ro. *BBC Future*, 2020.

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**SAULT  
STE.MARIE  
GREEN WEEK**

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# Electronic Recycling Wednesday

Many people have piles of old batteries, phones & cords in their kitchen drawer.

Electronic Recycling Wednesday will give people a chance to dispose of them safely.

July 28<sup>th</sup>, 2021

- Collect old batteries, cords, and electronics in the Civic Centre lobby
- File report and select gift card winner at random
- Donate old electronics & cords
- Recycle old batteries

# ELECTRONIC RECYCLING DAY



The horde of used batteries, old phones and unidentified cords in your kitchen drawer has met its match—bring in any old electronics, batteries, and cords to our Civic Centre Green Team in the lobby for a chance to win a \$25 gift card.

## WEDNESDAY, JULY 28th

# Bike-to-Work Week

Biking to work is healthy for the environment & the individual.  
We wish to promote this healthy and sustainable practice with Bike-to-Work Week.

July 26<sup>th</sup> – July 30<sup>th</sup>

- Record which Civic Centre employees bike to work in the morning
- Give away free bike locks (1 per person)
- Write report and select winner at random at the end of the week

A green rectangular sign with white text that reads "BIKE TO WORK WEEK". The sign is mounted on a brown wooden post. It is positioned above a winding black road with white dashed lines, and a red bicycle is shown riding on the road below it.

**BIKE TO  
WORK WEEK**

Each day you bike to work, you're entered for a chance to win a \$50 Velorution Gift Card. 5 rides = 5 chances to win. We're also giving away free bike locks (1 per participant).

**July 26-30th**

# T-shirts

The Green Committee requests T-shirts for team members. They will simply be white t-shirts with the Green Team logo printed on the front.



# Proposed Budget

GREEN DAY BUDGET 2021	
EXPENSE	COST (\$)
Farmer's Market Day	250.00
Bike locks	175.00 (15 @ \$9.99 + tax)
Gift Cards	125.00 (3 @ \$25, 1 @ \$50)
T-Shirts	175.00 (10 @ \$15 + tax)
Petty Cash Fund	100.00
<b>TOTAL</b>	<b>825.00</b>

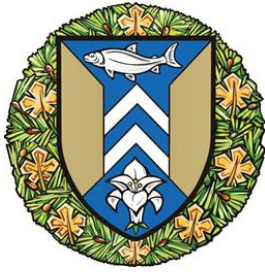
# Conclusion

The 2021 Green Team will be able to carry on the proud and beneficial Green Team tradition following this plan & schedule, which promotes sustainable eating, dressing, transportation & disposal. Our goals can be best achieved under this budget.

# Questions

Please allow me to answer any questions or concerns you may have.

# Thank You!



**The Corporation of the  
City of Sault Ste. Marie**

**C O U N C I L   R E P O R T**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Travis Anderson, Director Tourism & Community  
Development

DEPARTMENT: Community Development and Enterprise Services

RE: August 2021 Tourism Development Fund Applications

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**Purpose**

This report provides recommendations to City Council from City staff and the Tourism Sault Ste. Marie Board of Directors for the distribution of Tourism Development Funds for applications received August 2021.

**Background**

The Tourism Development Fund (TDF) was implemented June 1, 2021 to provide financial support to the broader tourism sector in two different streams - Festivals & Special Events and Attractions & Product Development. The funds for both streams of the TDF are generated from revenue collected by the Municipal Accommodation Tax (MAT).

Support is given to initiatives that produce positive results in at least one of the following criteria:

- Development quality tourism products & events;
- Increase in overnight stays and visitor spending in Sault Ste. Marie;
- Enhancement of the Sault's tourism product offerings;
- Support of the city's reputation and position as a first-rate visitor destination;
- Fulfill a gap in the tourism visitor experience landscape; and
- Encourage private sector tourism investment in Sault Ste. Marie.

Upon receipt of a TDF application, Tourism staff reviews the application for eligibility and assessment criteria and brings a recommendation forward to the Tourism Sault Ste. Marie Board of Directors. The Tourism Sault Ste. Marie Board of Directors further evaluates the applications and makes a recommendation to City Council for the distribution of the grant funds.

**Analysis**

The Tourism Development Fund applications are permitted with ongoing intake and are reviewed monthly at the Tourism Sault Ste. Marie Board of Directors

meetings. At the Tourism Sault Ste. Marie Board of Directors meeting August 19, 2021 two funding applications were reviewed and the following resolutions were passed:

Be it resolved that Tourism Sault Ste. Marie recommend a contribution through the Tourism Development Fund- Conferences and Special Events stream in the amount of \$7,500 to support NerdCon 2021 (October 2-3, 2021) and that a report be submitted to City Council for consideration and approval.

Moved by: K. Walker

Seconded by: N. Brash

Be it resolved that Tourism Sault Ste. Marie recommend a contribution through the Tourism Development Fund- Conferences and Special Events stream in the amount of \$5,000 to support the Airport Management Council of Ontario Convention (October 3-6, 2021) and that a report be submitted to City Council for consideration and approval.

Moved by: K. Walker

Seconded by: B. Barber

### **Financial Implications**

No new funds would be required. The Tourism Development Fund currently has \$450,000 for the purpose of providing financial assistance within the tourism sector.

### **Strategic Plan / Policy Impact**

This item supports the Corporate Strategic Plans Focus Area: Community Development- Develop partnerships with key stakeholders and reconciliation.

### **Recommendation**

It is therefore recommended that Council take the following action:

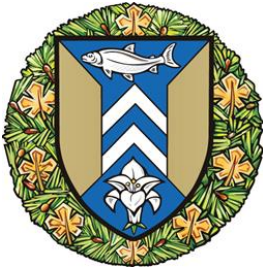
“Resolved that the report of the Director of Tourism and Community Development dated September 13, 2021 concerning the 2021 August Tourism Development Fund applications be received and that the recommendation of the Tourism Sault Ste. Marie Board of Directors to allocate \$12,500 in the following amounts be approved:

1. NerdCon 2021 \$7,500
2. Airport Management Council of Ontario Conference \$5,000

Tourism Development Fund Applications  
September 13, 2021  
Page 3.

Respectfully submitted,

Travis Anderson  
Director, Tourism & Community Development  
705.989.7913  
t.anderson@cityssm.on.ca



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council  
AUTHOR: Don Elliott, Director of Engineering  
DEPARTMENT: Public Works and Engineering Services  
RE: 2022 Capital Transportation Program

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**Purpose**

To present the tentative 2022 Capital Transportation Program, to obtain approval to procure engineering services for some 2022 projects, and to designate the candidate project for the 2022 Connecting Link Program funding application.

**Background**

Capital improvements to linear infrastructure are carried out under several programs including the Capital Transportation Program, infrastructure improvement programs under higher levels of government such as the Connecting Link Program, and the Miscellaneous Construction Program. The Capital Transportation Program emphasizes reconstruction of arterial and collector streets which are critical to the City's movement of traffic while at the same time attempting to address some of the abundant needs of local residential streets.

The ability of the City to reduce the infrastructure deficit is increasingly affected by budget constraints. There have been no increases, inflationary or otherwise, to the City's portion of the Capital Transportation Program budget in over 20 years. There is additional annual funding for this Program from OCIF and gas tax grants.

The 2022 Capital Transportation Program will be brought to Council with the annual budget in December after capital priorities assessment is complete. Council is not being asked to approve the 2022 program this evening. However, it is necessary to procure engineering services to proceed with field data acquisition, local improvements and design in order to ensure timely tenders in the new year. There is an allowance in the 2021 Capital Transportation Program budget for 2022 engineering.

**Analysis**

Road sections are recommended for the capital plan based primarily on scores tabulated in the City's road asset management system. Roads are scored on many factors, including but not limited to road surface condition, road structure, drainage, condition of sanitary and storm sewers, level of maintenance required, and traffic volume. An attempt is made to balance the program among arterials,



collectors and local streets. Arterials and collectors are emphasized as the need is great and their reconstruction benefits the most people. Major new road or drainage projects resulting from environmental assessments are also blended in to the plan and they are often recommended as candidates for funding programs announced from time to time by senior levels of government.

### **Bridges and Aqueducts**

It is often necessary to direct capital funds to bridges and aqueducts. At present, the small Central Creek and East Davignon Creek aqueducts are in various phases of reconstruction. Other aqueducts are in good condition and require only minor repairs. The asset management plan forecasts one bridge replacement in the next few years.

### **Active Transportation**

Active transportation projects are proceeding either on their own or they are incorporated into larger projects. For example, an off-road multi-use trail is being constructed on Third Line between the Hub Trail at Avery Drive and the paved shoulders on Black Road. Further, the reconstruction of Mark Street includes the construction of the Hub Trail between Churchill Boulevard and Lake Street.

### **Update on 2021 Program**

2021 projects continue to progress. Completion of projects is expected in 2021 except for the top lift of asphalt on some streets. Project status is as follows:

- Third Line Reconstruction – Avery to Black: Construction is underway
- Mark Street reconstruction – Churchill to Lake: Construction is underway
- Connecting Link – Trunk Road resurfacing: Deferred – CL funding not approved
- Small aqueduct rehabilitation, Central and East Davignon: Construction is underway
- Case Road culvert replacement: Design in underway
- MacDonald Avenue Stormwater Management: Design is underway
- Angelina Avenue Reconstruction (design only): Design is underway
- Elizabeth Street Sanitary Sewer and Pedestrian Stair repairs: Design is underway
- Miscellaneous Paving: Construction is underway

**Queen Street Resurfacing – Pim to Gore:** A preliminary design project in underway now with FEDNOR funding for partial reconstruction, resurfacing and streetscaping for Queen Street in the downtown core. Budget costs are unknown at this time, however, allowances are in place for the construction to be completed in 2023. The Plaza construction is planned

for the 2022 season. It is not recommended that the Queen Street project proceed to construction concurrently with the plaza, particularly since 2022 is anticipated to be the first full summer season without any adverse effects from the pandemic on Queen Street merchants.

### **Recommended 2022 Capital Transportation Program**

The attached plan represents the remaining two years of the 2019-2023 Capital Transportation Program. The recommended 2022 projects are as follows:

**Cedar Street – Wilson Street to Tancred Street:** This road section and its underground infrastructure are unserviceable and in need of complete reconstruction to an urban class A cross section. It is proposed to pair its design and reconstruction with Dufferin Street.

**Dufferin – Grosvenor Avenue to Trelawne Avenue:** This road section and its underground infrastructure are unserviceable and in need of complete reconstruction to an urban class A cross section. It is proposed to pair its design and reconstruction with Cedar Street.

**Angelina Avenue – Wellington Street E to Caesar Road:** This road section and its underground infrastructure are unserviceable and in need of complete reconstruction to an urban class A cross section. Design for this project is underway as it was contracted to a consulting engineer in the 2021 program.

**Bloor Street West – Patrick Street to Lyons Avenue:** This road section and its underground infrastructure are unserviceable and in need of complete reconstruction to an urban class A cross section.

**Southmarket Storm Sewer Infiltration Repair/Rehabilitation – Trunk Road to Chartwell Drive:** A major 2 meter (78 inch) diameter trunk storm sewer on Southmarket Street has developed a significant number of groundwater infiltration points which must be corrected. There is evidence of the migration of material into the pipe which can result in sinkholes due to loss of material carried into the pipe by the groundwater. It has been studied by a consultant with specialized expertise in infiltration situations of this nature, and it has been determined that the most effective approach is to retain the services of an engineer and a contractor experienced in completing the work by means of trenchless technology. While it will be a significant expenditure, there is considerable savings in not having to excavate such a large sewer in high water table conditions. The intention is to begin design this fall and complete the rehabilitation in 2022.

**Aqueducts and Bridges:** An allocation is included in the 2022 program to continue with the replacement and rehabilitation of aqueducts and water crossings. There are road cross culverts that have outlived their useful life

and need replacement. As funds permit, more portions of the small Central Creek and East Davignon Creek aqueducts will be rehabilitated.

**2022 Connecting Link – Trunk Road Resurfacing – Southmarket to Black Road:** The Province will no doubt be announcing a fall intake for the 2022 Connecting Link Program. The City must budget for its share of the project. Staff recommends the candidate be the same as the unsuccessful candidate for the 2021 program – the continuation of resurfacing of Trunk Road from Southmarket to Black Road, and extending onto Black Road to a point north of the railway tracks.

**Engineering 2023:** An allocation for 2023 engineering must be included in the 2022 Capital Transportation Program to ensure 2023 tenders are let on schedule.

**Access Road to P-Patch:** One of the items in the preferred alternative from the Northern Avenue environmental assessment was the construction of an access road from the east limit of Northern Avenue southerly two blocks to Princeton Drive. It is recommended that this be constructed in 2022. The work will consist of the construction a local road to an urban class A cross section. For the most part, underground services are already in place.

**Resurfacing – Various Roads:** The miscellaneous construction budget is inadequate to address the resurfacing needs in the City. A request to increase this budget has been submitted for the past few years but has not been approved. Another request will be submitted in the 2022 budget. An allocation is required in the 2022 Capital Transportation Program to assist the resurfacing budget for streets in urgent need of a new surface. It is staff's intention to continue its focus on McNabb Street Resurfacing followed by Second Line between Korah Road and Allen's Side Road.

Professional services for design and contract administration will be required for some 2022 projects. For others, professional services have either already been retained, or the project will be designed and administered in-house. Approval is sought this evening to procure engineering services and recommendations will be brought to Council at a future meeting.

## **2023 Program**

The tentative 2023 Capital Transportation Program is shown on the attached plan. It includes deferred projects from previous programs. Recent programs have seen sharp increases in construction costs making it necessary to defer planned projects. 2023 cannot accommodate all deferred projects in the 2019-2023 plan. Deferred projects are listed with the intention that they be included in the 2023-2027 five-year plan which should be brought to Council in 2022.

Allowances for bridges and aqueducts are based on biennial inspections and the asset management plan. Inspections may make it necessary to alter forecasts and these allowances are reviewed annually.

The attached plan also lists some of the larger near-term class A and class B resurfacing priorities.

### **Financial Implications**

Planning for the remaining two years of the five-year Capital Transportation Program is based on project priorities and anticipated budget constraints. Funding availability will be assessed along with other corporate priorities and presented to Council in the 2022 Capital Budget and forecast. This report has no impact on the 2021 Capital Transportation budget. An allowance of \$200,000 was allocated in the 2021 budget for the purposes of commencing with design work for the 2022 projects. Additional funds for completion of design and contract administration services will be brought to Council in the 2022 capital budget.

### **Strategic Plan / Policy Impact**

Improvements to capital infrastructure including roads, active transportation facilities, storm sewers, sanitary sewers, aqueducts and bridges are linked to the infrastructure and asset management components of the corporate strategic plan.

### **Recommendation**

It is therefore recommended that Council take the following action:

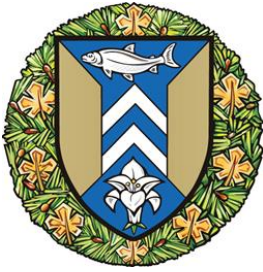
Resolved that the report of the Director of Engineering dated September 13, 2021 concerning the 2022 Capital Transportation Program be received, and the recommendations that procurement proceed for design of the 2022 projects, and that the resurfacing of Trunk and Black Roads between Southmarket and the rail crossing be the designated project for the City's application to the 2022 Connecting Link Program, be approved.

Respectfully submitted,

Don Elliott, P. Eng.  
Director of Engineering  
705.759-5329  
[d.elliott@cityssm.on.ca](mailto:d.elliott@cityssm.on.ca)

2022-2023 CAPITAL TRANSPORTATION PROGRAM - open Council					
Year	Street	From	To	Cost	Comments
2022	Cedar Street	Wilson Street	Tancred Street		Reconstruction, pair with Dufferin
2022	Dufferin Street	Grosvenor Avenue	Trelawne Avenue		Reconstruction, pair with Cedar
2022	Angelina Avenue	Wellington St. E.	Caesar Road		Reconstruction
2022	Bloor Street West	Patrick Street	Lyons Avenue		Full reconstruction, watermain break history
2022	Southmarket Storm Sewer	Southmarket and	Chartwell Drive		Lining - Infiltration repair
2022	Connecting Link Trunk/Black	Southmarket	Black Rd N of tracks		Resurface
2022	Bridges and Aqueducts				Rehabilitation - aqueducts, bridges and culverts
2022	P-Patch Access Road				New access road from E limit of Northern S to Princeton
2022	Engineering - 2023				Engineering for next year capital
2022	Various Roads				Road Resurfacing
				<b>Total \$ 16,136,000</b>	
2023	Queen Street	Pim Street	Gore Street		<b>Resurfacing only - No allowance for streetscaping</b>
2023	Queen Street Streetscaping	Pim Street	Gore Street		<b>Allowance only - streetscaping costs unknown to date</b>
2023	Connecting Link - Black Road	Trunk Road	McNabb Street		Resurfacing - assume 90% CL grant
2023	Spruce Street	Railroad Avenue	Wilcox Avenue		Reconstruction
2023	Stanley Street	Pine Street	Elizabeth Street		Full reconstruction, watermain break history
2023	Bridges and Aqueducts				Rehabilitation - aqueducts, bridges and culverts
2023	Engineering - 2024				Engineering for next year capital
2023	Various Roads				Road Resurfacing
				<b>Total \$ 15,910,000</b>	
<b>Deferred Projects from 2019-2023 Capital Plan:</b>					
2021	Wemyss Street	Pim Street	Trelawne Avenue		Reconstruction - deficient sanitary
2022	Biggings Avenue	Queen Street	Wellington Street		Reconstruction
2022	McCrea Street	Mark Street	Wellington Street		Reconstruction -watermain break history, pair with Harten
2022	Harten Street	Churchill Blvd	Lake Street		Reconstruction, pair with McCrea,
2022	Herkimer Road Bridge No 18				Reconstruction of bridge
2021	Sackville Extension	Near Third Line	early works in ravine		Ravine crossing - to induce settlement
2023	Sackville Road	North Limit	Third Line		New construction
	Rural Class D to C conversion	Various	Various		Pine Shores, Des Chene, Sand, Channelview, Red Pine Dr
	Storm Sewer Pim to Willow	McNabb near Ctire	Willow near GHC		Reconstruct CMP storm sewer

<b>Consider:</b>					
	Blake Avenue	McNabb Street	Wawanosh Ave		Reconstruction - the subject of a Council Resolution
	East Street	Bay Street	Wellington Street		Reconstruction - reconfigure islands at Wellington&Albert
	Culvert Rehabilitations on Second Line				<i>Budget estimate only</i>
	Lower Lake Street	Queen Street	Civic 24		
<b>Notes:</b>					
- Estimated costs are very preliminary and could differ considerably from detailed design cost estimates, consequently, project timing may change					
<b>Class A Urban Arterial Roads Resurfacing short list</b>					
Funding will come from allowances in the annual capital reconstruction program, and the miscellaneous construction budget.					
	<b>Street</b>	<b>From</b>	<b>To</b>		<b>Comments</b>
	McNabb Street	Pine Street	Lake Street		Resurface
	Wallace Terrace	Korah Road	Goulais Avenue		Resurface - Requires EA for possible lane reduction/road diet
	Second Line	Korah Road	Goulais Avenue		Resurface
<b>Class B Rural Roads Resurfacing short list</b>					
	<b>Street</b>	<b>From</b>	<b>To</b>		<b>Comments</b>
	Allen's Side Road	Second Line	Third Line		Resurface
	Second Line	Goulais Ave	Allens Side Road		Resurface
	Base Line Road	Town Line Road	Walls Road		Resurface - Share with Prince



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council  
AUTHOR: Don Elliott, Director of Engineering  
DEPARTMENT: Public Works and Engineering Services  
RE: Blake Avenue Reconstruction

---

**Purpose**

The purpose of this report is to address the following resolution from the October 13, 2020 meeting:

Whereas for many years businesses in Great Northern Road have been acquiring properties on Blake Avenue to widen their lots and provide access to their customers or visitors to an alternate exit onto a less congested street; and

Whereas neighbours on Blake Avenue have been concerned that if businesses from Great Northern Road gain access to Blake Avenue, it will cause safety concerns for pedestrians as Blake Avenue is a Class B road with ditches and without sidewalks; and

Whereas in 2019, when discussing the request of a local business owner that fronts on Great Northern Road for access onto Blake Avenue, Council rejected the request of the business owner, believing that providing access onto Blake Avenue would be better to do when Blake Avenue was upgraded to Class A services; and

Whereas Council has deferred the Sackville Road extension project and staff is currently undertaking a prioritization process for remaining deferred projects from the current Capital Transportation Plan;

Now Therefore Be It Resolved that staff bring forward a plan for the upgrade of Blake Avenue to Class A services to be considered in the Capital Transportation Plan.

**Background**

Blake Avenue between Pim Street and Wawanosh Avenue is currently a class C roadway with surface treatment and roadside ditches. Traffic volume is such that it is difficult to keep the surface treatment intact and it requires considerable

maintenance. It is not practical to provide a sidewalk for pedestrians given the presence of roadside ditches.

### **Analysis**

Blake Avenue can be upgraded to a class B or class A urban cross section. There would be little benefit in upgrading it to a class B section with an asphalt surface if Council wishes to allow access from Blake to businesses on Great Northern Road because a sidewalk will not be practical. A class A cross section will be required with storm sewers for drainage and will allow room for a sidewalk. If speeds are a problem, the class A section will also allow for speed tables if warranted under the City's traffic calming policy.

If the road is upgraded to class A, the properties on both sides of Blake Avenue will be charged local improvement fees of \$256 per meter of frontage. That will be approximately \$3,900 for a property with 50 foot (15m) frontage.

The suggested 2022-23 Capital Transportation Programs can be found elsewhere on this evening's agenda. These do not show Blake Avenue, however, it is included in the program for consideration in the 2023-2027 five year program which will be brought to Council in 2022.

### **Financial Implications**

Engineering and construction of Blake Avenue to a class A urban cross section will exceed \$3M. Funds will be allocated for the project in a future Capital Transportation Program.

### **Strategic Plan / Policy Impact**

Improvements to Blake Avenue are linked to the asset management and infrastructure components of the strategic plan.

### **Recommendation**

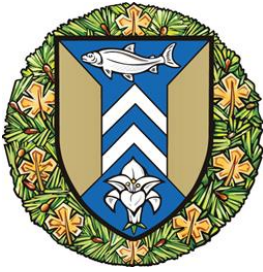
It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Engineering dated September 13, 2021 regarding Blake Avenue reconstruction be received as information.

Respectfully submitted,

Don Elliott, P. Eng.  
Director of Engineering  
705.759.5329  
[d.elliott@cityssm.on.ca](mailto:d.elliott@cityssm.on.ca)





**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Catherine Taddo, P. Eng., Land Development and Environmental Engineer

DEPARTMENT: Public Works and Engineering Services

RE: Biosolids and Source Separated Organics

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**Purpose**

The purpose of this report is to obtain an amendment to the existing approval for biosolids and source separated organics design assistance and shop drawings.

**Background**

At the August 9, 2021 meeting, Council approved SG-Gore (Sustainable Generation LLC) to be selected as the preferred vendor, with an Agreement to be presented at a future Council meeting for the equipment shop drawings and design support in the amount of \$111,995 plus HST. The value includes the following items:

- \$23,995 for shop drawings and the associated design brief, and;
- \$88,000 for engineering assistance during design.

**Analysis**

Through consultation with the Legal Department it was recommended that the design assistance portion of the work in the amount of \$88,000 be accommodated by way of a separate Agreement between the Consultant and SG-Gore, with an associated AECOM fee addendum of the same value to be executed with the City. The intent would be to maintain the existing approved Consulting Engineering Services Agreement with AECOM as the governing Agreement for engineering and design. The remaining amount of \$23,995 would be procured directly by the City in alignment with the City's Procurement By-law. The overall costs associated with the equipment shop drawings and design support would remain unchanged.

**Financial Implications**

Although the overall cost to the City remains unchanged with no financial impact, the recommended approach results in an AECOM fee addendum in the amount of \$88,000, excluding HST.

**Strategic Plan / Policy Impact**

The report links to the Strategic Plan focus area of infrastructure.

**Recommendation**

It is therefore recommended that Council take the following action:

The relevant engineering fee addendum By-law 2021-178 is listed under item 11 of the Agenda

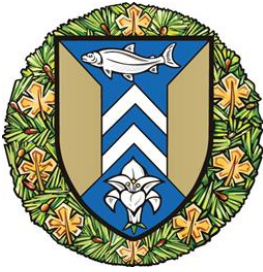
Respectfully submitted,

Catherine Taddo, P. Eng.

Land Development and Environmental Engineer

705.759.5380

[c.taddo@cityssm.on.ca](mailto:c.taddo@cityssm.on.ca)



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council

AUTHOR: Catherine Taddo, P. Eng., Land Development and  
Environmental Engineer

DEPARTMENT: Public Works and Engineering Services

RE: Sewage Treatment Plant Dechlorination System Retrofit

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**Purpose**

The purpose of this report is to request approval for construction of the West End Sewage Treatment Plant dechlorination system retrofit work.

**Background**

At the July 13, 2020 meeting, Council approved an Engineering Agreement for the dechlorination system retrofit design services and associated contract administration. Since that time the Consultant has proceeded with the design and development of the associated drawings and specifications. The engineering work is now complete and approval is required for the associated construction.

**Analysis**

Due to the ongoing Phase I upgrades at the west end sewage treatment plant, it was anticipated that there may be an opportunity for potential cost savings and enhanced construction coordination for the dechlorination system retrofit work under the current contract. As a result, the engineering Consultant requested a quotation from the existing contractor based on the finalized design for analysis and consideration, under the contemplated change order process. The total quoted cost to complete the work outlined under the request for quotation is \$272,842.96 excl. HST. Based on anticipated construction costs and associated review and analysis conducted by the Consulting team, the quotation has been recommended for acceptance. As authorized in the Procurement By-law, staff requests Council approval of the change order and the single source non-completive method for the reasons specified, being in the best interests of the City.

**Financial Implications**

Although an original estimated budget allocation for the construction was identified under the 2020 wastewater treatment plant capital maintenance budget, there is sufficient remaining budget in the contingency allowance under the current construction contract. Therefore, it is recommended that the \$272,842.96 excl. HST be funded from the existing West End Sewage Treatment Plant Phase I budget, and be executed by way of a contract change order. When recoverable

HST is removed, the City's cost to complete the construction is estimated to remain at approximately \$37.1 million which is within the West End Phase I total approved budget of approximately \$37.6 million with funding from Sanitary Sewer Revenues.

**Strategic Plan / Policy Impact**

The report links to the Strategic Plan focus area of Infrastructure, and specifically maintaining existing infrastructure.

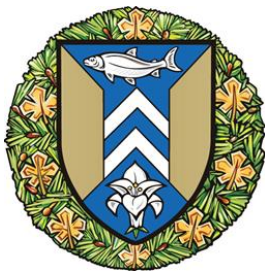
**Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Land Development and Environmental Engineer dated September 13, 2021 concerning Sewage Treatment Plant Dechlorination System Retrofit be received and that the non-competitive method be approved with work to proceed under the current contract change order process.

Respectfully submitted,

Catherine Taddo, P. Eng.  
Land Development and Environmental Engineer  
705.759.5380  
[c.taddo@cityssm.on.ca](mailto:c.taddo@cityssm.on.ca)



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council  
AUTHOR: Karen Fields City Solicitor  
DEPARTMENT: Legal Department  
RE: License Agreement and Noise By-Law Exemption for  
Ubique 150 (49th Regiment)

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**Purpose**

The purpose of this report is to request Council's approval of a License Agreement between the City (the "licensor") and Her Majesty the Queen in Right of Canada, as represented by the Minister of National Defence (the "Licensee"), to permit the Licensee to use Top Sail Island, Bellevue Park (the "Premises") for the purpose of commemorating Ubique 150, scheduled for September 25<sup>th</sup> and 26<sup>th</sup>, 2021 with October 16<sup>th</sup> and 17<sup>th</sup> in case of rain.

**Background and Analysis**

The year 2021 marks the 150<sup>th</sup> anniversary (1871-2021) of the Royal Regiment of Canadian Artillery, the corps that the 49<sup>th</sup> Field Regiment belongs to. The Royal Regiment of Canadian Artillery is the oldest organized corps in Canada when A and B Batteries were formed in 1871. As part of the celebration the Regimental Headquarters in Shilo, Manitoba has requested that all units across Canada record a one round Ceremonial Gun Salute in their respective location in order to create a video to be published. Top Sail Island was chosen to capture the City's waterfront and International Bridge.

For safety purposes, the area and gun will be cordoned off from public access during the conducting of the Gun Salute. The event will be the firing of one blank round fired from a C3 105 mm Howitzer.

**Financial Implications**

There is no financial impact.

**Strategic Plan / Policy Impact**

Not applicable.

**Recommendation**

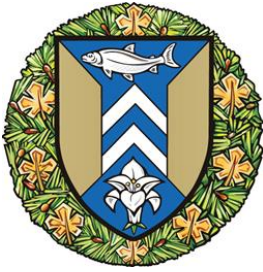
It is therefore recommended that Council take the following action:

By-Law 2021-175 which authorised the License Agreement between the City and Her Majesty the Queen in Right of Canada, as represented by the Minister of National Defence, appears elsewhere on the Agenda and is recommended for approval; and

By-Law 2021-176, being a by-law to amend Noise Control By-Law 80-200 to exempt from the By-Law the Ubique 150 Ceremonial Gun Salute on September 24<sup>th</sup> and 25<sup>th</sup>, 2021 appears elsewhere on the Agenda and is recommended for approval.

Respectfully submitted,

Karen Fields  
City Solicitor  
705.759-5407  
[k.fields@cityssm.on.ca](mailto:k.fields@cityssm.on.ca)



**The Corporation of the  
City of Sault Ste. Marie**

**C O U N C I L   R E P O R T**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council  
AUTHOR: Jeffrey King, Solicitor/Prosecutor  
DEPARTMENT: Legal Department  
RE: Lease – 10 East Street –The Art Gallery of Algoma

---

**Purpose**

The purpose of this report is to recommend the execution of a Lease between the City and The Art Gallery of Algoma (the “Art Gallery”) for its building located upon City property at 10 East Street (the “Lease”).

**Background**

On September 21<sup>st</sup>, 1979, the City entered into a lease agreement with The Art Gallery of Algoma for a building that was to be constructed at what is now 10 East Street. This lease agreement set out the terms under which the Art Gallery leases the land from the City, specifying insurance requirements, utility charges, etc. The lease was for a term of 25 years commencing on September 26<sup>th</sup>, 1979, and ending on September 25<sup>th</sup>, 2004. The rent was set at \$1.00 per year. The lease agreement was extended in 2004 and 2008. The 2008 extension expired in September of 2019 at which time, an over-hold letter to allow the Art Gallery to continue use along the same terms of the Lease on a month-to-month basis was signed until the Lease could be negotiated and brought before City Council for consideration.

**Analysis**

The Lease confirms the relationship between the parties and contains indemnification and insurance provisions. The Lease is for a longer duration than recent renewals and is set to run 25 years, with a further option to renew for 25 years; however, language within the Lease can see the City exit the Lease early (with 2 years notice) in the event of an offer to purchase the property.

The Lease continues to return a nominal amount of \$1.00 per year, consistent with the origin of the initial 1979 understanding; the City would put up the land and the Art Gallery fund the construction of a building.

**Financial Implications**

There is no financial implications to this report.

**Strategic Plan / Policy Impact**

This is an operational matter not articulated in the corporate Strategic Plan.

**Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Solicitor/Prosecutor dated 2021 09 13 concerning Renewal of a Lease between the City and The Art Gallery of Algoma be received and the recommendation that Council authorize the execution of the Lease be approved.

By-law 2021-174 authorizing the execution of the Lease appears elsewhere on the agenda and is recommended for approval.

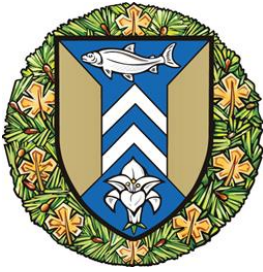
Respectfully submitted,

Jeffrey King  
Solicitor/Prosecutor  
705.759.2662  
[j.king3@cityssm.on.ca](mailto:j.king3@cityssm.on.ca)

JK/lv

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**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council  
AUTHOR: Jonathan Kircal, Planner  
DEPARTMENT: Community Development and Enterprise Services  
RE: A-15-21-Z 207 Dacey Road (Tulloch Engineering c/o  
Kevin Jarus)

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**PURPOSE**

The applicant, Tulloch Engineering (c/o Kevin Jarus), has submitted a rezoning application to permit the conversion of the former St. Hubert Elementary School into a 19-unit apartment building, and to permit the construction of 4 semi-detached dwellings (8 units in total) on 207 Dacey Road.

**PROPOSED CHANGE**

Rezone Block A (81 metres of frontage along Dacey Road and 92 metres of depth) from Single Detached Residential Zone (R2) to Medium Density Residential Zone (R4).

Further, rezone Block B (95 metres of frontage along Dacey Road and 31 metres of depth) from Single Detached Residential Zone (R2) to Low Density Residential Zone (R3) with the following special exception:

- Reduce the rear yard setback from 10 metres to 8.5 metres.

**Subject Property:**

- Location: Located on the south side of Dacey Road, approximately 146m (480') east of the Chambers Avenue intersection.
- Approximate size of the area to be rezoned: Frontage – 176m along Dacey Road. Depth – 31m to 92 metres. Area – 10,368m<sup>2</sup> (111,600 ft<sup>2</sup>).
- Present Use: Vacant (former St. Hubert Elementary School).
- Owner: Daniel Fremlin Holdings Inc.

**BACKGROUND**

The property has been subject to a number of rezoning applications. Most recently in 2015, where a proposal to convert the school into a 22 unit apartment building was made. The application was withdrawn by the applicant.

## **ANALYSIS**

### **Conformity with Official Plan**

Schedule C (the Land Use Map) designates the subject property as Residential in the Official Plan. Residential land uses primarily include dwellings and other uses associated and accessory to the residential uses that contribute to the completeness of the neighbourhood but do not depreciate or affect the amenity of the residential environment.

Section 2.3.1 of the Official Plan sets out the following applicable residential policies:

*R.1 - A mixture of housing types and diversity of ownership and tenure forms shall be encouraged in new development.*

*R.2 - Low and high-density development should be integrated and compatible in density, height and building setbacks. Generally, high-density developments shall be restricted to major arterial streets and areas abutting the downtown core.*

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

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

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

The proposal is consistent with the OP.

### **Conformity with Provincial Policy Statement 2020**

As per the attached Planning Justification Report, the proposal complies with the PPS.

### **Conformity with Growth Plan for Northern Ontario 2011**

The proposal complies with the Growth Plan in the following manner:

#### *1.1 A Healthy Population*

3.4.3 Municipalities are encouraged to support and promote healthy living by providing for communities with a diverse mix of land uses, a range and

mix of employment and housing types, high-quality public open spaces, and easy access to local stores and services.

## **COMMENTS**

The applicant proposes to repurpose the former St. Hubert Elementary School (closed in 2012) into a 19-unit apartment building; and on the same property, but to the east of this building, construct 4 semi-detached houses (8 units in total) that will front onto Dacey Road. The applicant intends to, at a later date, sever the apartment building and each of the 8 semi-detached units onto their own lots.

The subject property is large and rectangular, entirely zoned R2 and measures approximately 188m by 220m. For rezoning purposes, the property has been divided into three “blocks”. A labelled block plan is included in the attachments. Block A abuts Dacey Road, measures 92m by 81m, is proposed to be rezoned to R4 and would contain the apartment building. Block B measures 100m by 31m, and is proposed to be rezoned to R3 and would contain the semi-detached houses. Block C is the remainder of the property which at this time is not proposed to be rezoned or altered in any way. A private easement that contains sanitary and storm pipes that services the abutting townhouses and catch basin is located in Block C and therefore remains undisturbed by the proposed development.

The surrounding area is characterized by a mix of residential uses comprised of single-detached homes, townhouses and apartments. To the north and east of the property are single-detached homes and a day-care centre. To the south are additional single-detached homes, however, they are separated from the proposed development area by an 85m wide heavily vegetated area. To the west is a townhouse complex that is oriented towards Constellation Place.

### **Rezoning to support the school conversion - Block A:**

Across the city, similar projects have improved neighbourhoods by re-activating large vacant properties into fully functioning ones that provide the community additional living options. Exterior building alterations, such as adding a peaked roof or altering façade materials and planting attractive landscaping have fully integrated such developments into their communities.

The 39 spaces in the proposed parking area will be located behind the apartments where it can be screened from the public right-of-way by the building. Planning staff note that the draft layout plan attached to this report can be improved by reconfiguring the parking layout to one that provides an increased amount of landscaping along the west side of the building, and by reducing the number of driveway entrances from Dacey Road. These modifications will enhance the visual aesthetics for occupants and travellers along Dacey Road. Details can be further refined at the site plan control stage.

At this time, it is undetermined which property the chain-link fence along the west lot line exists on. For the purposes of screening the proposed parking area from the Constellation Place townhouses, a hedgerow would be an appropriate buffer material given the existing trees and vegetation. A 1.8 metre visually high solid fence will be required to separate the school building area with the easterly semi-detached unit. These details can also be addressed at the site plan control stage.

**Rezoning to support the construction of semi-detached units - Block B:**

The proposed semi-detached units complement the transition in density between the varying types of housing in the area. Attached garages would accommodate parking for each of the units. Rezoning Block B from R2 to R3 to permit this form of residential intensification is supported by Provincial and Municipal policies and plans and will not negatively impact the community.

The large overall size of the subject property provides ample space for each of the proposed R3 lots to meet the lot dimension requirements, therefore, the applicant's request to reduce the rear yard setback from 10m to 8.5m is not required and not supported by planning staff. Further, a reduction in lot size would limit an accessory structure, such as a shed, to no greater than 3.2m by 3.2m (11' x 11') in size before exceeding the 40% lot coverage as per the zoning by-law. Therefore, the depth should be increased by 1.5 metres.

A Lot Development Agreement for the extension of services will be required.

**CONSULTATION**

Public notices were mailed to all neighbouring properties within 120m (400') of the subject property on Friday, August 20, 2021. The notice that was mailed to property owners is attached to this report. The notice was also advertised on the City website and in the Sault Star on Saturday, August 21, 2021.

**Public Comments**

No comments were received at the time of writing this report on September 1, 2021.

**Application Circulation**

As part of the application review, this proposal was circulated to City divisions and external agencies for detailed technical review and comment. The following departments/agencies commented on this application:

No comments/objections were received from the Accessibility Advisory Committee, Building Division, Community Development and Enterprise Services, Economic Development Corporation, Fire Services, Legal Department, Ministry of Municipal Affairs and Housing, the Municipal Heritage Committee, and the Sault Ste. Marie Region Conservation Authority.

Public Works has no objections, but recommend that the property be subject to site plan control.

Engineering Division made the following comments:

- Stormwater management may be required for both the former school property and the townhouses.
- The Developer must enter into a Lot Development Agreement with the City for the installation of new services on Dacey Road. All costs shall be attributable to the Developer.
- Plans and specifications showing final site grading and servicing should be reviewed and approved by the Director of Engineering 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.
- It is recommended that this property be subject to Site Plan Control. Any new changes should be submitted for site plan approval to ensure servicing and drainage is addressed to the satisfaction of the Director of Engineering or his designate.
- There is a private easement through Block C.
- Traffic engineering has no comments.

#### **FINANCIAL IMPLICATIONS**

Approval of this application will not result in any incremental changes to municipal finances.

#### **STRATEGIC PLAN / POLICY IMPACT**

Approval of this application is not directly linked to any strategic directions contained within the Corporate Strategic Plan.

#### **SUMMARY**

The applicant proposes to repurpose the former St. Hubert Elementary School into a 19-unit apartment building, and to construct 4 semi-detached houses (8 units in total). Each of the 8 semi-detached units will eventually be severed into their own distinct lot. The proposal is compatible with the existing forms of housing and range of density in the area. Buffering and the parking layout will be further explored at the site plan control stage to enhance the functionality of the apartment site. A rear yard setback for the semi-detached homes is not supported given that there is no demonstrated need for it and would likely result in future variance applications.

At the time of drafting this report, no comments from the public were received and no major issues were identified by relevant City staff and external agencies.

## **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the Report of the Planner dated September 13, 2021 concerning re-zoning application A-15-21-Z be received and that Council rezone 207 Dacey Road in the following manner:

Rezone **Block A** from Single Detached Residential Zone (R2) to Medium Density Residential Zone (R4); and

Rezone **Block B** (95 metres of frontage along Dacey Road and 32.5 metres of depth) from Single Detached Residential Zone (R2) to Low Density Residential Zone (R3).

And that **Block A** be deemed subject to site plan control as per Section 41 of the Planning Act.

And that a Lot Development Agreement for the extension of services to **Block B** be required.

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

Respectfully submitted,

Jonathan Kircal  
Planner

705.759.6227

[j.kircal@cityssm.on.ca](mailto:j.kircal@cityssm.on.ca)

CONCEPTUAL SKETCH

DACEY ROAD  
SAULT STE MARIE  
TULLOCH ENGINEERING INC.  
SCALE 1:500

PIN 31492-0459

SEMI-DETACHED DWELLINGS		
R3 Zoning Requirements		Proposed
Min Lot Area	600m <sup>2</sup>	±736-744m <sup>2</sup>
Min Frontage	18.0m	±23.75-24.0m
Min Front Yard	7.5m	±7.5m
Min Rear Yard	10.0m	±8.5m
Min Interior Side Yard	1.8m	±2.6m
Max Lot Coverage	40%	±37.5%
Max Height	2 Storeys	2 Storeys

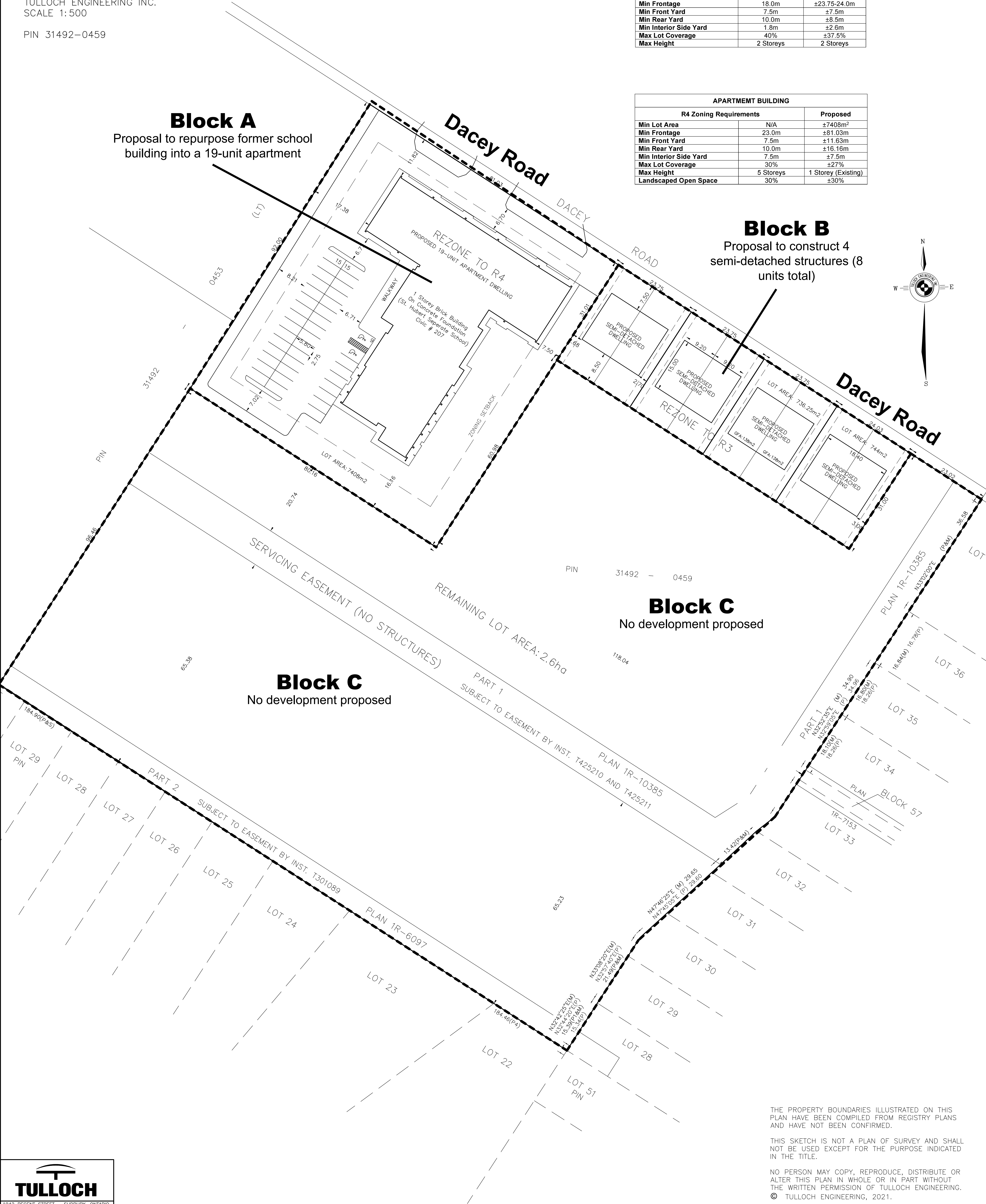
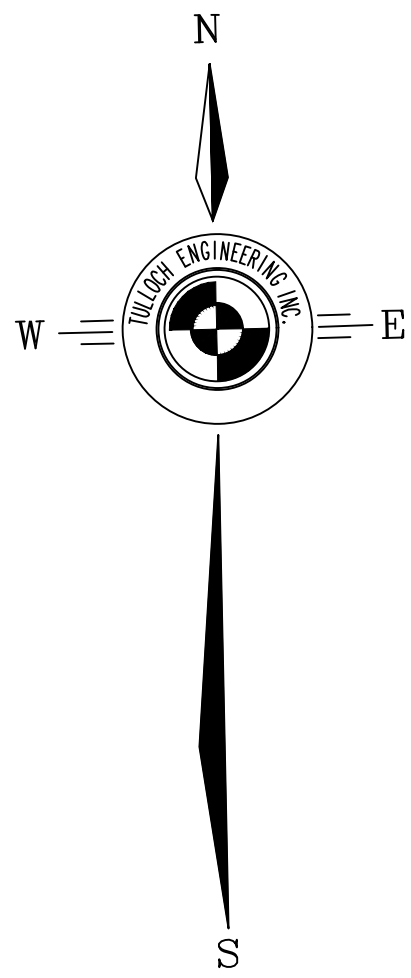
APARTMENT BUILDING		
R4 Zoning Requirements		Proposed
Min Lot Area	N/A	±7408m <sup>2</sup>
Min Frontage	23.0m	±81.03m
Min Front Yard	7.5m	±11.63m
Min Rear Yard	10.0m	±16.16m
Min Interior Side Yard	7.5m	±7.5m
Max Lot Coverage	30%	±27%
Max Height	5 Storeys	1 Storey (Existing)
Landscaped Open Space	30%	±30%

**Block A**  
Proposal to repurpose former school building into a 19-unit apartment

**Block B**  
Proposal to construct 4 semi-detached structures (8 units total)

**Block C**  
No development proposed

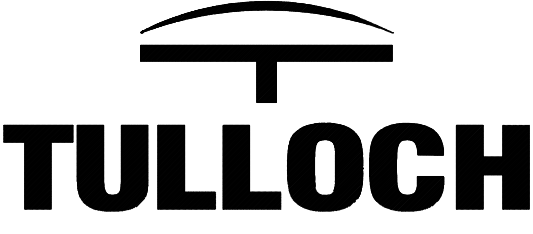
**Block C**  
No development proposed



THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.

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**TULLOCH**

1942 REGENT STREET SUDBURY, ONTARIO  
UNIT L F3E SVS 705-671-2295

DRAWN BY: VS FILE: 201090

# PLANNING JUSTIFICATION

## ZONING BY-LAW AMENDMENT

207 Dacey Road, Sault Ste Marie  
Daniel Fremlin Holdings Inc.

JUNE 2021

Prepared by: **TULLOCH**  
1942 Regent Street Unit L  
Sudbury, ON, P3E 5V5

Prepared for: **Daniel Fremlin**



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## 1.0 INTRODUCTION

TULLOCH has been retained to prepare a planning justification as part of a complete application to amend the *Municipality of Sault Ste Marie Zoning By-Law 2015-150* at 207 Dacey Road in Sault Ste Marie.

This report provides a planning analysis and justification for the amendment needed to rezone the lands from 'R2' Single Detached Residential to 'R3' Low Density Residential and 'R4' Medium Density Residential in order to facilitate the adaptive reuse of a former elementary school site. The former school building is proposed to be converted to a 19 unit multiple dwelling and 4 semi-detached dwellings (total of 8 dwelling units) are proposed along the Dacey Road frontage. The application requests relief to reduce the rear yard setback on the semi-detached units from 10 m to 8.5 m. No other site-specific relief is requested.

This report reviews consistency of the application in the context of applicable policies found within the:

- *2020 Provincial Policy Statement*
- *Growth Plan for Northern Ontario*
- *Sault Ste Marie Official Plan*
- *Sault Ste Marie Zoning By-Law 2005-150*

Overall, the author finds that the proposed Zoning By-Law Amendment is consistent with the *2020 Provincial Policy Statement* (PPS) and conforms with *Sault Ste Marie Official Plan* and the Growth Plan for Northern Ontario and represents good planning.

## 2.0 SITE DESCRIPTION AND CONTEXT

The subject property has approximately 199m of frontage onto the south side of Dacey Road and has a total area of approximately 3.6 ha. Approximately 0.3 ha is being rezoned from 'R2' to 'R3' and approximately 0.7 ha is being rezoned from 'R2' to 'R4' with the balance of the property, (2.6 ha) remaining zoned 'R2'.

The property's legal description is as follows:

LT 9 RCP H715 RANKIN LOCATION EXCEPT PT 1 1R6097 & PL 1M479; S/T T301089; S/T T425210 CITY OF SAULT STE. MARIE (PIN314920459)

The subject lands house the former one storey St. Hubert Separate elementary school with a ground floor area of approximately 2,000 m<sup>2</sup> (21,500 sq. ft.) The school was deemed surplus and closed by the Huron-Superior Catholic District School Board in 2012 and is now in private ownership. The site is currently serviced via municipal sanitary sewer, as well as utilities and telecommunication infrastructure. Topographically the subject lands are flat, predominately grassed and features mature tree cover primarily located along the southerly portion of the property, outside of the lands to be rezoned.

The surrounding area is characterized by a mix of land uses and buildings including open spaces, residential, and institutional areas (See *Figure 1*). Surrounding uses can be described as follows:

**NORTH:** low density residential, single detached dwellings

**EAST:** low density residential, single detached dwellings

**SOUTH:** open field and forested areas, low density residential, single detached dwellings

**WEST:** medium density residential, row dwellings

Immediately to the west of the subject property is a medium density row dwelling complex with single detached dwellings beyond. Lands to the north of Dacey Road are predominantly single detached dwellings with a row dwelling complex located adjacent to Sinclair Drive. To the east, the rear yards of single detached lots abut the easterly lot line of the property. To the south is the open field and wooded areas on the property with the rear yards of single detached dwellings fronting onto McMurray Avenue. The subject lands are within 500 m walking distance to the White Pines Collegiate & Vocational School and Sault Community Theatre Centre. Pinewood Public School and St. Mary's French Immersion Catholic School are also located nearby. Dacey Road is designated as an 'Urban Collector Road' on Schedule D, Transportation, in the City's Official Plan. Dacey Road intersects with Trunk Road approximately 730 to the north west, which forms part of Provincial Hwy 17 which is a major transportation corridor in northern Ontario. The subject lands are serviced by two municipal transit routes (Riverside McNab and East Side Route #1). The Riverside McNab Route has bus stops on Dacey Road at the intersections of Sinclair Drive and at Hardwood Street, both within 40 m of the subject lands. The bus stop on East Side Route #1 is located near the intersection of Dacey and Chambers Avenue approximately 160 m from the subject lands.



Figure 1: Location of Subject Lands

## 3.0 PROPOSED APPLICATIONS

To permit this medium and low density development a Zoning By-Law Amendment is required. The subject lands are proposed to be rezoned from 'R2 Single Detached Residential' to 'R3 Low Density Residential' and 'R4 Medium Density Residential' to permit the conversion of the former school to a 19 unit multiple residential dwelling and to permit the development of 4 semi-detached dwellings (8 dwelling units) on lots along the Dacey Road frontage.

At this time, a total of 39 parking spaces are proposed next to the northwest side of the former school building for tenant and visitor parking.

The application requests the following site-specific reliefs:

- A reduction in the minimum rear yard setback from 10 m to 8.5 m for the semi-detached dwellings.

See *Figure 2* for conceptual plan.

## 4.0 POLICY OVERVIEW AND ANALYSIS

The following section sets out the relevant planning policy framework to assess the appropriateness of the proposed application in the context of Provincial and Municipal policies and regulations. Each sub-section will outline relevant policies and provide a planning analysis with respect to how the Official Plan and Zoning By-Law Amendment is consistent with or conforms to such policy.

### PROVINCIAL POLICY STATEMENT, 2020

The *2020 Provincial Policy Statement (PPS)* provides high-level provincial policy direction for planning approval authorities in preparing municipal planning documents, and in making decisions on *Planning Act* applications. Official Plans must be consistent with the *Provincial Policy Statement*.

Policies applicable to the proposed Official Plan and Zoning By-Law Amendment are outlined and discussed below.

PPS **Section 1.0** speaks to managing and directing land use to achieve efficient and resilient development and land use patterns. PPS **Section 1.1.1** states, in part:

**1.1.1** *Healthy, liveable and safe communities are sustained by:*

*a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

*b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

...

## PIA 31492-0459

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*e) promoting the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs*

*f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society*

Per **Section 1.1.1(a)** the proposed development promotes efficient development and land use patterns by redeveloping a site well suited for intensification. The subject property benefits from municipal sewage servicing and access to appropriate transportation network connections to Dacey Road, Trunk Road and Highway 17. Siting increased density/infill development on existing serviced lands makes efficient use of municipal infrastructure, and thereby promotes the financial wellbeing for the Municipality and Province.

The application supports **Section 1.1.1(b)** of the PPS by permitting the addition of multi-unit housing and supporting a mix of residential housing types to meet the needs of the City of Sault Ste Marie. Further, the application is consistent with **Section 1.1.1(e)** as it proposes to utilize an existing structure which was deemed surplus and closed by the Huron-Superior Catholic District School Board in 2012 and will minimize land consumption and servicing costs as the subject lands are already serviced via municipal sewer and year-round road maintenance along Dacey Road.

Per **Section 1.1.1(f)** the application aims to improve accessibility for persons with disabilities/older persons and will assist in addressing land use barriers which restrict their full participation in society by facilitating the creation of multiple dwelling units conducive to seniors-living and provides for unit sizing that would enable rental rates that are 'more affordable' than typical.

**Section 1.1.3** of the PPS states that Settlement Areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. Given that the subject lands are located within the settlement area for Sault Ste Marie following policies are applicable:

**1.1.3.1**            *Settlement areas shall be the focus of growth and development*

**1.1.3.2**            *Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

*a) efficiently use land and resources;*

*b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

*...*

*e) support active transportation*

**1.1.3.3**            *Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield*

*sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs*

- 1.1.3.6** *New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities*

Per **Section 1.1.3.1** the development promotes growth within the existing settlement area through the addition of 19 multiple dwelling units and 4 semi-detached dwellings (8 units), which is appropriate for and effectively uses existing infrastructure and public service facilities in the area. The proposed development is consistent with **1.1.3.2** given the development represents the efficient use of land, infrastructure, and resources and will utilize existing public service facilities and municipal hard and soft services/infrastructure efficiently. Further it promotes active transportation, walkability, and outdoor recreation given the site is within walking distance to commercial, institutional, and parks and open spaces for residents to access and enjoy.

The proposed development is consistent with **1.1.3.2**, given the building has been used for institutional purposes in-past and the site will continue to be compatible with the surrounding area given no exterior structural changes are proposed and the massing, height, existing setbacks, and landscaping are in character with the area. The intent of the proposed development is to maintain the established character of the residential/institutional area whilst incorporating additional rental housing units.

Consistent with policies **1.1.3.3** and **1.1.3.6**, the proposed development is an example of intensification which considers the existing building stock and surrounding area, as it proposes the conversion of a former institutional building into a multiple dwelling in the built-up area. The site is currently served by municipal transit and the proposed redevelopment will provide convenient access for residents to the transit system and contribute to system ridership. The application thereby promotes compact form by utilizing a former underutilized institutional building and allows for a residential density that provides for the efficient use of land, infrastructure, and public service facilities.

**Section 1.4.3** of the PPS outlines policies associated with housing and states that:

- 1.4.3** *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

**b) permitting and facilitating:**

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
- 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

**c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;**

**d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;**

*f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety*

Per **Section 1.4.3** the proposed adaptive reuse of the subject lands contributes to an appropriate mix of housing types and a density that aids in meeting the needs of existing and future residents. The proposed development encourages this mixture of housing types and densities and reduces the demand for the expansion of the built-up area. The proposed development is also located on a site surrounded by compatible land uses creating an appropriate transition in densities.

To support the proposed density, the subject lands have municipal sewage services and year-round road maintenance. The development will also aid in providing an appropriate and varied mix of housing tenure to the area (19 apartment units) through increased, context-sensitive density given that the units will be incorporated into the existing structure. Given such, it is the authors opinion that the subject application proposes appropriate residential intensification and supports the creation of housing to meet the social, health, economic, and current and future residents. As such, it is consistent with **Section 1.4.3** of the PPS.

**Section 1.7** provides policy direction for municipalities to achieve long-term economic prosperity. The following policies are relevant:

**1.7.1** *Long-term economic prosperity should be supported by:*

- a) .....*
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*
- d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.*

The application is consistent with 1.7.1(b) as it responds to market-based needs and assists in providing necessary rental housing supply in Sault Ste Marie given the predominate housing type is privately owned single detached dwellings.

As previously outlined the proposed development efficiently uses both the existing structure, lands, infrastructure, and the transportation network per **Section 1.7.1(c)** and thereby supports their long-term availability.

The application is consistent with **Section 1.7.1(d)(e)** as it will enhance the vitality and viability of the surrounding community and will assist in encouraging a sense of place through the addition of increased foot traffic in the neighbourhood through the added residential and mix of uses and the activity they inherently bring. This increase in pedestrian traffic will also assist in enhancing the vitality and vibrancy of the streetscape.



## GROWTH PLAN FOR NORTHERN ONTARIO

The *Growth Plan for Northern Ontario* (GPNO) is a 25-year plan that provides guidance in aligning provincial decisions and investment in Northern Ontario. It contains policies to guide decision-making surrounding growth that promotes economic prosperity, sound environmental stewardship, and strong sustainable communities that offer northerners a high quality of life.

**Section 3.4.3** of the GPNO promotes a diverse mix of land uses within northern communities. The GPNO states that:

**3.4.3** *Municipalities are encouraged to support and promote healthy living by providing for communities with a diverse mix of land uses, a range and mix of employment and housing types, high-quality public open spaces, and easy access to local stores and services.*

Per **Section 3.4.3** the subject application will promote a further range of housing types in the community by allowing the introduction of increased rental housing stock that will further support healthy living given the proximity to recreational and institutional uses.

## SAULT STE MARIE OFFICIAL PLAN

The Sault Ste Marie Official Plan is the principal land use planning policy document for the City. The Official Plan (OP) establishes objectives and policies that guide both public and private development/decision-making.

The subject lands are currently designated 'Residential' per OP *Schedule C: Land Use* as shown on Figure 3. Permitted uses within the Residential designation include but are not limited to low and medium density residential uses such as semi-detached and multiple dwellings along with other uses associated with residential uses as part of a complete neighbourhood including elementary schools, recreations centres, parks, churches and other institutional uses.

Official Plan policies applicable to the application are discussed below.

**Section 2.3.1** of the Official Plan sets out the following policies which are applicable to the development:

- R.1 A mixture of housing types and diversity of ownership and tenure forms shall be encouraged in new development.*
- R.2 Low and high density development should be integrated and compatible in density, height and building setbacks. Generally, high density development shall be restricted to major arterial streets and areas abutting the downtown core.*
- R.3 Medium density residential dwellings may be integrated into low density areas subject to rezoning.*
- R.4 Small scale intensification may be permitted in all residential areas unless adequate supporting infrastructure is not available or significant physical constraints exist.*
- R.5 Small scale residential intensification may include, but not be limited to, rooming, boarding and lodging houses, apartments in houses, infill development and redevelopment.*

The proposed development provides a mix of housing types with 19 apartment units within the former school building and 4 semi-detached dwellings (8 units) which will add to the mix and range of housing options in the community. **(Policy R1)**

The proposed semi-detached lots have frontages of approximately 24 m (12 m for each unit), compatible with the frontages along the Dacey Road. The maximum building height permitted in the proposed R3 zone for the semi-detached dwellings is 2 storeys, the same as permitted in the R2 zone on lands located to the south, east and north of Dacey Road. Similarly, the minimum front yard setbacks are the same in the R2 and R3 zones at 7.5 m. **(Policy R2)**



Figure 3 – Sault Ste Marie Official Plan Land Use Schedule 3 and Subject Lands

The development uses the existing 1-storey structure on the subject lands which is compatible with the abutting 1-2 storey residential uses in the surrounding area. The parking lot will be largely screened from the street by the apartment building. **(Policy R3)**

Municipal sewer and water services area available to the site on Dacey Road to support the intensification proposed on the site. There are no topographical, floodplain or environmental constraints that limit the redevelopment of the property. **(Policy R4)**

The proposed development provides an opportunity for residential intensification of the site through the internal conversion and redevelopment of the former school building and the creation of four semi-detached dwellings. **(Policy R5)**

**Part V1 – Physical Development- Built Environment**, includes policies respecting municipal services in Section 2.4

The applicable policy is noted below:

*S.6 New lots in the Urban Area shall be serviced by both municipal water and sewer.*

Per policy S6, the subject lands are serviced with municipal sewer and water.

**Part VII Implementation** of the Official Plan, sets out policies for applications for consents to sever.

#### 5.1 Consents to Sever

*The Committee of Adjustment can grant consents to sever the land for ownership, rights in use of land (easements) by sale or purchase or mortgage, lease or other form of agreement for a period of twenty one years or more. The Committee of Adjustment when dealing with an application for consent to create a lot or lots shall be satisfied that;*

1. *They shall comply with Provincial Policy, comply with the Official Plan and conform with the Zoning By-law*
2. *That municipal services and utilities are available or,*
3. *That the proposed lot or lots have been approved by the Algoma Health Unit for use of private sanitary and water systems.*
4. *A plan of subdivision is not necessary.*
5. *They infill an existing developed area.*
6. *They front on a public road maintained year round.*
7. *They shall not unduly reduce the access to abutting lands.*
8. *That the matters listed in Section 51(24) of the Planning Act have been satisfied.*

Per Policy 5.1, it is the author's opinion that the consents to create the lots for semi-detached housing and the apartment building, are consistent with the Provincial Policy Statement and conform with the Official Plan and Zoning standards for the R3 Zone for minimum lot area and frontage. Municipal services are available on Dacey Road to service the site. It is the author's opinion that a plan of subdivision is not necessary in order to create the new lots, as no new municipal roads or infrastructure are proposed and there would be no planning purpose served by requiring a plan of subdivision as opposed to the use of the consent process under the *Planning Act*. The proposed consents would serve to infill this previously developed school site with residential units which is the predominant use along Dacey Road – being a public road maintained year round. The retained lands will continue to have approximately 23 m of frontage onto Dacey Road, providing adequate area for accessing such remnant lands. Other abutting lands will not be impacted as a result of the creation of the lots. The authors have reviewed Section 51(24) of the Planning Act and are satisfied that the matters listed therein are satisfied.

## SAULT STE MARIE ZONING BY-LAW 2005-150

As discussed, the subject property is zoned 'R2, Single Detached Residential' in the *City of Sault Ste Marie Zoning By-Law* as shown on Figure 4. To facilitate the development, the lands need to be rezoned to 'R3, Low Density Residential' and 'R4 Medium Density Residential' to permit the semi-detached and multiple dwelling units.

*Tables 1 and 2* outline how the proposed development aligns with the R3 Low Density Residential and R4 Medium Density Residential zones.

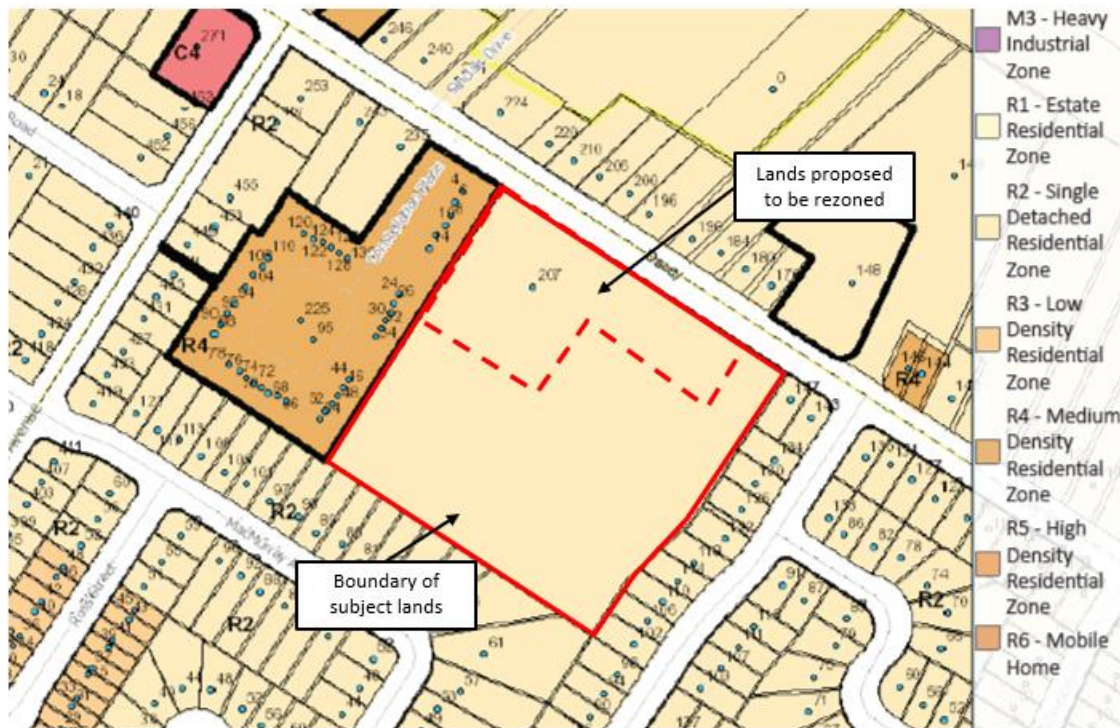


Figure 4 Sault Ste Marie Zoning By-law 2005-150 and outline the area being rezoned

Table 1: R3 Low Density Residential Zone Comparison

SEMI-DETACHED DWELLINGS		
R3 Zoning Requirements		Proposed
Min Lot Area	600m <sup>2</sup>	±736-744m <sup>2</sup>
Min Frontage	18.0m	±23.75-24.0m
Min Front Yard	7.5m	±7.5m
Min Rear Yard	10.0m	±8.5m
Min Interior Side Yard	1.8m	±2.6m
Max Lot Coverage	40%	±37.5%
Max Height	2 Storeys	2 Storeys

Table 2: R4 Medium Density Residential Zone Comparison

APARTMENT BUILDING		
R4 Zoning Requirements		Proposed
Min Lot Area	N/A	±7408m <sup>2</sup>
Min Frontage	23.0m	±81.03m
Min Front Yard	7.5m	±11.63m
Min Rear Yard	10.0m	±16.16m
Min Interior Side Yard	7.5m	±7.5m
Max Lot Coverage	30%	±27%
Max Height	5 Storeys	1 Storey (Existing)
Landscaped Open Space	30%	±30%
Parking	24	39

Given the above the application requests the following site-specific zoning reliefs:

- To permit a rear yard setback of 8.5 m where 10 metres is required;

The identified site-specific relief is appropriate as it will still provide a functional outdoor amenity area and will not cause any impact on abutting uses. As such, the subject rezoning and development is both appropriate and supportable.

## 5.0 CONCLUSION

Given the analysis provide herein, it is the authors opinion that rezoning the lands from 'R2 Single Detached Residential' to 'R3 Low Density Residential' and 'R4 Medium Density Residential' to allow for the development of 4 semi-detached dwelling units and the conversion of the former elementary school into a 19 unit multiple dwelling is consistent with the 2020 PPS, conforms with the *Growth Plan for Northern Ontario*, conforms to the *Sault Ste Maire Official Plan*, and represents good planning.

Respectfully submitted,



**Kevin Jarus, M.Pl., MCIP, RPP.**  
Senior Planner | Project Manager

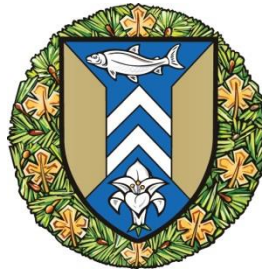


**Eric Taylor, RPP.**  
Senior Consulting Planner



Larry Girardi  
Deputy CAO

Susan Hamilton Beach, P. Eng.  
Director of Public Works



## Public Works & Engineering Services

Daniel Perri, P. Eng.  
Area Coordinator, Wastewater

August 23, 2021

Our File: C.2.7

Don McConnell, RPP  
Director of Planning & Enterprise Services

**Subject: Application No. A-15-21-Z  
Request for an amendment to the Zoning By-law**

**Applicant: Tulloch Engineering**

**Subject Property: 207 Dacey Road**

Please accept this correspondence in response to your request dated August 10, 2021.

Staff from Public Works has reviewed the application noted above and have the following comment:

- It is recommended that the property be subject to Site Plan Control.

If you have any further questions, please contact me at 574-1086.

Yours very truly,

A handwritten signature in blue ink, appearing to read 'D. Perri'.

Daniel Perri, P. Eng.  
Area Coordinator, Wastewater  
[d.perri@cityssm.on.ca](mailto:d.perri@cityssm.on.ca)

C: Susan Hamilton Beach, P.Eng.  
Maggie McAuley, P. Eng.  
Freddie Pozzebon, CBO



2021 08 31

**MEMO TO:** Don McConnell, RPP  
Planning Director

**RE:** A-15-21-Z  
207 Dacey Road  
Daniel Fremlin Holdings Inc.

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

- Stormwater management may be required for both the former school property and the townhouses.
- The Developer must enter into a Lot Development Agreement with the City for the installation of new services on Dacey Road. All costs shall be attributable to the Developer.
- Plans and specifications showing final site grading and servicing should be reviewed and approved by the Director of Engineering 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.
- It is recommended that this property be subject to Site Plan Control. Any new changes should be submitted for site plan approval to ensure servicing and drainage is addressed to the satisfaction of the Director of Engineering or his designate.
- There is a private easement through Block C.

Traffic Comments:

- No comment.

If you have any questions, please do not hesitate to contact the undersigned.

A handwritten signature in black ink, appearing to read 'Maggie McAuley'.

Maggie McAuley, P. Eng.  
Municipal Services Engineer  
Public Works & Engineering Services  
705.759.5385  
[m.mcauley@cityssm.on.ca](mailto:m.mcauley@cityssm.on.ca)






MM

cc. Susan Hamilton Beach, Public Works  
Don Elliott, Engineering

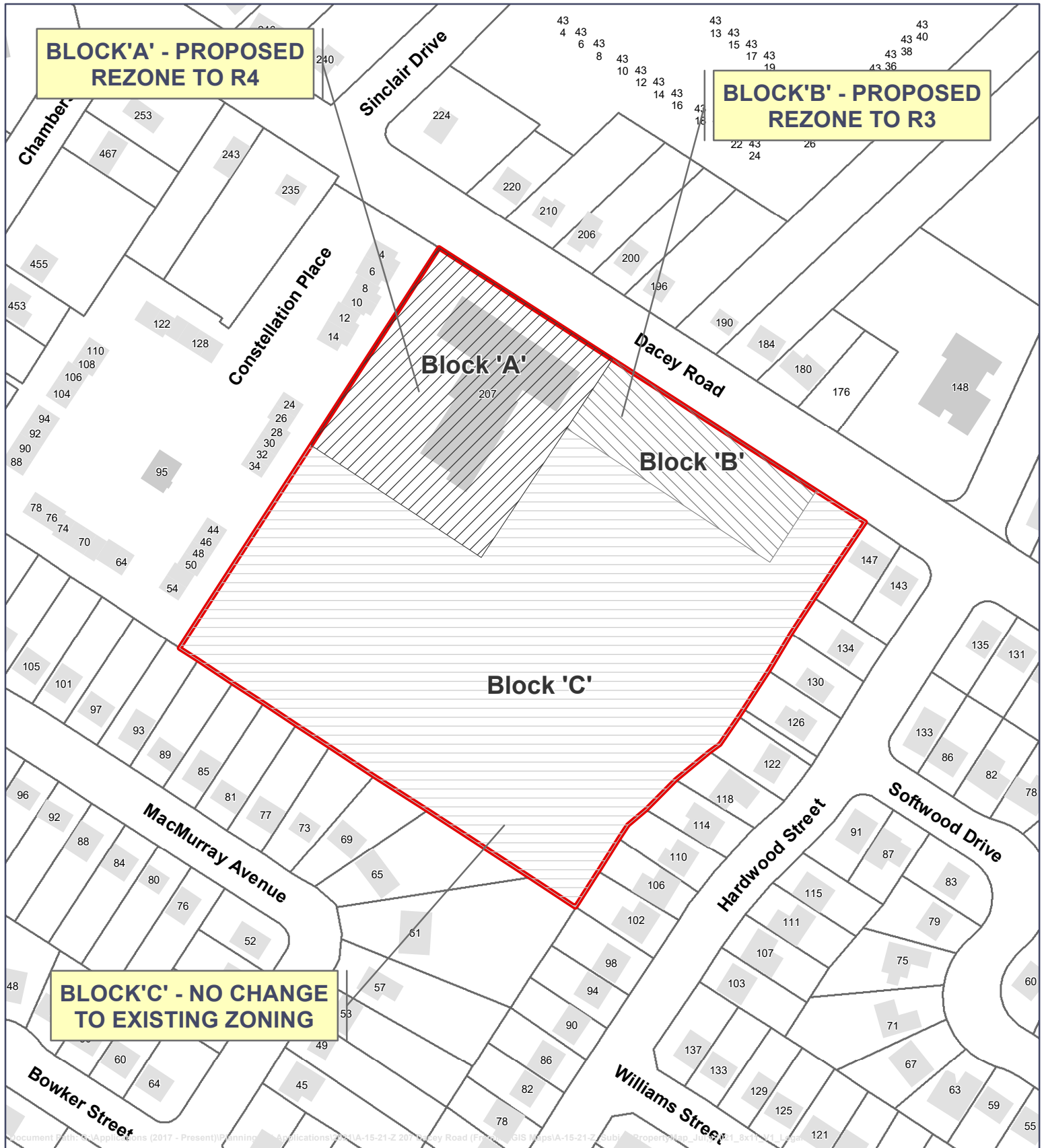




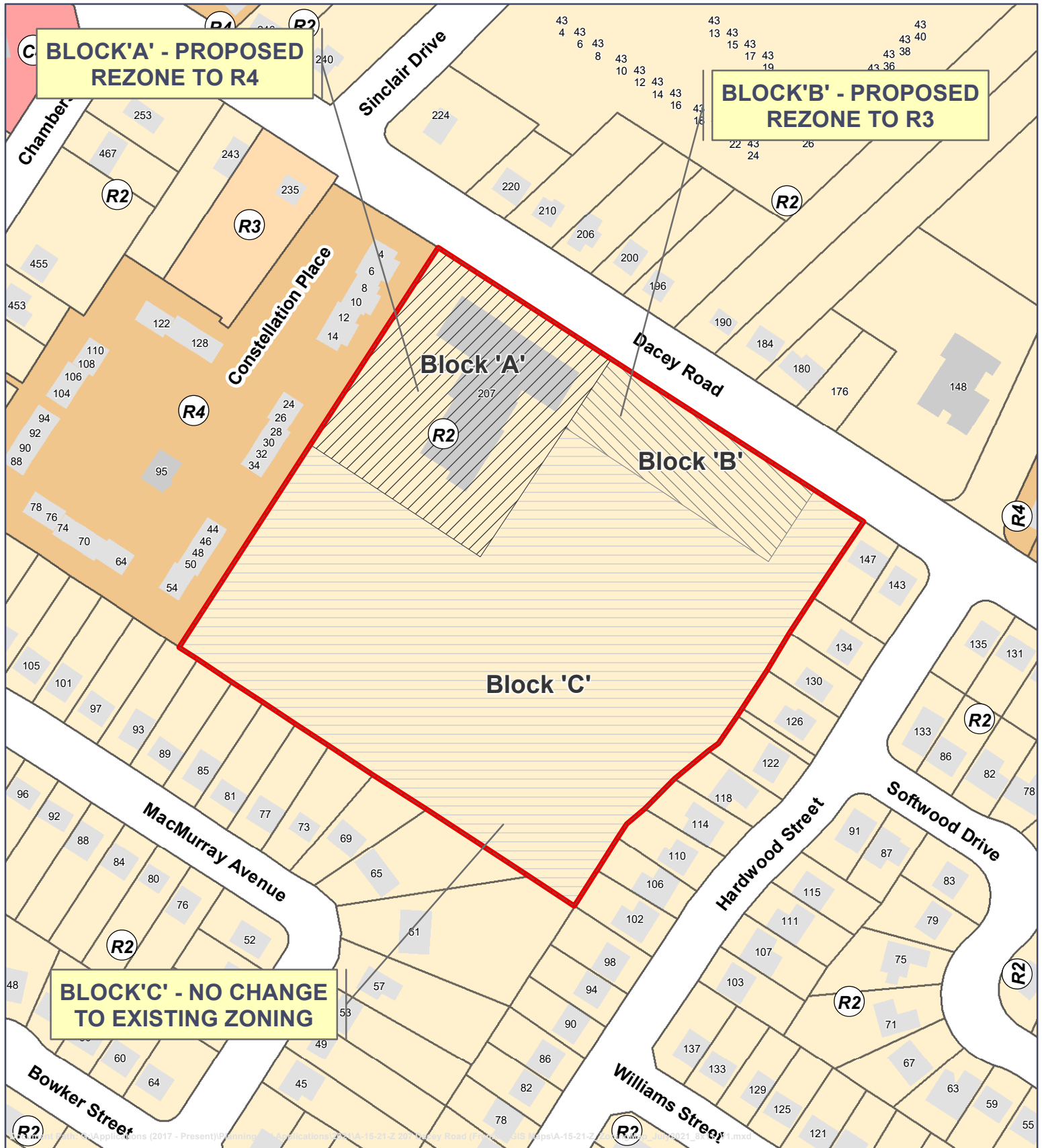
Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2021\A-15-21-Z 207 Dacey Road (Fremlin)\GIS Maps\A-15-21-Z\_AerialMap\_July2021\_8x.mxd

<b>Application Map Series</b> <input type="checkbox"/> Subject Property <input type="checkbox"/> Official Plan Landuse <input type="checkbox"/> Existing Zoning <input checked="" type="checkbox"/> Aerial Image <input type="checkbox"/> Official Plan Amendment	<b>Legal Department Reference</b>	<div data-bbox="1031 1743 1583 2047">  <p><b>SAULT STE. MARIE</b>            Planning and Enterprise Services            Community Development and Enterprise Services Department            99 Foster Drive, Sault Ste Marie, ON P6A 5X6            saultstemarie.ca   705-759-5368   planning@cityssm.on.ca</p> <p><small>This map is for general reference only            Orthophoto: 2016 20cm Colour            Projection Details:            NAD 1983 UTM Zone 16N            GCS North American 1983</small></p> <div data-bbox="1274 2005 1583 2047">   </div> </div>
<b>Property Information</b> Civic Address: 207 Dacey Road Roll No.: 010052002000000 Map No.: 33/1-36 Application No.: A-15-21-Z Date Created: July 26, 2021	<b>Legend</b> <div data-bbox="633 1953 998 2047">  Subject Property: 207 Dacey Road   Parcel Fabric           </div> <p>Page 162 of 251</p>	





<b>Application Map Series</b> <input checked="" type="checkbox"/> Subject Property <input type="checkbox"/> Official Plan Landuse <input type="checkbox"/> Existing Zoning <input type="checkbox"/> Aerial Image <input type="checkbox"/> Official Plan Amendment	<b>Legal Department Reference</b> Schedule "A"	<div data-bbox="1026 1753 1282 1837"> </div> <div data-bbox="1026 1837 1583 2047"> <b>SAULT STE. MARIE</b>  <b>Planning and Enterprise Services</b>            Community Development and Enterprise Services Department            99 Foster Drive, Sault Ste Marie, ON P6A 5X6            saultstemarie.ca   705-759-5368   planning@cityssm.on.ca  <small>This map is for general reference only</small>  <small>Orthophoto: None</small>  <small>Projection Details:</small>  <small>NAD 1983 UTM Zone 16N</small>  <small>GCS North American 1983</small> </div>
<b>Property Information</b> Civic Address: 207 Dacey Road Roll No.: 010052002000000 Map No.: 33/1-36 Application No.: A-15-21-Z Date Created: July 26, 2021	<b>Legend</b> <div data-bbox="625 1932 690 1974"> </div> Subject Property: 207 Dacey Road <div data-bbox="625 1974 690 2016"> </div> Parcel Fabric Page 163 of 251	



### Application Map Series

☐ Subject Property    ☐ Official Plan Landuse  
☒ Existing Zoning    ☐ Aerial Image  
☐ Official Plan Amendment

### Property Information

Civic Address: 207 Dacey Road  
 Roll No.: 010052002000000  
 Map No.: 33/1-36  
 Application No.: A-15-21-Z  
 Date Created: July 26, 2021

### Legend

C1 - Traditional Commercial Zone	R3 - Low Density Residential Zone
C2 - Central Commercial Zone	R4 - Medium Density Residential Zone
CT2 - Commercial Transitional Zone	R5 - High Density Residential Zone
C3 - Riverfront Zone; C3hp	R6 - Mobile Home Residential Zone
C4 - General Commercial Zone; C4hp	I - Institutional Zone
C5 - Shopping Centre Zone	EM - Environmental Management Zone
HZ - Highway Zone	PR - Parks and Recreation Zone
M1 - Light Industrial Zone	RA - Rural Area Zone
M2 - Medium Industrial Zone; M2hp	RP - Rural Precambrian Uplands Zone
M3 - Heavy Industrial Zone	REX - Rural Aggregate Extraction Zone
R1 - Estate Residential Zone	AIR - Airport Zone
R2 - Single Detached Residential Zone; R2hp	Named Use - Commercial Dock

### SAULT STE. MARIE

**Planning and Enterprise Services**

Community Development and Enterprise Services Department

99 Foster Drive, Sault Ste Marie, ON P6A 5X6

saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

*This map is for general reference only*  
 Orthophoto: None  
 Projection Details:  
 NAD 1983 UTM Zone 16N  
 GCS North American 1983

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The Corporation of the City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6  
saultstemarie.ca | 705.759.2500 | info@cityssm.on.ca

## CORRECTED NOTICE OF APPLICATION & PUBLIC MEETING

**207 Dacey Road**  
**Application No.: A-15-21-Z**  
**Applicant: Tulloch Engineering (c/o Kevin Jarus)**

**Date: September 13, 2021**  
**Time: 5:30 PM**

**Location: City of Sault Ste. Marie**  
**Civic Centre, Council Chambers**  
**99 Foster Drive**

### PURPOSE

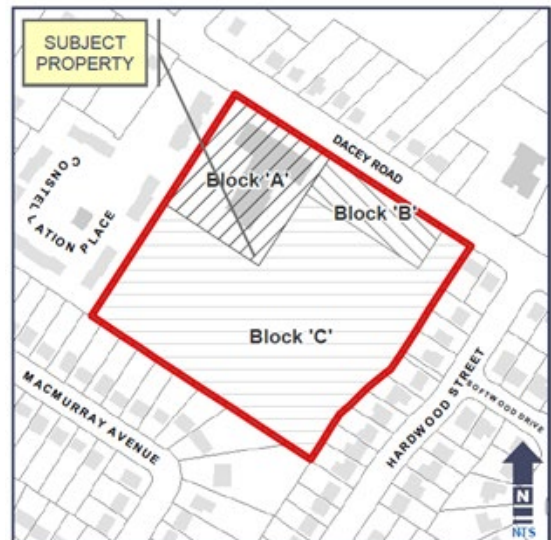
The applicant, Tulloch Engineering (c/o Kevin Jarus) – on behalf of Daniel Fremlin Holdings Inc., has submitted a rezoning application to permit the conversion of the former St. Hubert Elementary School into a 19-unit apartment building on Block A, and to construct 4 semi-detached dwellings (8 units in total) on Block B. Development is not proposed on Block C.

### PROPOSED CHANGE

The applicant wishes to rezone Block A (81 metres of frontage along Dacey Road and 92 metres of depth) from Single Detached (R2) Residential Zone to Medium Density (R4) Residential Zone. Further, the applicant wishes to rezone **Block B** (95 metres of frontage along Dacey Road and 31 metres of depth) from Single Detached (R2) Residential Zone to Low Density (R3) Residential Zone and to reduce the rear yard setback from 10 metres to 8.5 metres.

### CORRECTED CHANGE

The initial public notice did not reference the proposed rezoning for Block B.



### HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcome and encouraged. You can provide input by making a written submission or by making a public presentation.

**TAKE NOTICE THAT** the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, September 13, 2021, at 5:30 p.m. to consider a Zoning By-law Amendment (under section 34 of the Planning Act, R.S.O 1990, c. P13, as amended). This meeting will be broadcast by Shaw Cable and may be viewed on Shaw Cable's Community Channel, Sootoday.com and on the City's YouTube Channel <https://www.youtube.com/saultstemarieca>

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### MORE INFORMATION

The application may be reviewed upon request. The report of the Planning Division will be available on Friday, September 10, 2021 as part of City Council's Agenda. Please contact the Planning Division at 705-759-5368 or [planning@cityssm.on.ca](mailto:planning@cityssm.on.ca) to request a digital copy. Please refer to the application file number.

### WRITTEN SUBMISSION

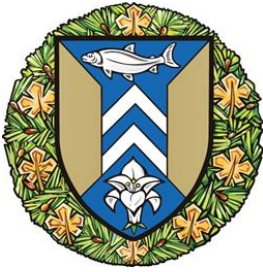
To provide input in writing, or request notice if the proposed application is approved, please submit a letter to the Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to [planning@cityssm.on.ca](mailto:planning@cityssm.on.ca) with your name, address and application file number on or before **Monday, September 13, 2021**.

If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

### LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be entitled to appeal the decision of the Council of the City of Sault Ste. Marie to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council  
AUTHOR: Jonathan Kircal, Planner  
DEPARTMENT: Community Development and Enterprise Services  
RE: A-16-21-Z 812 Frontenac Street (1927594 Ontario Inc.)

---

**PURPOSE**

The applicant, Adrienne See, has submitted a rezoning application to repeal Special Exception #58 from the subject property, which permits a storage building for plumbing and petroleum equipment maintenance supplies. A storage building of this nature is no longer needed by the property owner.

**PROPOSED CHANGE**

The applicant is seeking Council's approval to rezone the subject property from Rural Area Zone with Special Exception 58 (RA.S58) to Rural Area Zone (RA) to repeal the Special Exception 58 from the property.

**Subject Property:**

- Location: Located on the north side of Frontenac Street, approximately 600m (480') west of the Trans-Canada Highway.
- Approximate Size: 32m (105') of frontage along Frontenac Street with a depth of 800m (2,600'). Lot area approximately 7.2 hectares (18 acres).
- Present Use: Residential use.
- Owner: 1927594 Ontario Inc.

**BACKGROUND**

In 1981, Council approved an application to rezone the property by way of a Special Exception 58 to permit a storage building for plumbing supplies.

**ANALYSIS**

**Conformity with Official Plan**

Schedule C (the Land Use Map) designates the subject property as Rural Area in the Official Plan. Rural Area land uses include agriculture, forestry, extractive uses, golf courses, cemeteries and limited residential development on lots in existence as of the date of the adoption of the Official Plan.

Repealing the Special Exception does not conflict with the policies of the Plan. This proposal is consistent with Official Plan policies.



#### Archeological Potential

Schedule E (Archeological Resources) of the Official Plan identifies archeological potential on the rear 270m (885') of the property. A review of air photography demonstrates that extensive soil disturbance has occurred on the property, minimizing the likelihood of any archeological resources. As per Archeological Resources Policy 2, an archeological assessment is not required where past soil disturbance has occurred.

#### **Conformity with Provincial Policy Statement 2020**

The proposal complies with the PPS in the following manner:

##### *1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns:*

*c) avoiding development and land use patterns which may cause environmental or public health and safety concerns.*

The proposal is consistent with the PPS.

#### **Conformity with Growth Plan for Northern Ontario 2011**

The proposal does not conflict with the Growth Plan.

#### **COMMENTS**

In 1981, City Council approved the property owner's request to permit a storage building for plumbing and petroleum equipment maintenance supplies. According to the applicant, this building is no longer used in this manner, therefore the Special Exception is no longer needed.

The subject property is located on the north side of Frontenac Street. The general area is zoned Rural Area. According to the Municipal Property Assessment Corporation (MPAC) data, residential uses are the predominate land use type in the area.

Repealing the Special Exception will revert the property's zoning to strictly Rural Area, and will therefore be more compatible with its neighbouring uses and the area's zoning framework. According to the applicant, the residential use of the property will continue, and the former storage building will be converted into an "accessory use" small-sized ice rink for personal use only. The residential and accessory uses are already permitted in the zoning by-law.

A number of buildings and structures on the property do not conform to the Rural Area's setback requirements, however, section 4.11.2 of the zoning by-law exempts legally existing structures from these requirements when uses are in compliance with the list of permitted uses of the zoning by-law. Therefore, no further amendments are required as these buildings are exempt from the setback

requirements. Aerial photography suggest a significant amount of outdoor storage on the subject property, however, planning staff conducted a site visit in August 2021 and noted that this has been removed and the site has been cleaned up.

Planning staff support repealing Special Exception #58. Repealing development control on the property is also advisable as these additional regulations are no longer needed.

### **CONSULTATION**

Public notices were mailed to all neighbouring properties within 120m (400') of the subject property on Friday, August 20, 2021. The notice that was mailed to property owners is attached to this report. The notice was also advertised on the City website and in the Sault Star on Saturday, August 21, 2021.

### **Public Comments**

No comments were received at the time of writing this report on August 31, 2021.

### **Application Circulation**

As part of the application review, this proposal was circulated to City divisions and external agencies for detailed technical review and comment.

No comment/objection were received from the Accessibility Advisory Committee, Building Division, Community Development and Enterprise Services, Economic Development Corporation, Engineering Services, Fire Services, Legal Department, Ministry of Municipal Affairs and Housing, the Municipal Heritage Committee, and Public Works.

The Sault Ste. Marie Region Conservation Authority notes that the subject property is located within their jurisdiction and therefore, any development on the subject property will require a site plan review and may require a permit by SSMRCA under Ont. Reg. 176/06.

The Building Division notes that this property is a designated brownfield property and that certain environmental site conditions may need to be met if the property is to be developed into a new use.

### **FINANCIAL IMPLICATIONS**

Approval of this application will not result in any incremental changes to municipal finances.

### **STRATEGIC PLAN / POLICY IMPACT**

Approval of this application is not directly linked to any strategic directions contained within the Corporate Strategic Plan.

## **SUMMARY**

The applicant has submitted a rezoning application to repeal Special Exception #58. The Special Exception permits a light industrial storage building on the subject property. Due to changes in how the property is used, the applicant no longer requires this provision.

This application presents an opportunity to revert the property's zoning designation to a classification that is more consistent with the area's land use framework, and to a more compatible use to neighbouring properties.

At the time of drafting this report, no comments from the public were received and no major issues were identified by relevant City staff and external agencies.

## **RECOMMENDATION**

It is therefore recommended that Council take the following action:

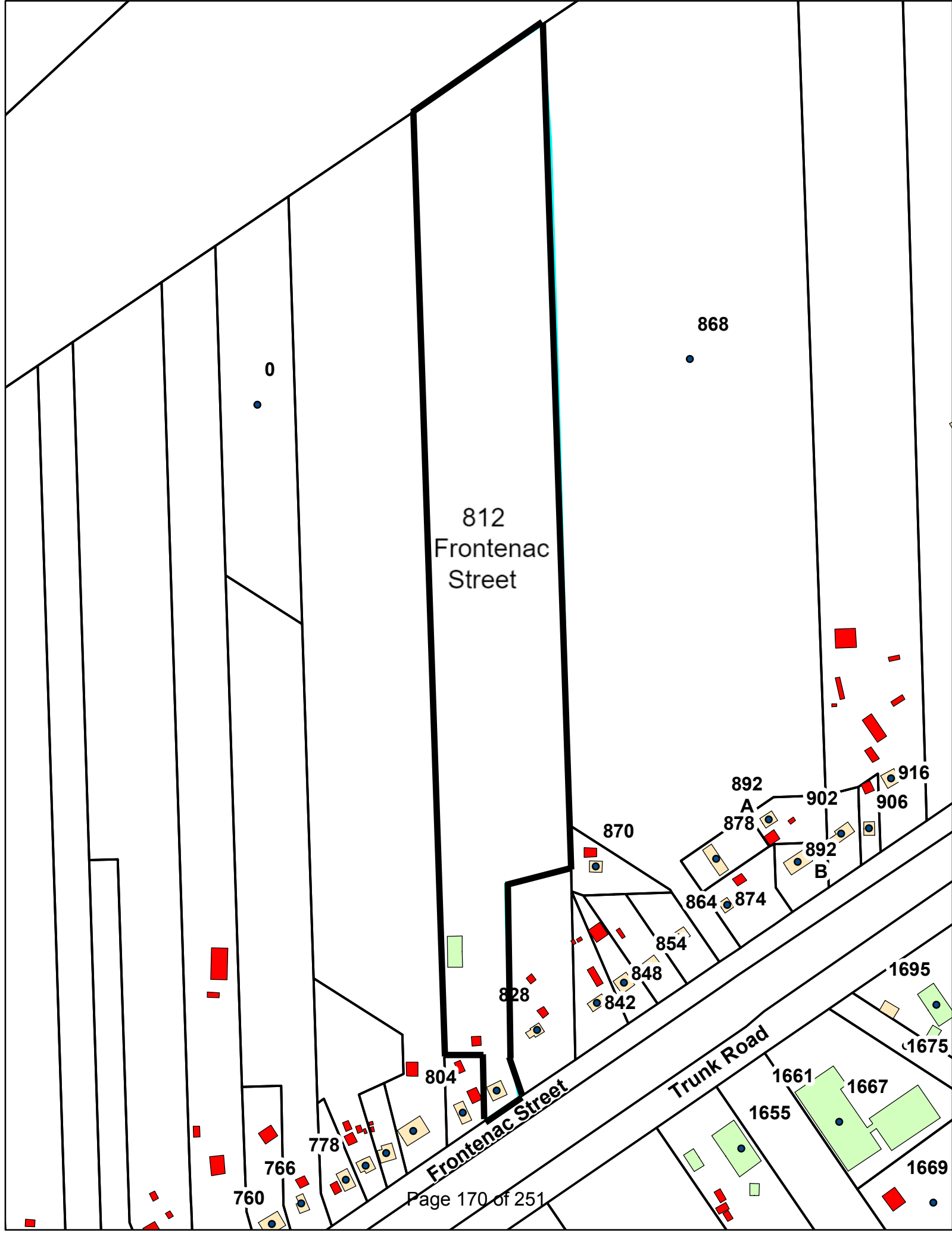
Resolved that the Report of the Planner dated September 13, 2021 concerning re-zoning application A-16-21-Z be received and that Council rezone 812 Frontenac Street from Rural Area Zone with Special Exception 58 (RA.S58) to Rural Area Zone (RA) to repeal Special Exception 58 from the property.

And that the subject property be removed from site plan control as per Section 41 of the Planning Act.

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

Respectfully submitted,

Jonathan Kircal  
Planner  
705.759.6227  
[j.kircal@cityssm.on.ca](mailto:j.kircal@cityssm.on.ca)



812  
Frontenac  
Street

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**From:** [Marlene McKinnon](#)  
**To:** [Justine Palmer](#)  
**Subject:** SSMRCA Response - A-16-21-Z - 812 Frontenac Street  
**Date:** Monday, August 9, 2021 1:55:13 PM  
**Importance:** High

---

This email originated outside of the Corporation of the City of Sault Ste. Marie.  
Do not open attachments or click links unless you verify the sender and know the content is safe.

August 9, 2021

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

**Conservation Authority Comments:**

-  
**Application # A-16-21-Z**  
**Adrienne See**  
**812 Frontenac Street**  
**Sault Ste. Marie**

The subject property, 812 Frontenac Street is located in an area under the jurisdiction of the Conservation Authority with regard to the Ont. Reg.176/06 Development, Interference with Wetlands and Alterations to Shoreline and Watercourses.

Any development on the subject property will require a site plan review and may require a permit by SSMRCA under Ont. Reg. 176/06.

SSMRCA requests a copy of the decision and to be included on the contact list for any appeals resulting from the decision of this application.

Sincerely,

M. A. McKinnon, CGS  
GIS Specialist  
Sault Ste. Marie Region Conservation Authority  
1100 Fifth Line East  
Sault Ste. Marie ON P6A 6J8  
[mmckinnon@ssmrca.ca](mailto:mmckinnon@ssmrca.ca)  
[www.ssmrca.ca](http://www.ssmrca.ca)  
Phone 705-946-8530  
Fax 705-946-8533

Member of Canadian Institute of Geomatics

## Jonathan Kircal

---

**From:** Mike Smykacz  
**Sent:** Friday, August 20, 2021 1:38 PM  
**To:** Justine Palmer  
**Subject:** RE: Request for comment- Rezoning Application A-16-21-Z 812 Frontenac Street

Good afternoon,

Regarding the attached A-16-21-Z 812 Frontenac, the building department has no objection to removing special exception #58.

It should be noted if a brownfield property is to be redeveloped for a new use, property owners/redevelopers must meet set requirements for (1) assessing the environmental condition of the property through environmental site assessments. (2) Ensuring the site meets the applicable site condition standards or standards specified in a risk assessment. (3) submitting a record of site condition for filing in Ontario's Environmental Site Registry. (source: <https://www.ontario.ca/page/brownfields-redevelopment#section-0>).

Thank you,

**Mike Smykacz**  
Plans Examiner  
Building Division  
705.759.5398 [m.smykacz@cityssm.on.ca](mailto:m.smykacz@cityssm.on.ca)

CITY OF SAULT STE. MARIE  
99 Foster Drive, Sault Ste. Marie, ON P6A 5X6  
[saultstemarie.ca](http://saultstemarie.ca)



---

**From:** Francois Couture  
**Sent:** Monday, August 9, 2021 11:25 AM  
**To:** Mike Salvini <[m.salvini@cityssm.on.ca](mailto:m.salvini@cityssm.on.ca)>; Mike Smykacz <[m.smykacz@cityssm.on.ca](mailto:m.smykacz@cityssm.on.ca)>  
**Subject:** FW: Request for comment- Rezoning Application A-16-21-Z 812 Frontenac Street

Hello Gents,

One of you want to tackle the application?

Francois.

---

**From:** Justine Palmer  
**Sent:** Monday, August 9, 2021 10:59 AM



**SUBJECT  
PROPERTY**



Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2021\A-16-21-Z 812 Frontenac Street\GIS Maps\A-16-21-Z\_AerialMap\_July2021\_8x11\_V1.mxd

### Application Map Series

- ☐ Subject Property ☐ Official Plan Landuse  
☐ Existing Zoning ☒ Aerial Image  
☐ Official Plan Amendment

### Property Information

Civic Address: 812 Frontenac Street  
 Roll No.: 010090022000000  
 Map No.: 48/49/1-82  
 Application No.: A-16-21-Z  
 Date Created: July 27, 2021

### Legal Department Reference

### Legend



Subject Property: 812 Frontenac Street



Parcel Fabric

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**SAULT  
STE. MARIE**

### Planning and Enterprise Services

Community Development and Enterprise  
 Services Department

99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
 saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

*This map is for general reference only  
 Orthophoto: 2016 20cm Colour*

*Projection Details:*

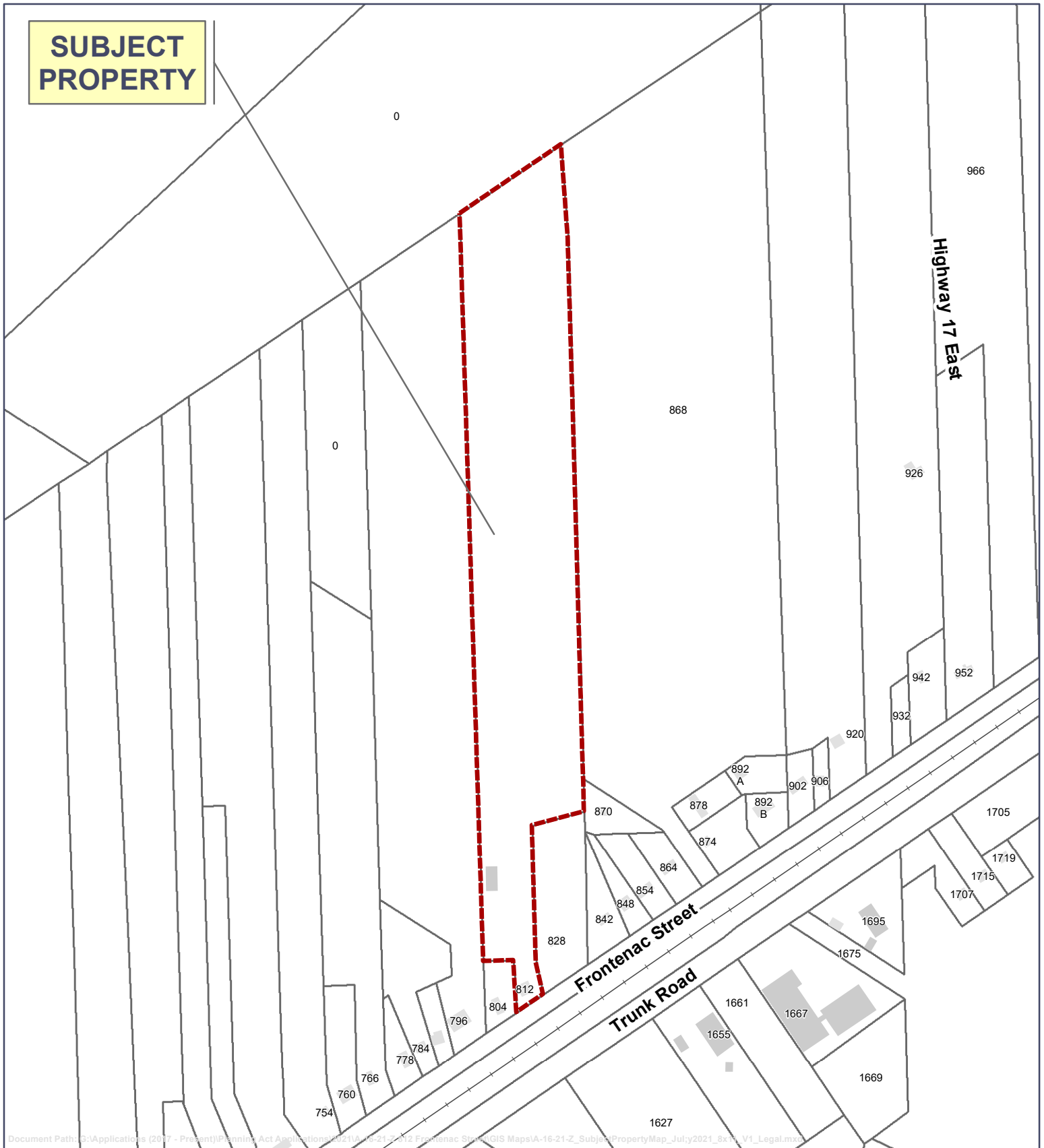
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 GCS North American 1983

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**SUBJECT  
PROPERTY**



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### Application Map Series

- ☒ Subject Property ☐ Official Plan Landuse  
☐ Existing Zoning ☐ Aerial Image  
☐ Official Plan Amendment

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Civic Address: 812 Frontenac Street  
 Roll No.: 010090022000000  
 Map No.: 48/49/1-82  
 Application No.: A-16-21-Z  
 Date Created: July 27, 2021

### Legal Department Reference Schedule "A"

### Legend

- Subject Property: 812 Frontenac Street  
 Parcel Fabric

Page 174 of 251



**SAULT  
STE. MARIE**

### Planning and Enterprise Services

Community Development and Enterprise  
 Services Department  
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
[saultstemarie.ca](http://saultstemarie.ca) | 705-759-5368 | [planning@cityssm.on.ca](mailto:planning@cityssm.on.ca)

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Orthophoto: None

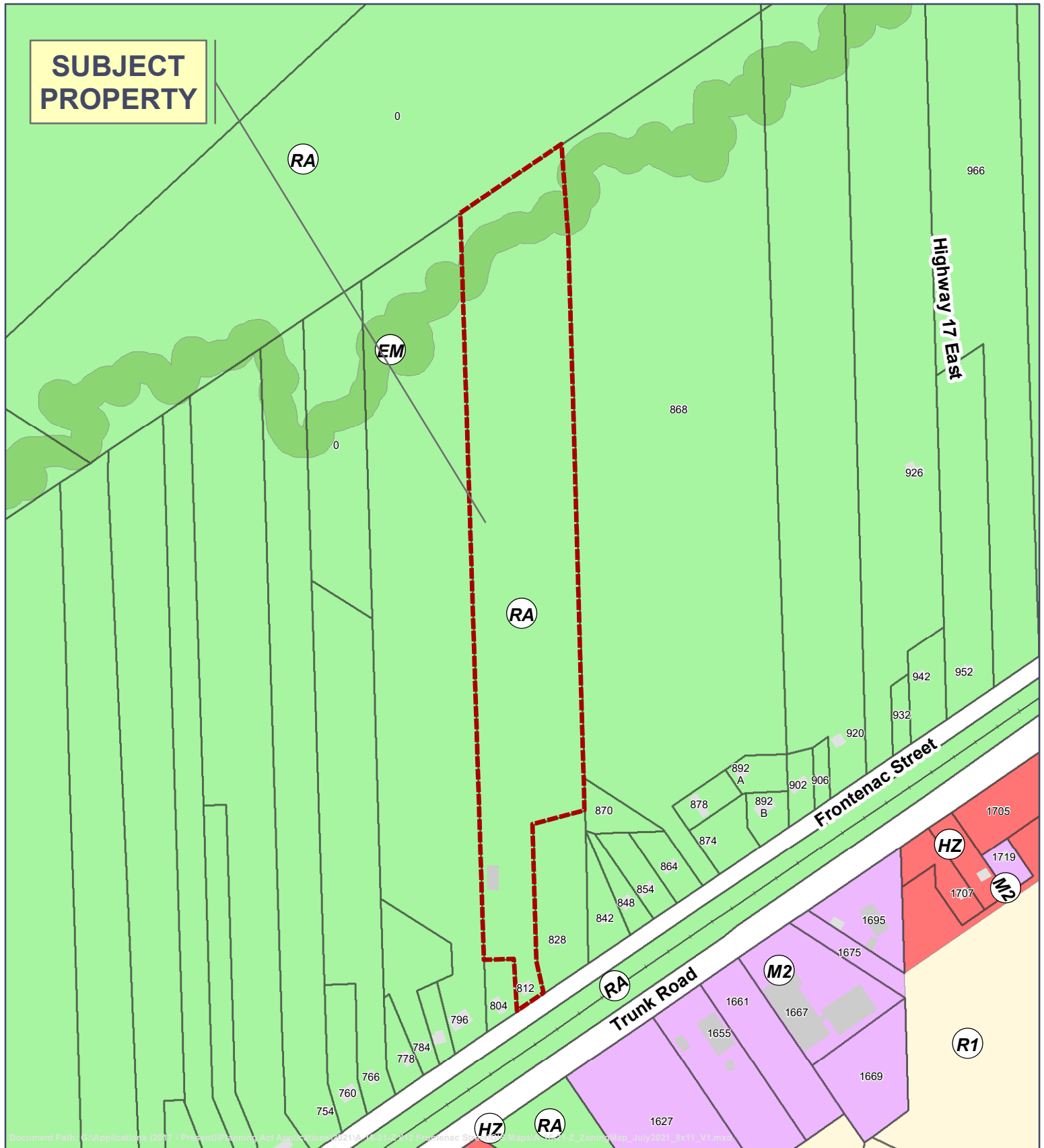
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Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2021\A-16-21-Z-812 Frontenac Street\2021 Maps\A-16-21-Z\_Zoning Map\_August 1, 2021.dwg

**Application Map Series**

☐ Subject Property ☐ Official Plan Landuse

☒ Existing Zoning ☐ Aerial Image

☐ Official Plan Amendment

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**Property Information**

Civic Address: 812 Frontenac Street

Roll No.: 010090022000000

Map No.: 48/49/1-82

Application No.: A-16-21-Z

Date Created: July 27, 2021

**Legend**

C1 - Traditional Commercial Zone	R3 - Low Density Residential Zone
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Parcel Fabric

**SAULT STE. MARIE**

**Planning and Enterprise Services**

Community Development and Enterprise Services Department

99 Foster Drive, Sault Ste Marie, ON P6A 5X6

saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

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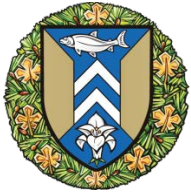
Orthophoto: None

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GCS North American 1983

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Page 175 of 251



The Corporation of the City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6  
saultstemarie.ca | 705.759.2500 | info@cityssm.on.ca

## NOTICE OF APPLICATION & PUBLIC MEETING

**812 Frontenac Street**  
**Application No.: A-16-21-Z**  
**Applicant: 1927594 Ontario Inc. (c/o Adrienne See)**

**Date: September 13, 2021**  
**Time: 5:30 PM**

**Location: City of Sault Ste. Marie**  
**Civic Centre, Council Chambers**  
**99 Foster Drive**

### PURPOSE

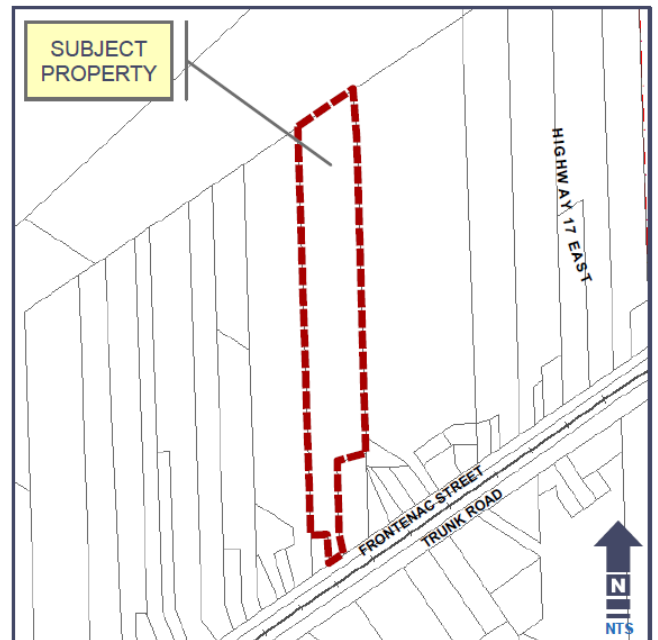
The applicant, Adrienne See, has submitted a rezoning application to repeal Special Exception #58 from the subject property. Special Exception #58 permits a storage building for plumbing and petroleum equipment maintenance supplies. A storage building of this nature is no longer needed by the property owner.

### PROPOSED CHANGE

The applicant wishes to rezone the subject property from RA.S58 (Rural Area Zone with Special Exception 58) to RA (Rural Area Zone) to repeal the Special Exception 58 from the property.

### HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcome and encouraged. You can provide input by making a written submission or by making a public presentation.



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### MORE INFORMATION

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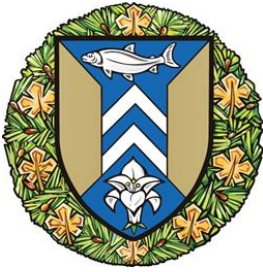
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If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

### LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be entitled to appeal the decision of the Council of the City of Sault Ste. Marie to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council  
AUTHOR: Peter Tonazzo, RPP, Senior Planner  
DEPARTMENT: Community Development and Enterprise Services  
RE: A-17-21-T 1259 Peoples Road (EACOM)

---

**PURPOSE**

The applicant, Anthony Aiello, Mill Manager EACOM Timber Corporation, wishes to rezone the southeastern portion of the subject property, 37m frontage by 200m depth, to permit a gravel employee parking lot in association with the EACOM's Engineered Wood Mill to the southwest. The employee parking area is proposed on a temporary basis not to exceed 3 years.

**PROPOSED CHANGE**

The applicant is seeking Council's approval to rezone the 37m by 200m southeastern portion of the subject property from Rural Area Zone (RA) to Rural Area Zone (RA.S) with a special exception to permit a gravel employee parking lot in association with the Engineered Wood Mill to the southwest, for a period not to exceed 3 years.

**Subject Property:**

- Location: The subject property is located on the west side of Peoples Road, approximately 170m north of it's intersection with Third Line West.
- Approximate Size:
  - Subject Property – 151m frontage by 790m depth, totalling 15ha.
  - Portion of the Subject Property proposed to be rezoned - Southeastern portion - 37m frontage by 200m depth, totalling 0.74ha.
- Present Use: Vacant. There is an existing storm sewer that traverses a portion of the property and is part of an easement in favour of the City.
- Owner: EACOM Timber Corporation

**BACKGROUND**

There have been no previous rezoning applications upon the subject property. In 2015, the Committee of Adjustment approved a severance to create a new lot from the northeast corner, which separated the existing dwelling from the larger vacant parcel.

## **ANALYSIS**

### **Conformity with Official Plan**

The subject property is designated Rural Area on Land Use Schedule C of the Official Plan. In this case the applicants are seeking to locate the parking lot on a temporary basis, not to exceed 3 years. Section 4.4 of Part VII of the OP states:

*'Council may pass By-laws to authorize the temporary use of lands for a purpose that is otherwise prohibited by the Zoning By-law for a period not exceeding three years.'*

*In considering the passing of temporary use By-laws, Council shall have regard to the compatibility and impact on abutting uses and municipal infrastructure as well as the uses ability to supply adequate parking. The construction of permanent buildings in association with a temporary use shall be discouraged.'*

As discussed in greater detail later in this report, the proposed parking lot will be setback far enough away from the road to reduce impacts to the nearest adjacent sensitive residential uses on the east side of Peoples Road. From a municipal infrastructure standpoint, there will be no sanitary or water services required to support the parking lot and stormwater management will be required. The proposed parking lot will also eliminate or significantly reduce trucks staging on Third Line West and Peoples Road. Therefore, city infrastructure will not be negatively impacted and from a transportation standpoint, may be improved. Finally, there are no buildings or structures proposed as part of this temporary rezoning request.

Portions of the subject property are identified as having archaeological potential, including the proposed driveway to the parking lot. As per Archeological Resources Policy 2 of the Official Plan, *'Archaeological assessments may not be required in areas that have been subject to previous intensive and extensive soil disturbance.'* The subject property was cleared and has been actively tilled for decades, negating any potential archaeological resources.

The proposed temporary parking lot adheres to the City's Official Plan, conforms to the Provincial Policy Statement 2020 and does not conflict with the Growth Plan for Northern Ontario 2011.

## **COMMENTS**

The applicant is seeking Council's approval to locate an employee parking lot in association with the EACOM Timber Corporation's Engineered Wood Mill located southwest of the subject property. As per the site plan attached, the parking lot is proposed to be 37m by 110m, to accommodate approximately 60 vehicles. The lot will be setback approximately 70m from Peoples Road, with vehicular access to Peoples Road and a pedestrian link between the parking area and the Mill. An asphalt apron will be constructed adjacent to Peoples Road to minimize tracking gravel and debris onto the travelled portion of the Road. The remainder



of the access and parking area will be constructed with a gravel surface, with dust suppression to be applied as required.

The lot will be for employee parking only. As per the 'Yard Safety Improvement Plan' submitted by the Applicant and attached, the current employee parking area is located at the northeast corner of Peoples Road and Third Line West, requiring employees to traverse through the lumber storage yard in order to access the Mill. The proposed temporary parking area will alleviate this safety concern. The current layout also results in truck traffic (shipping and receiving) staging along Third Line West and Peoples Road, creating additional safety concerns. In the future, EACOM will repurpose the existing employee parking area for truck staging.

EACOM Timber Corporation acquired the subject property in 2014. It is understood that any permanent expansion, including a permanent employee parking area will require rezoning and OP amendment applications. However, at this time, the application before Council is for that of a temporary parking lot not to exceed 3 years, at which point, either the parking lot use ceases or a Planning Act application is filed and approved. Therefore, Planning Staff's review of this application is scoped to that of a temporary parking lot and does not contemplate any development proposals or applications that may be filed in the future.

### **CONSULTATION**

Public notices were mailed to all neighbouring properties within 120m (400') of the subject property on Friday, August 20, 2021. The notice that was mailed to property owners is attached to this report. The notice was also advertised on the City website and in the Sault Star on Saturday, August 21, 2021.

### **Public Comments**

Up to the drafting of this report, no comments have been received from the public.

### **Application Circulation**

As part of the application review, this proposal was circulated to City divisions and external agencies for detailed technical review and comment. The following departments/agencies commented on this application:

Engineering Services notes there is a municipal sewer easement on the subject property, however the proposed temporary parking lot does not appear to impact the easement. Stormwater management controls may be required and it is recommended that the property be subject to Site Plan Control, to ensure servicing and drainage is addressed. The Manager of Design and Transportation Engineer reviewed this application and has no comments or objections.

Correspondence from Public Works notes that a culvert permit will be required for the new driveway entrance onto Peoples Road and the driveway entrance shall be paved to the property line. The applicants are aware of these

requirements and intend to apply for a culvert permit and pave the driveway apron adjacent to Peoples Road.

The Sault Ste. Marie Region Conservation Authority (SSMRCA) notes the subject property is within the jurisdiction of the SSMRCA with regard to O.reg 176/06 and as such, a permit from the SSMRCA will be required prior to any development or site alteration.

### **FINANCIAL IMPLICATIONS**

Approval of this application will not result in any incremental changes to municipal finances.

### **STRATEGIC PLAN / POLICY IMPACT**

Approval of this application is not directly linked to any strategic directions contained within the Corporate Strategic Plan.

### **SUMMARY**

The proposed temporary employee parking area will improve on-site operations at EACOM's Engineered Wood Mill. It also has the potential to improve off-site impacts associated with transport trucks staging on Third Line West and Peoples Road. The proposed temporary parking lot is setback approximately 70m from Peoples Road and 90m from the dwellings on the east side of Peoples Road, with is far enough away to mitigate against any off-site impacts such as noise. The applicants have also indicated that dust control will be regularly applied to the gravel parking lot, to mitigate against excessive dust.

### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Senior Planner dated September 13, 2021 concerning Application A-17-21-T 1259 People Road be received and that Council temporarily rezone the southeastern portion of the subject property, being a 37m frontage by 200m depth, from Rural Area Zone to Rural Area Zone with a Special Exception to, in addition to the used permitted in a Rural Area Zone:

- 1) Permit a gravel employee parking lot in association with the adjacent industrial uses at 1195 Peoples Road for a period not to exceed three years from the date of passing this bylaw.

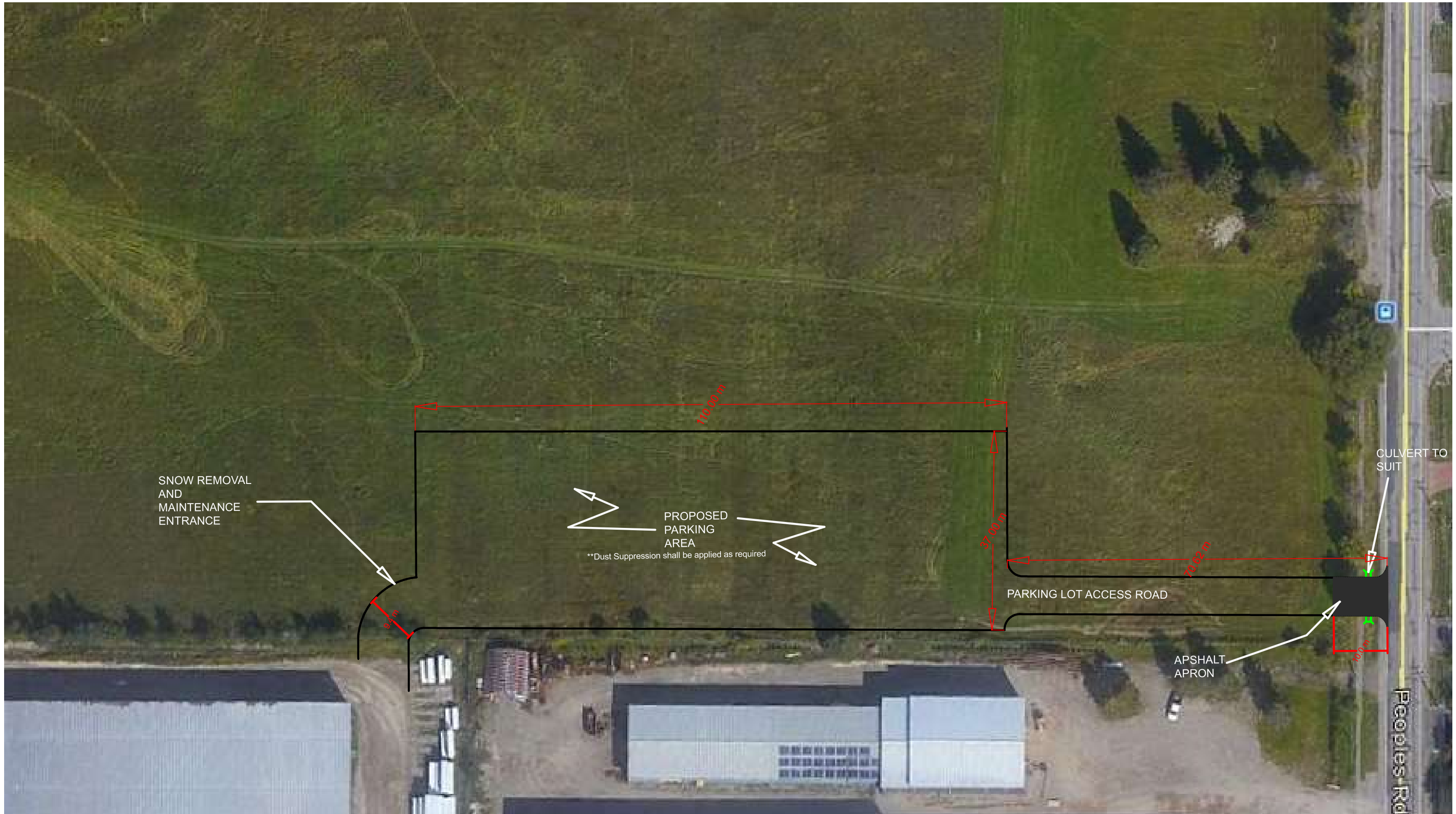
And that Council deems the portion of the property recommended to be rezoned as subject to Site Plan Control.

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

A-17-21-T  
September 13, 2021  
Page 5.

Respectfully submitted,

Peter Tonazzo  
Senior Planner  
705.759.2780  
[p.tonazzo@cityssm.on.ca](mailto:p.tonazzo@cityssm.on.ca)



**Avery Construction Ltd.**

940 Second Line West  
Sault Ste. Marie, Ontario  
P6C 2L3  
Phone: 1(705)759-4800  
Fax: 1(705)759-6775

NOTE: ALL LOCATIONS OF SERVICES, PROPERTY LINES,  
ETC. ARE APPROXIMATE ONLY

# EACOM PROPOSED PARKING LOT

Revision:	1
Prepared By:	Avery Construction Ltd.
Date:	MAY 4TH, 2021
Scale:	NTS

# S1





# Yard Safety Improvement Plan

April 12th, 2021



# YARD IMPROVEMENT PLAN

- Current Situation
- Proposed Layout
- Improvements



# CURRENT SITUATION



- High foot traffic through yard
- > 1000 trips through lumber storage yard each week by employees
- ~ 250-300 additional trips by truck drivers through lumber storage yard each week
- Truck staging on 3<sup>rd</sup> Line/ Peoples Road





# TRUCK STAGING AREA - CURRENT



- Trucks lined up all the way to People's road
- Dangerous to enter or exit parking lot





# CURRENT CONCERNS

## **Safety/Security**

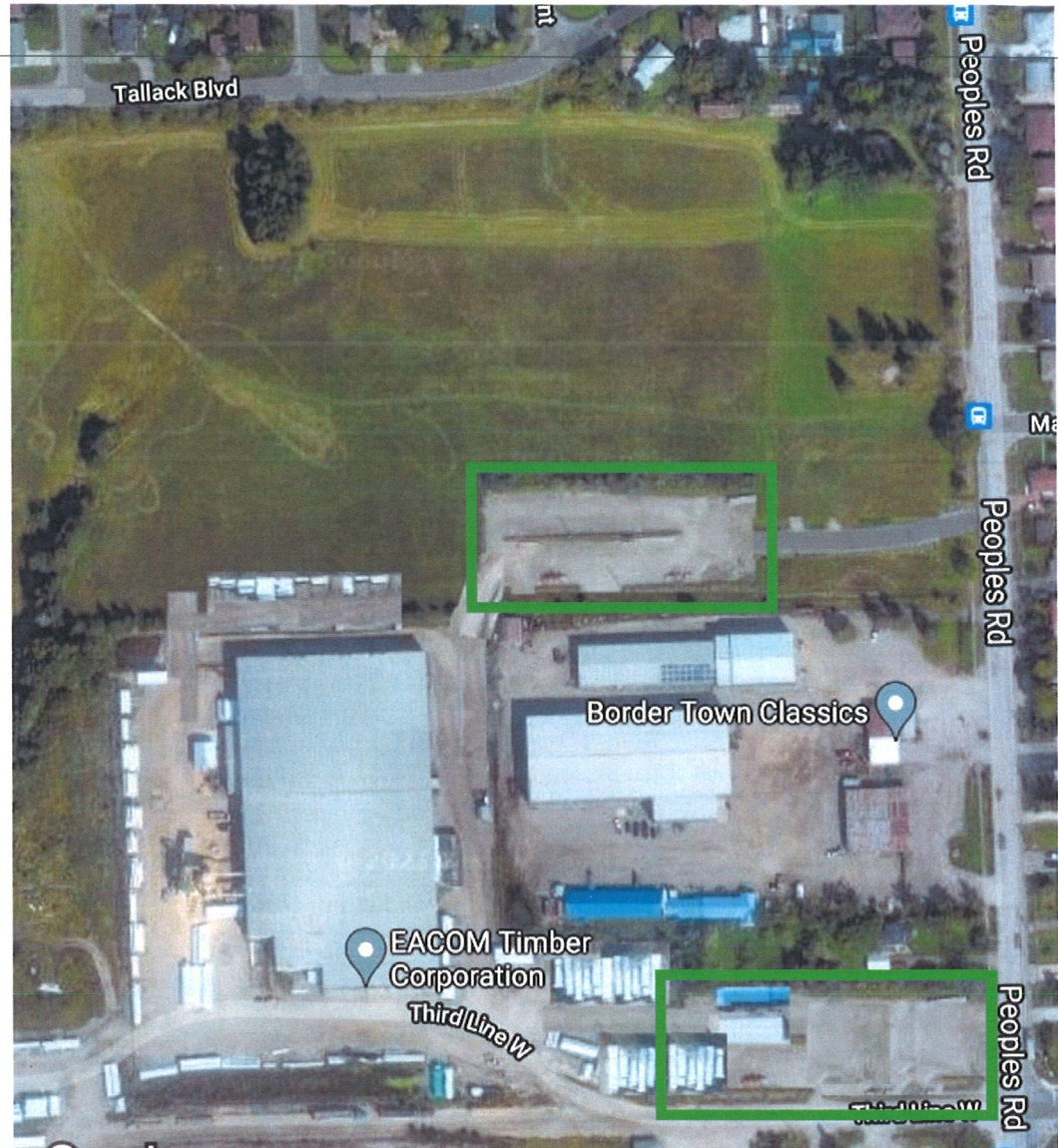
- **> 1250 trips per week, pedestrian traffic through lumber storage/loading/unloading areas**
- **No gatehouse, point of access control of entry to site**
- **Truck staging and un-tarpping on public road**



# PROPOSED LAYOUT

**Move Employee Parking Lot to north-east corner of mill**

**Use current parking lot as truck staging area to get traffic off of public streets**





# PROPOSED LAYOUT

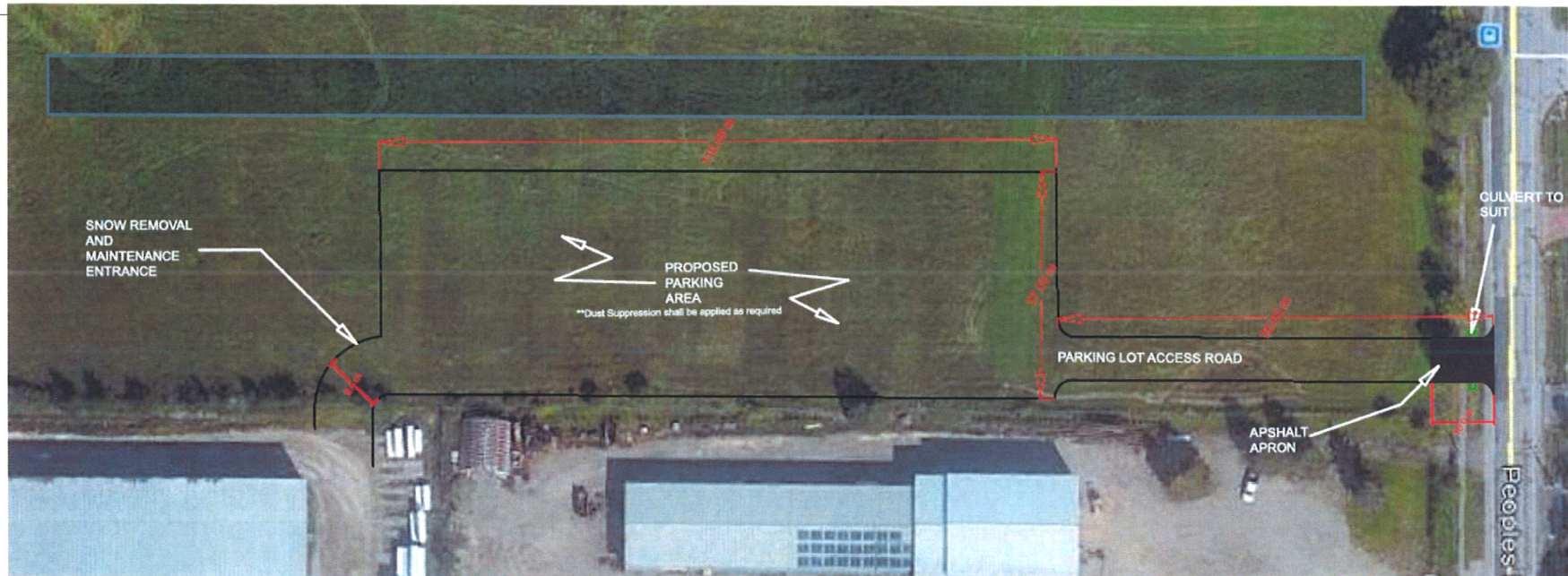


- Reroute all foot traffic to designated walkway in no loading zone

7



# PROPOSED PARKING LOT



- 37 x 110 m parking lot for employee and visitor vehicles only (no truck traffic)
- Asphalt apron and application of DM 35 calcium chloride solution periodically for dust control
- Access and space for improved snow removal
- Located north east of all existing infrastructure leaving future expansion opportunities unimpeded

# IMPROVEMENTS

## **Safety/Security**

- **Eliminate > 1250 trips per week, pedestrian traffic through lumber storage/loading/unloading areas (Improved Morale)**
- **Gatehouse to control entry to yard, provide safety instruction and direction to carriers**
- **Plenty of space for truck staging**



**The Corporation of the  
City of Sault Ste. Marie**



**Public Works &  
Engineering Services**

2021 08 24

**MEMO TO:** Don McConnell, RPP  
Planning Director

**RE:** A-17-21-Z  
1259 Peoples Road  
EACOM Timber Corporation

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

- There is a municipal sewer easement on this property. The proposed development does not appear to impact the easement.
- Stormwater management may be required.
- It is recommended that this property be subject to Site Plan Control. Any new changes should be submitted for site plan approval to ensure servicing and drainage is addressed to the satisfaction of the Director of Engineering or his designate.

Traffic Comments:

- No comment.

If you have any questions, please do not hesitate to contact the undersigned.

A handwritten signature in black ink, appearing to read 'Maggie McAuley'.

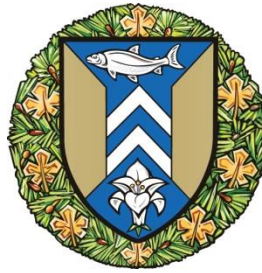
Maggie McAuley, P. Eng.  
Municipal Services Engineer  
Public Works & Engineering Services  
705.759.5385  
[m.mcauley@cityssm.on.ca](mailto:m.mcauley@cityssm.on.ca)

MM

cc. Susan Hamilton Beach, Public Works  
Don Elliott, Engineering

Larry Girardi  
Deputy CAO

Susan Hamilton Beach, P. Eng.  
Director of Public Works



## Public Works & Engineering Services

Daniel Perri, P. Eng.  
Area Coordinator, Wastewater

August 13, 2021

Our File: C.2.7

Don McConnell, RPP  
Director of Planning & Enterprise Services

**Subject: Application No. A-17-21-T.OP  
Request for an amendment to the Zoning By-law**

**Applicant: Anthony Aiello, Mill Manager (EACOM Timber Corporation)**

**Subject Property: 1259 Peoples Road**

Please accept this correspondence in response to your request dated August 6, 2021.

Staff from Public Works has reviewed the application noted above and have the following comments:

- A culvert permit is required for the new driveway entrance; and
- The driveway entrance shall be paved to property line.

If you have any further questions, please contact me at 574-1086.

Yours very truly,

Daniel Perri, P. Eng.  
Area Coordinator, Wastewater  
[d.perri@cityssm.on.ca](mailto:d.perri@cityssm.on.ca)

C: Susan Hamilton Beach, P.Eng.  
Maggie McAuley, P. Eng.  
Freddie Pozzebon, CBO



**Peter Tonazzo**

---

**From:** Marlene McKinnon <mmckinnon@ssmrca.ca>  
**Sent:** Monday, August 9, 2021 9:31 AM  
**To:** Justine Palmer  
**Subject:** SSMRCA Response - A-17-21-T - 1259 Peoples Road

**Importance:** High

This email originated outside of the Corporation of the City of Sault Ste. Marie.  
Do not open attachments or click links unless you verify the sender and know the content is safe.

August 9, 2021

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

**Conservation Authority Comments:**

**Application # A-17-21-T**  
**Anthony Aiello, Mill Manager**  
**1259 Peoples Road**  
**Sault Ste. Marie**

The subject property, 1259 Peoples Road is located in an area under the jurisdiction of the Conservation Authority with regard to the Ont. Reg.176/06 Development, Interference with Wetlands and Alterations to Shoreline and Watercourses.

Any development on the subject property will require a site plan review and may require a permit by SSMRCA under Ont. Reg. 176/06.

SSMRCA requests a copy of the decision and to be included on the contact list for any appeals resulting from the decision of this application.





Sincerely,

M. A. McKinnon, CGS  
GIS Specialist  
Sault Ste. Marie Region Conservation Authority  
1100 Fifth Line East  
Sault Ste. Marie ON P6A 6J8  
[mmckinnon@ssmrca.ca](mailto:mmckinnon@ssmrca.ca)  
[www.ssmrca.ca](http://www.ssmrca.ca)  
Phone 705-946-8530  
Fax 705-946-8533

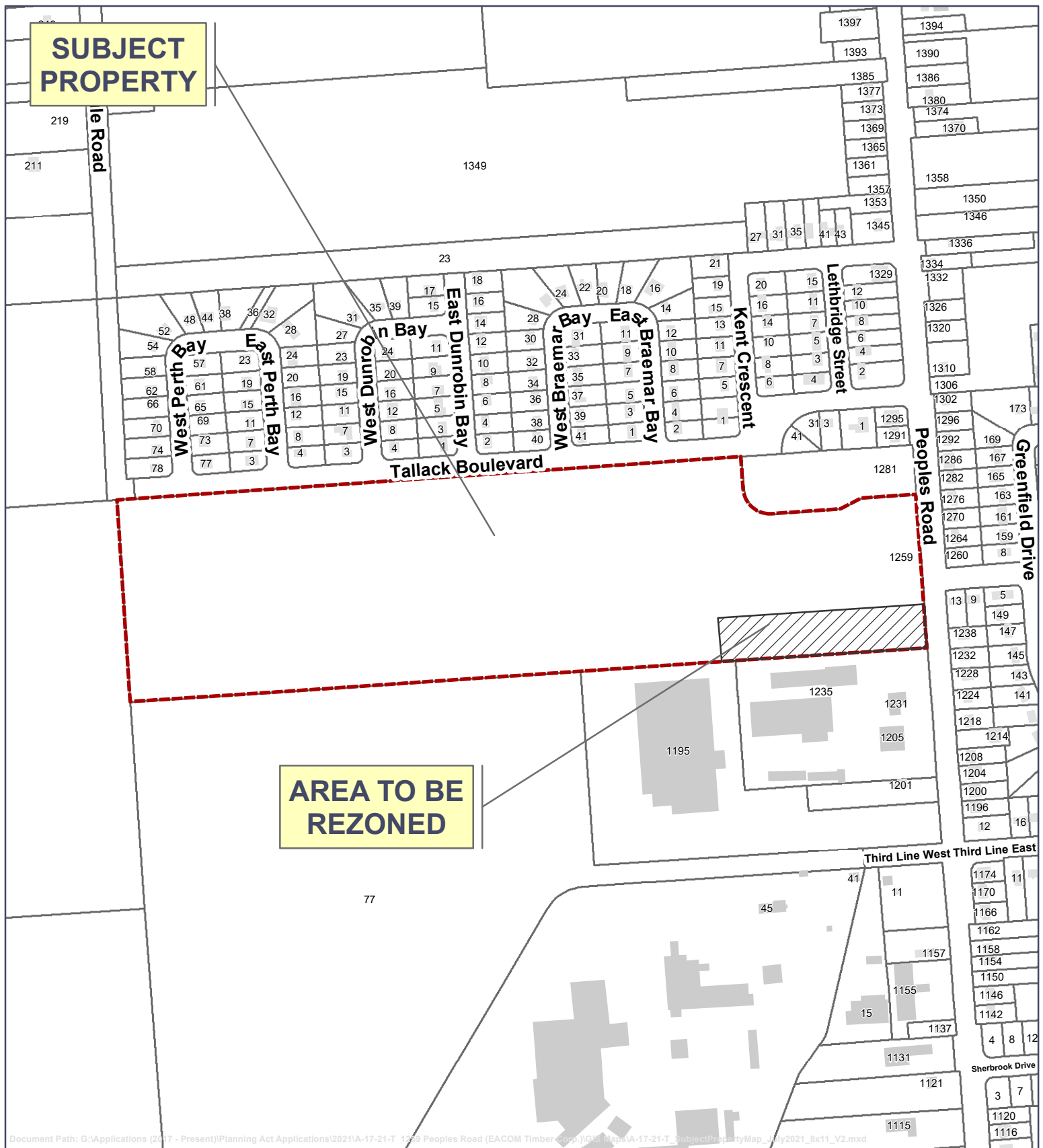





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<p><b>Application Map Series</b></p> <p><input type="checkbox"/> Subject Property <input type="checkbox"/> Official Plan Landuse</p> <p><input type="checkbox"/> Existing Zoning <input checked="" type="checkbox"/> Aerial Image</p> <p><input type="checkbox"/> Official Plan Amendment</p>	<p><b>Legal Department Reference</b></p>	<p> <b>SAULT STE. MARIE</b></p> <p><b>Planning and Enterprise Services</b></p> <p>Community Development and Enterprise Services Department</p> <p>99 Foster Drive, Sault Ste Marie, ON P6A 5X6</p> <p>saultstemarie.ca   705-759-5368   planning@cityssm.on.ca</p> <p><i>This map is for general reference only</i></p> <p><i>Orthophoto: 2016 20cm Colour</i></p> <p><i>Projection Details:</i></p> <p>NAD 1983 UTM Zone 16N</p> <p>GCS North American 1983</p> <p>0 25 50 100 Meters</p> <p>1:5,000</p> <p></p>
<p><b>Property Information</b></p> <p>Civic Address: 1259 Peoples Road</p> <p>Roll No.: 050047008000000</p> <p>Map No.: 109/1-124</p> <p>Application No.: A-17-21-T</p> <p>Date Created: July 29, 2021</p>	<p><b>Legend</b></p> <p> Subject Property: 1259 Peoples Road</p> <p> Parcel Fabric</p> <p>Page 195 of 251</p>	



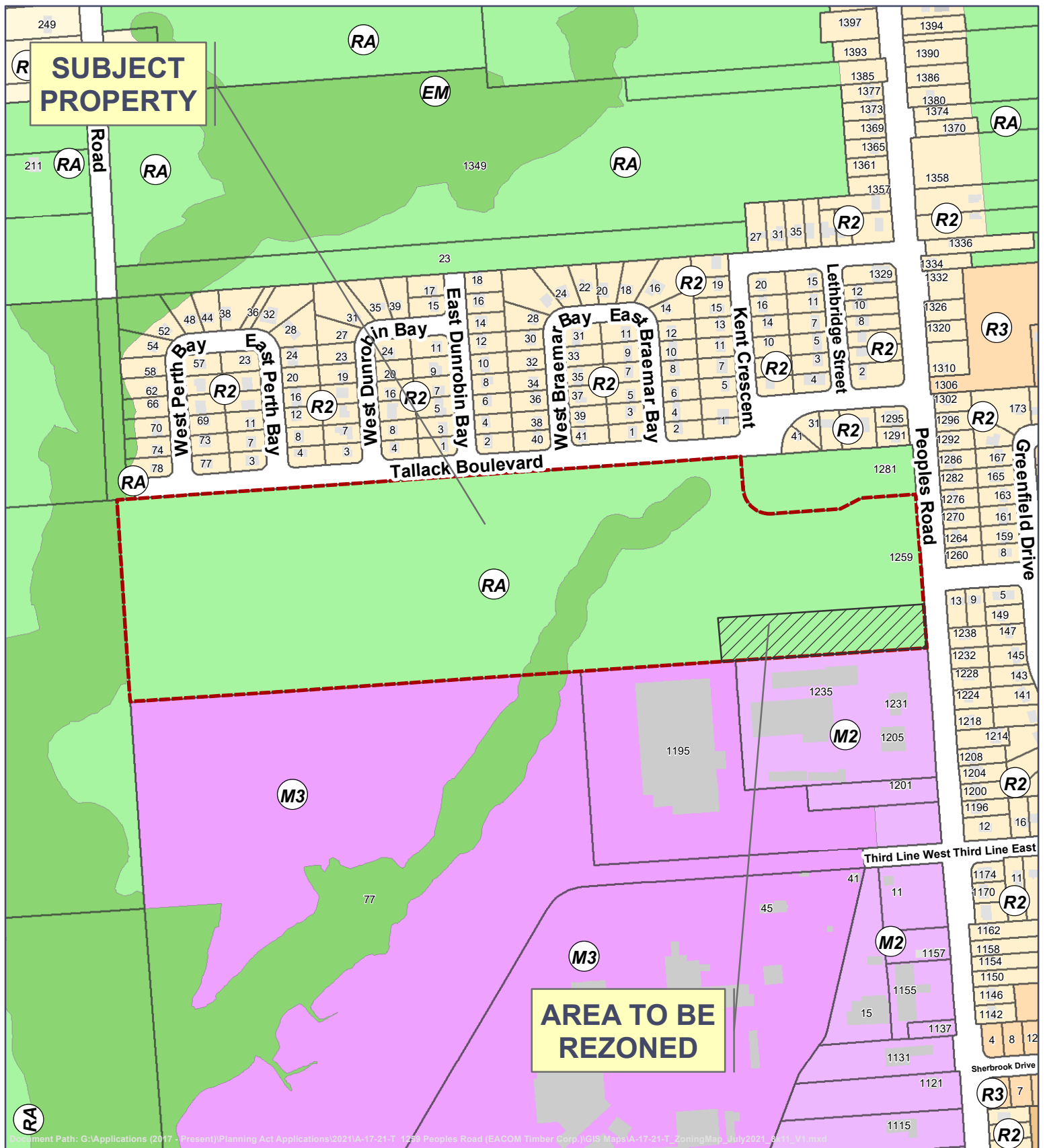


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<b>Application Map Series</b> <input checked="" type="checkbox"/> Subject Property <input type="checkbox"/> Official Plan Landuse <input type="checkbox"/> Existing Zoning <input type="checkbox"/> Aerial Image <input type="checkbox"/> Official Plan Amendment	<b>Legal Department Reference</b>	 <b>SAULT STE. MARIE</b> <b>Planning and Enterprise Services</b> Community Development and Enterprise Services Department 99 Foster Drive, Sault Ste Marie, ON P6A 5X6 <a href="mailto:saultstemarie.ca">saultstemarie.ca</a>   705-759-5368   <a href="mailto:planning@cityssm.on.ca">planning@cityssm.on.ca</a> <i>This map is for general reference only</i> Orthophoto: None Projection Details: NAD 1983 UTM Zone 16N GCS North American 1983
<b>Property Information</b> Civic Address: 1259 Peoples Road Roll No.: 050047008000000 Map No.: 109/1-124 Application No.: A-17-21-T Date Created: July 29, 2021	<b>Legend</b> <div style="display: flex; align-items: center;"> <div style="border: 2px dashed red; width: 20px; height: 10px; margin-right: 5px;"></div> <div>Subject Property: 1259 Peoples Road</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div>Parcel Fabric</div> </div> <div style="text-align: center;"> <b>Page 196 of 251</b> </div>	

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**Application Map Series**

☐ Subject Property ☐ Official Plan Landuse

☒ Existing Zoning ☐ Aerial Image

☐ Official Plan Amendment

**Property Information**

Civic Address: 1259 Peoples Road

Roll No.: 050047008000000

Map No.: 109/1-124

Application No.: A-17-21-T

Date Created: July 29, 2021

**Legend**

C1 - Traditional Commercial Zone	R3 - Low Density Residential Zone
C2 - Central Commercial Zone	R4 - Medium Density Residential Zone
CT2 - Commercial Transitional Zone	R5 - High Density Residential Zone
C3 - Riverfront Zone; C3hp	R6 - Mobile Home Residential Zone
C4 - General Commercial Zone; C4hp	I - Institutional Zone
C5 - Shopping Centre Zone	EM - Environmental Management Zone
H2 - Highway Zone	PR - Parks and Recreation Zone
M1 - Light Industrial Zone	RA - Rural Area Zone
M2 - Medium Industrial Zone; M2hp	RP - Rural Precambrian Uplands Zone
M3 - Heavy Industrial Zone	REX - Rural Aggregate Extraction Zone
R1 - Estate Residential Zone	AIR - Airport Zone
R2 - Single Detached Residential Zone; R2hp	Named Use - Commercial Dock

Parcel Fabric

**SAULT STE. MARIE**

**Planning and Enterprise Services**

Community Development and Enterprise Services Department

99 Foster Drive, Sault Ste Marie, ON P6A 5X6

saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

*This map is for general reference only*

Orthophoto: None

Projection Details:

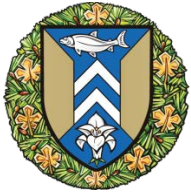
NAD 1983 UTM Zone 16N

GCS North American 1983

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Page 197 of 251



The Corporation of the City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6  
saultstemarie.ca | 705.759.2500 | info@cityssm.on.ca

## NOTICE OF APPLICATION & PUBLIC MEETING

**1259 Peoples Road**  
**Application No.: A-17-21-T**  
**Applicant: EACOM Timber Corporation (c/o Anthony Aiello)**

**Date: September 13, 2021**  
**Time: 5:30 PM**

**Location: City of Sault Ste. Marie**  
**Civic Centre, Council Chambers**  
**99 Foster Drive**

### PURPOSE

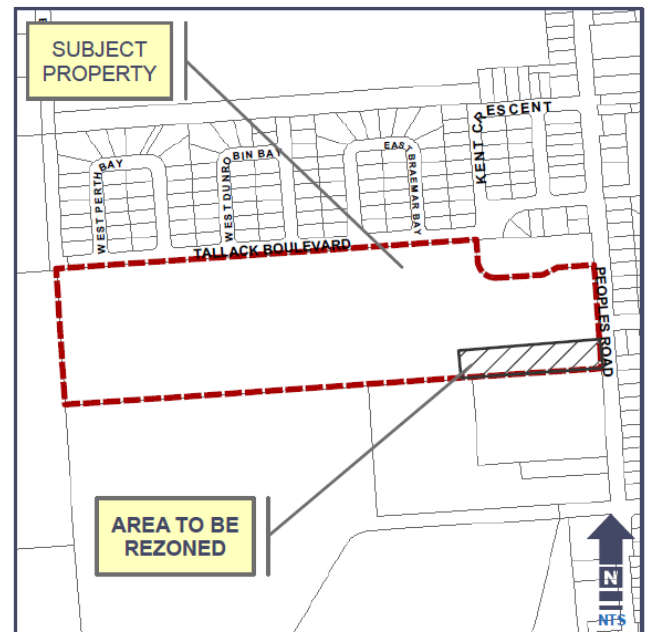
The applicant, Anthony Aiello, Mill Manager EACOM Timber Corporation wishes to rezone the southeastern portion of the subject property, 20m frontage by 200m depth, to permit a gravel employee parking lot in association with the EACOM's Engineered Wood Mill to the southwest. The employee parking area is proposed on a temporary basis not to exceed 3 years.

### PROPOSED CHANGE

The applicant is seeking Council's approval to rezone the 20m by 200m southeastern portion of the subject property from Rural Area Zone (RA) to Rural Area Zone (RA.S) with a special exception to permit a gravel employee parking lot in association with the Engineered Wood Mill to the southwest, for a period not to exceed 3 years.

### HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcome and encouraged. You can provide input by making a written submission or by making a public presentation.



**TAKE NOTICE THAT** the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, September 13, 2021, at 5:30 p.m. to consider a Zoning By-law Amendment (under sections 34 and 39 of the Planning Act, R.S.O 1990, c. P13, as amended). This meeting will be broadcast by Shaw Cable and may be viewed on Shaw Cable's Community Channel, Sootoday.com and on the City's YouTube Channel <https://www.youtube.com/saultstemarieca>

Any person wishing to present at the public meeting must contact the City Clerk at [cityclerk@cityssm.on.ca](mailto:cityclerk@cityssm.on.ca) or 705-759-5388 to register as a presenter. Any written submissions received in advance of the meeting will be included with Council's Agenda. Registered presenters will be provided with instructions as to how to join the meeting in advance. Only those individuals who wish to make a presentation need to register with the City Clerk.

### MORE INFORMATION

The application may be reviewed upon request. The report of the Planning Division will be available on Friday, September 10, 2021 as part of City Council's Agenda. Please contact the Planning Division at 705-759-5368 or [planning@cityssm.on.ca](mailto:planning@cityssm.on.ca) to request a digital copy. Please refer to the application file number.

### WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed application is approved, please submit a letter to the Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to [planning@cityssm.on.ca](mailto:planning@cityssm.on.ca) with your name, address and application file number on or before **Monday, September 13, 2021**.

If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

### LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be entitled to appeal the decision of the Council of the City of Sault Ste. Marie to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Mike and Sonia Boyd  
East Breamar Bay  
Sault Ste. Marie, ON  
P6C-3Z2

August 31, 2021

**Application No.: A-17-21-T**

Planning Division  
99 Foster Drive  
Sault Ste. Marie, ON  
P6A 5X6

In regard to the proposed changes we wish to register, in the strongest possible terms, our opposition to plans under consideration to develop and /or expand on the southeast portion of the subject property for use of a gravel employee parking area. This is a Rural Area Zone (RA) and should remain so.

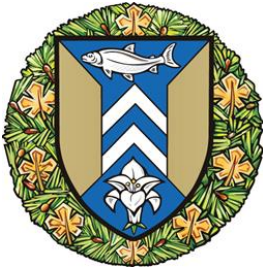
A lot of families with children including ourselves live here within close proximity of the proposed parking lot and new entrances. Those we've spoken with are of the same mind, **WE DON'T** see any benefits but **WE DO** see a lot of negatives.

1. Disruption to the Natural Environment.
2. Noise Pollution in our beautiful residential neighborhood
3. Physical Pollution
4. Potentially Unsafe
5. Maintenance and Upkeep
6. Vandalism Issues (Vehicles in an open field to be broken into) then to proceed to our homes.

In summary, the current zoning should remain as is, and not be modified or changed to accommodate special interest groups. Rezoning would forever alter the character of this beautiful green space to the negative.

Sincerely,

Mike and Sonia Boyd



**The Corporation of the  
City of Sault Ste. Marie**

**COUNCIL REPORT**

September 13, 2021

TO: Mayor Christian Provenzano and Members of City Council  
AUTHOR: Jonathan Kircal, Planner  
DEPARTMENT: Community Development and Enterprise Services  
RE: A-18-21-Z.OP 1525 Trunk Road & 834 River Road  
(Shunock)

---

**PURPOSE**

The applicant, Frank Shunock, has submitted an application to permit personal storage on a portion of the lands on 1525 Trunk Road and 834 River Road, identified as "Block 45". The overall effect of this application is to permit a personal storage facility that is available to the public, whereas the existing zoning only permits personal storage for the exclusive use of occupants of the abutting residential subdivision to the south.

**PROPOSED CHANGE**

Amend the Land Use Schedule of the Official Plan by re-designating Block 45 from Rural Area to Commercial.

Rezone the subject property from Estate Residential Zone (R1.S.254) with special exception 254 to Highway Zone (HZ.S.254 Amended) with an amended special exception 254 to permit the following:

1. A personal storage facility only.
2. Outdoor storage to be located in an interior side yard.

**Subject Property:**

- Location: Located on the south side of Trunk Road, approximately 135 metres (440') east of the Fournier Road intersection.
- Approximate size of the area to be rezoned and re-designated: Frontage – 48.6m along Trunk Road. Depth – 152m. Area – 1.48 hectares.
- Present Use: Vacant.
- Owner: Frank Shunock

**BACKGROUND**

The lands that are the subject of this application, referred to as Block 45, extend across 1525 Trunk Road and 834 River Road.



In 2006, Block 45 was rezoned from Rural Area Zone to Estate Residential Zone with a Special Exception to permit personal storage for the exclusive use of residents in the residential subdivision immediately south of the subject lands.

An approved draft plan of subdivision, River's Edge subdivision, exists for 1525 Trunk Road and 834 River Road. The plan proposes to create 14 residential lots and to extend Queen Street by approximately 450 metres eastward and linking it to River Road.

## **ANALYSIS**

### **Conformity with Official Plan**

Schedule C (the Land Use Map) designates the subject property as Rural Area in the Official Plan. Rural Area land uses include agriculture, forestry, extractive uses, golf courses, cemeteries and limited residential development on lots in existence as of the date of the adoption of the Official Plan.

An Official Plan amendment by way of a notwithstanding clause to permit personal storage is required. Site design and conditional zoning will ensure consistency with other parts of the Plan.

The proposal is consistent with the OP.

### **Conformity with Provincial Policy Statement 2020**

The proposal complies with the PPS in the following manner:

#### *1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns:*

- a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.*
- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns.*

The proposal is consistent with the PPS.

### **Conformity with Growth Plan for Northern Ontario 2011**

Approval of this application does not conflict with the Plan.

## **COMMENTS**

The subject lands abut the south side of Trunk Road. Located to the east and west sides of the property are motels and residential lots, and to the south is the approved draft plan of the River's Edge subdivision.

Based upon discussion with the applicant, access is proposed from Trunk Road and possibly in the future, through the southern subdivision to Queen Street. 100

storage units contained within 4 buildings are proposed, as well as outdoor storage to be located in the south portion of the subject lands. Closer to the north of the property, a small office building of approximately 15m<sup>2</sup> in size, and 36 portable galvanized steel storage units are proposed,

Asphalt pavement is proposed for all vehicular circulation areas. The site plan control process will be used to mitigate against off-site dust and debris transmission.

All Highway Zone building regulations, inclusive of the 10 metre rear yard setback in the presence of a residentially zoned lot are complied with. The applicant meets the zoning by-law's buffer requirement by proposing to install a 100% visually solid fence of at least 1.8 metres above established grade where residentially zoned lots abut. The site plan control process will be used to identify a suitable location for the single parking space that will be required for the office unit.

The proposed outdoor storage in an interior side yard is not permitted in the zoning by-law. Considering the interior side yard setbacks and the proposed installation of a visually solid fence, amending this provision to permit outdoor storage in an interior side yard is appropriate. The site plan control process will be used to secure a dustless gravel surface for the interior side yards. A provision that prohibits the storage of wrecked, dismantled, or inoperative vehicles on the site is also recommended.

Front yard landscaping that is appropriate for a gateway corridor into the city will be refined in the site plan control stage.

Personal storage facilities employ few, if any, on-site employees, are seldom used during evening hours and have no defined peak use periods. The proposed design, in addition to site plan control, will mitigate against the common impacts associated with storage facilities such as light trespass and aesthetics.

Planning staff support this proposal, but recommend that the existing zoning and land use designation be maintained by adding a special exception to the current Estate Residential zone, and by adding a notwithstanding clause to the Rural Area land use policies of the Official Plan. Given the surrounding residential character of the area, it is advisable to keep the land use restrictions associated with the Estate Residential zone and Rural Area land use designation and regulations.

The applicant has informed staff that the 10 metre by 74 metre southern stub end of the subject lands, labelled as "vegetation to remain" on the draft site plan, may be developed into a southern access point. Planning staff do not recommend rezoning this stub end as the site plan, which was circulated as part of the public notice process, did not communicate this intention.

Pending application approval by Council, the applicant will need to merge the properties of 1525 Trunk and 834 River Road prior to obtaining building permits.

The subject lands are already under site plan control.

### **CONSULTATION**

Public notices were mailed to all neighbouring properties within 120m (400') of the subject property on Friday, August 20, 2021. The notice that was mailed to property owners is attached to this report. The notice was also advertised on the City website and in the Sault Star on Saturday, August 21, 2021.

### **Public Comments**

No comments were received at the time of writing this report on August 31, 2021.

### **Application Circulation**

As part of the application review, this proposal was circulated to City divisions and external agencies for detailed technical review and comment. The following departments/agencies commented on this application:

The Engineering Division noted the following:

- There is no sanitary sewer on Trunk Road at this location. A septic system will be required if sanitary service is needed.
- Access to the [River's Edge] subdivision to the south should be restricted.
- Servicing and grading details can be reviewed at the time of Site Plan Approval.
- No traffic related comments.

The Building Division commented on matters that relate to fire department access, the location of hydrants and the required provision of two on-site washrooms.

Planning staff note that there is no feasible access to municipal water or sewer supply as they are located approximately 400m and 200m, respectively, from the subject property. In order to satisfy building code and engineering requirements, an on-site water source and septic system must be installed.

These concerns can be addressed in the site plan control stage. Prior to the issuance of any building permit, the applicant will be required to revise the site plan to the satisfaction of the Building and Engineering Division, in addition to other agencies and departments.

### **FINANCIAL IMPLICATIONS**

Approval of this application will not result in any incremental changes to municipal finances.

### **STRATEGIC PLAN / POLICY IMPACT**

Approval of this application is not directly linked to any strategic directions contained within the Corporate Strategic Plan.

### **SUMMARY**

An application has been submitted to permit personal storage on a portion of the lands on 1525 Trunk Road and 834 River Road, identified as “Block 45”. The overall effect of this application is to permit a personal storage facility that is available to the public, whereas the existing zoning only permits personal storage for the exclusive use of occupants of the abutting residential subdivision to the south.

Personal storage facilities employ few, if any, on-site employees, are seldom used during evening hours and have no defined peak use periods. The proposed design, in addition to site plan control, will mitigate against the common impacts associated with storage facilities such as light trespass and aesthetics.

Planning staff support this proposal and recommend that the existing zoning and land use designation be maintained by adding a special exception to the current Estate Residential Zone, and by adding a notwithstanding clause to the Rural Area land use policies of the Official Plan. This will prevent less compatible HZ uses from being located next to existing residential uses.

It is not recommended to rezone or redesignate the southern stub end of the subject lands. Further, a south access point should be prohibited.

A number of technical matters with respect to well and septic servicing that were raised by the Engineering and Building divisions must be addressed in the site plan control stage prior to obtaining any building permits for construction. The subject lands are already under site plan control.

### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Planner dated September 13, 2021 concerning Official Plan and Zoning Application A-18-21-Z.OP be received and that Council approve Official Plan Amendment #236 by way of a notwithstanding clause to permit personal storage on Block 45; and

Be it further resolved that Council rezone Block 45 from Estate Residential Zone (R1.S.254) with special exception 254 to Estate Residential Zone (R1.S.254

Amended) with an amended special exception to, in addition to the uses permitted in an Estate Residential Zone:

1. Permit a personal storage facility with road access from Trunk Road only.
2. Prohibit the outdoor storage of wrecked, dismantled, or inoperative vehicles.

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

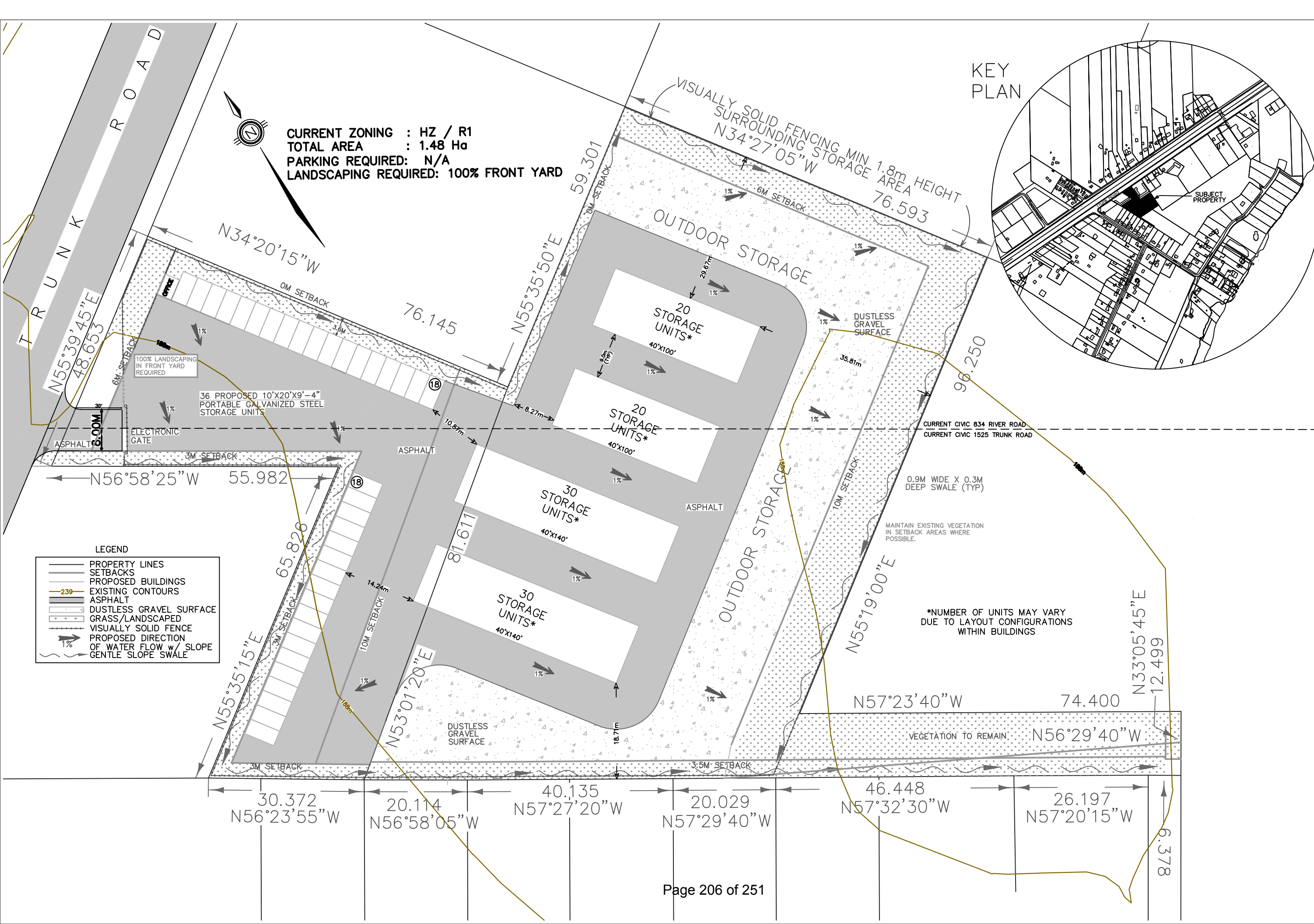
Respectfully submitted,

Jonathan Kircal

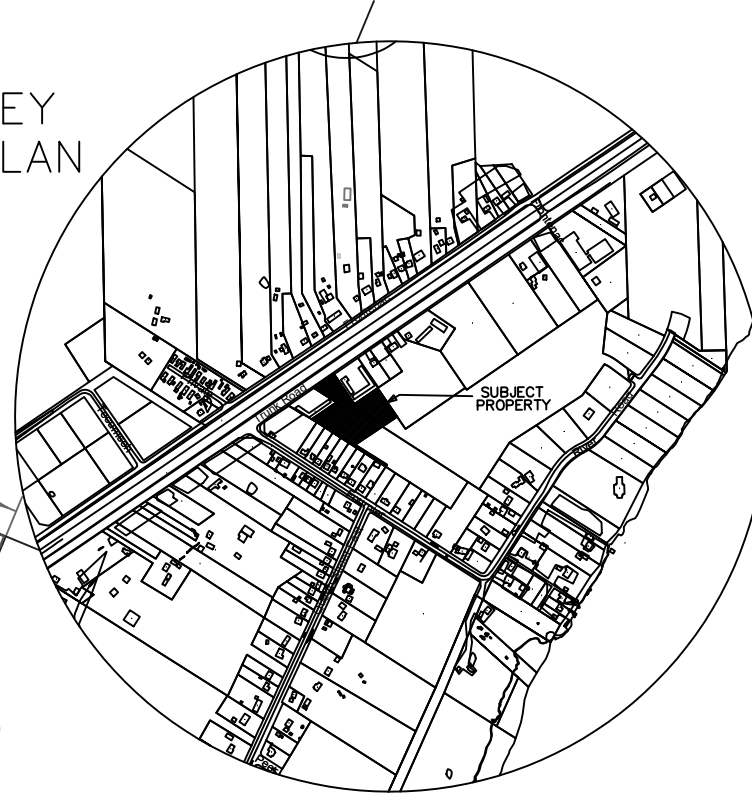
Planner

705.759.6227


[j.kircal@cityssm.on.ca](mailto:j.kircal@cityssm.on.ca)




KEY PLAN



CAIRNS  
SILVER LINING  
ENGINEERS





COPYRIGHT OF THESE DRAWINGS IS  
VESTED IN CAIRNS SILVER LINING ENGINEERS  
DIMENSIONS MEASURED ON SITE.

NO.	DATE	REASON	REV.

PROJECT  
STORAGE UNITS

ENGINEER  
Trevor Sawchyn

DRAFTSPERSON  
Jenson Van Buskirk

DATE  
JUL 30, 2021

PROJECT No.  
CSE-2021-046

SCALE  
1:1000

TITLE  
FINAL SITE PLAN  
1525 TRUNK ROAD  
834 RIVER ROAD

DRAWING No.  
S-01

1525 TRUNK ROAD /834 RIVER ROAD  
SAULT STE. MARIE, ONTARIO

Page 206 of 251



**AMENDMENT NO. 236  
TO THE  
SAULT STE. MARIE OFFICIAL PLAN**

**PURPOSE**

This Amendment is an amendment to the Text of the Official Plan as it relates to the Rural Area Policies of the Plan.

**LOCATION**

Currently part of Pin 31483. Northerly portion of: Plan H714 55 PT -1525 Trunk Road; RCPH714 Pt Lot 55 RP 1R11863Part 2 (834 River Road); located on the south side of Trunk Road, approximately 135 metres east of Fournier Road, civic no. 1525 Trunk Road and 834 River Road.

**BASIS**

This Amendment is necessary in view of a request to permit personal storage.

Council now considers it desirable to amend the Official Plan.

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

The Official Plan for the City of Sault Ste. Marie is hereby amended by adding the following paragraph to the Special Exceptions Section:

“Special Exceptions”

156. Notwithstanding Rural Area policies of the Official Plan, the property described as Pin 31483. Northerly portion of: Plan H714 55 PT -1525 Trunk Road; RCPH714 Pt Lot 55 RP 1R11863Part 2 (834 River Road); located on the south side of Trunk Road, approximately 135 metres east of Fournier Road, civic no. 1525 Trunk Road and 834 River Road, may be occupied by personal storage as an additional permitted use

**INTERPRETATION**

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

## SUBJECT PROPERTIES

**AREA TO BE  
REZONED:  
BLOCK 45**

Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2021\A-18-21-Z.OP 1525 Trunk Road & 834 River Road (Shunock)\GIS Maps\A-18-21-Z.OP Subject Property Map July 2021 8x11 V1 Legal.mxd

## Application Map Series

☒ Subject Property    ☐ Official Plan Land Use  
☐ Existing Zoning    ☐ Aerial Image  
☐ Official Plan Amendment

## Property Information

Civic Address: 894 River Rd & 1525 Trunk Rd  
Roll No.: 010080014500000 & 010080019000000  
Map No.: 69/1-196  
Application No.: A-18-21-ZOP  
Date Created: August 09, 2021

**Legal Department Reference**  
**Schedule "A"**

### Legend

 Subject Properties Parcel Fabric

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**SAULT  
STE.MARIE**

## Planning and Enterprise Services

### Community Development and Enterprise

**Services Department**  
99 Foster Drive, Sault Ste Marie, ON P6A 5X6

99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

*This map is for general reference only*

Orthophoto: None

**Projection Details:**

NAD 1983 UTM Zone 16N

GCS North American 1983





2021 08 24

**MEMO TO:** Don McConnell, RPP  
Planning Director

**RE:** A-18-21-Z.OP  
1525 Trunk Road and 834 River Road  
Frank Shunock

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

- There is no sanitary sewer on Trunk Road at location. A septic system will be required if sanitary service is needed.
- Access to the subdivision to the south should be restricted.
- Servicing and grading details can be reviewed at the time of Site Plan Approval.

Traffic Comments:

- No comments.

If you have any questions, please do not hesitate to contact the undersigned.

A handwritten signature in black ink, appearing to read 'M. McAuley'.

Maggie McAuley, P. Eng.  
Municipal Services Engineer  
Public Works & Engineering Services  
705.759.5385  
[m.mcauley@cityssm.on.ca](mailto:m.mcauley@cityssm.on.ca)

MM

cc. Susan Hamilton Beach, Public Works  
Don Elliott, Engineering

## Jonathan Kircal

---

**From:** Francois Couture  
**Sent:** Wednesday, August 11, 2021 3:25 PM  
**To:** Justine Palmer  
**Subject:** RE: Request for comment- Application A-18-21-Z.OP

Hello Justine,

Just wanted to make the applicant/committee aware that under Article 3.10.4.5. of the Ontario Building Code, provisions for firefighting will be required for the proposed.

### 3.10.4.5. Provisions for Firefighting

(1) Except as provided in Sentences (2) to (7), the requirements in Subsection 3.2.5. shall not apply.

(2) Access routes for fire department vehicles shall be provided and shall be not less than 9 m wide.

(3) Hydrants shall be located in the access routes required in Sentence (2) so that the locations conform to Sentence 3.10.3.4.(3).

- 3.10.3.4.(3).(b) for a building that is not sprinklered, a fire department pumper vehicle can be located in the access route so that the unobstructed path of travel for the firefighter is not more than,(i) 45 m from the hydrant to the vehicle, and (ii) 45 m from the vehicle to every opening in the building.

(4) The access routes required in Sentence (2) shall conform to the requirements in Sentence 3.2.5.6.(1).

(5) An adequate water supply for firefighting shall be provided for every *building*.

No other comments or objections to the proposed application.

Sincerely,

Francois.

---

**From:** Justine Palmer  
**Sent:** Monday, August 9, 2021 1:21 PM  
**To:** Maggie McAuley <m.mcauley@cityssm.on.ca>; Carl Rumiel <c.rumiel@cityssm.on.ca>; Freddie Pozzebon <f.pozzebon@cityssm.on.ca>; Francois Couture <f.couture@cityssm.on.ca>; Tom Vair <t.vair@cityssm.on.ca>; Paul Milosevich <p.milosevich@cityssm.on.ca>; 'Rob Harten' <rob.harten@ssmpuc.com>; Virginia McLeod



**SUBJECT  
PROPERTIES**



**AREA TO BE  
REZONED:  
BLOCK 45**

Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2021\A-18-21-Z-OP 1525 Trunk Road & 834 River Road (Shunock)\GIS Maps\A-18-21-Z-OP Aerial Map July 2021\_8x11\_V1.mxd

### Application Map Series

- ☐ Subject Property ☐ Official Plan Landuse  
☐ Existing Zoning ☒ Aerial Image  
☐ Official Plan Amendment

### Property Information

Civic Address: 894 River Rd & 1525 Trunk Rd  
 Roll No.: 010080014500000 & 010080019000000  
 Map No.: 69/1-196  
 Application No.: A-18-21-ZOP  
 Date Created: August 09, 2021

### Legal Department Reference

### Legend

- Subject Properties  
 Parcel Fabric

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**SAULT  
STE. MARIE**

### Planning and Enterprise Services

Community Development and Enterprise  
 Services Department  
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
 saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

*This map is for general reference only  
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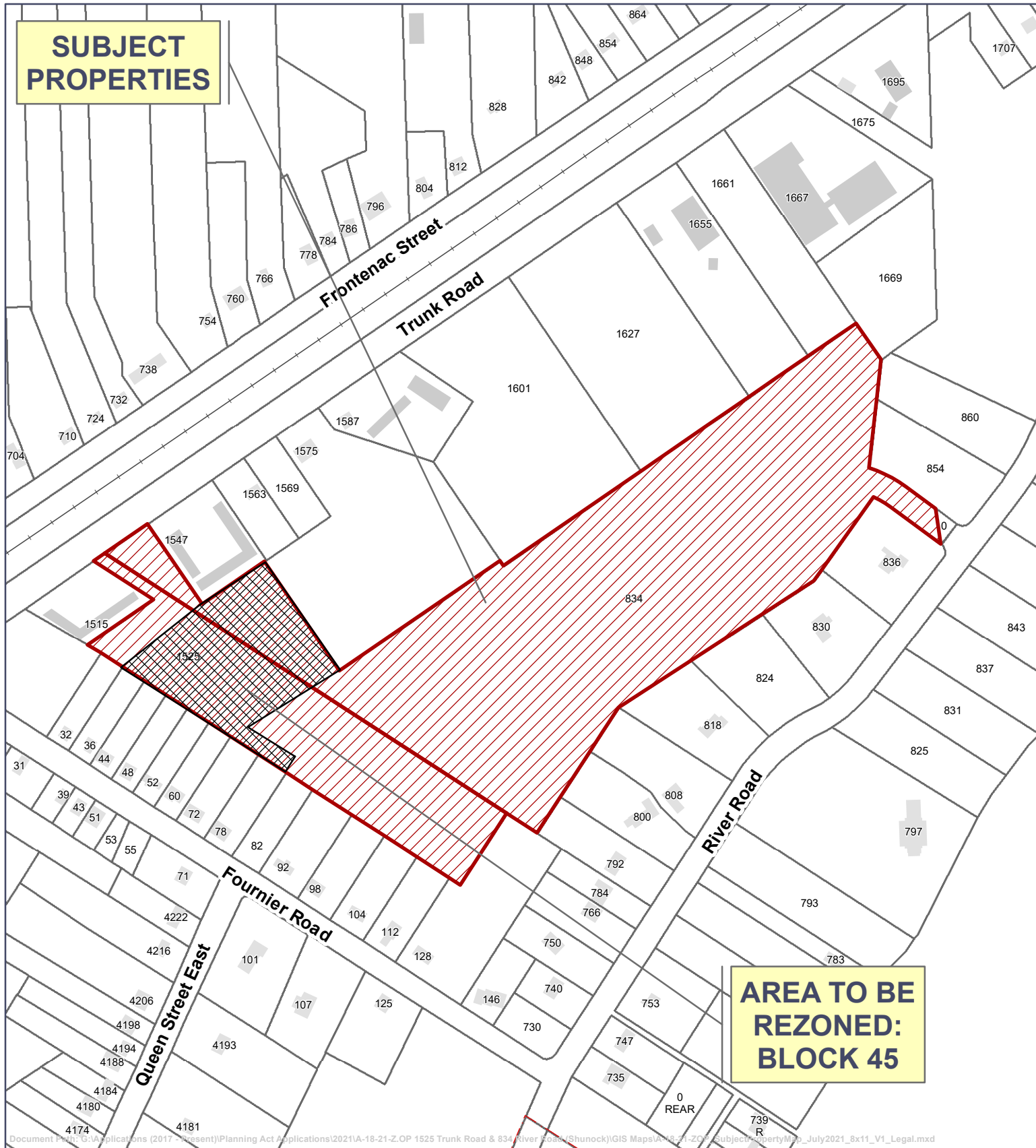
NAD 1983 UTM Zone 16N  
 GCS North American 1983

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**SUBJECT  
PROPERTIES**



**AREA TO BE  
REZONED:  
BLOCK 45**

Document Path: G:\Applications (2017 - Present)\Planning Act Applications\2021\A-18-21-Z-OP 1525 Trunk Road & 834 River Road (Shunock)\GIS Maps\A-18-21-Z-OP Subject Property Map\_July2021\_8x11\_V1\_Legal.mxd

### Application Map Series

- ☒ Subject Property ☐ Official Plan Landuse  
☐ Existing Zoning ☐ Aerial Image  
☐ Official Plan Amendment

### Property Information

Civic Address: 894 River Rd & 1525 Trunk Rd  
 Roll No.: 010080014500000 & 010080019000000  
 Map No.: 69/1-196  
 Application No.: A-18-21-ZOP  
 Date Created: August 09, 2021

### Legal Department Reference Schedule "A"

### Legend

 Subject Properties

 Parcel Fabric

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**SAULT  
STE. MARIE**

### Planning and Enterprise Services

Community Development and Enterprise  
 Services Department

99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
 saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

*This map is for general reference only*

Orthophoto: None

Projection Details:

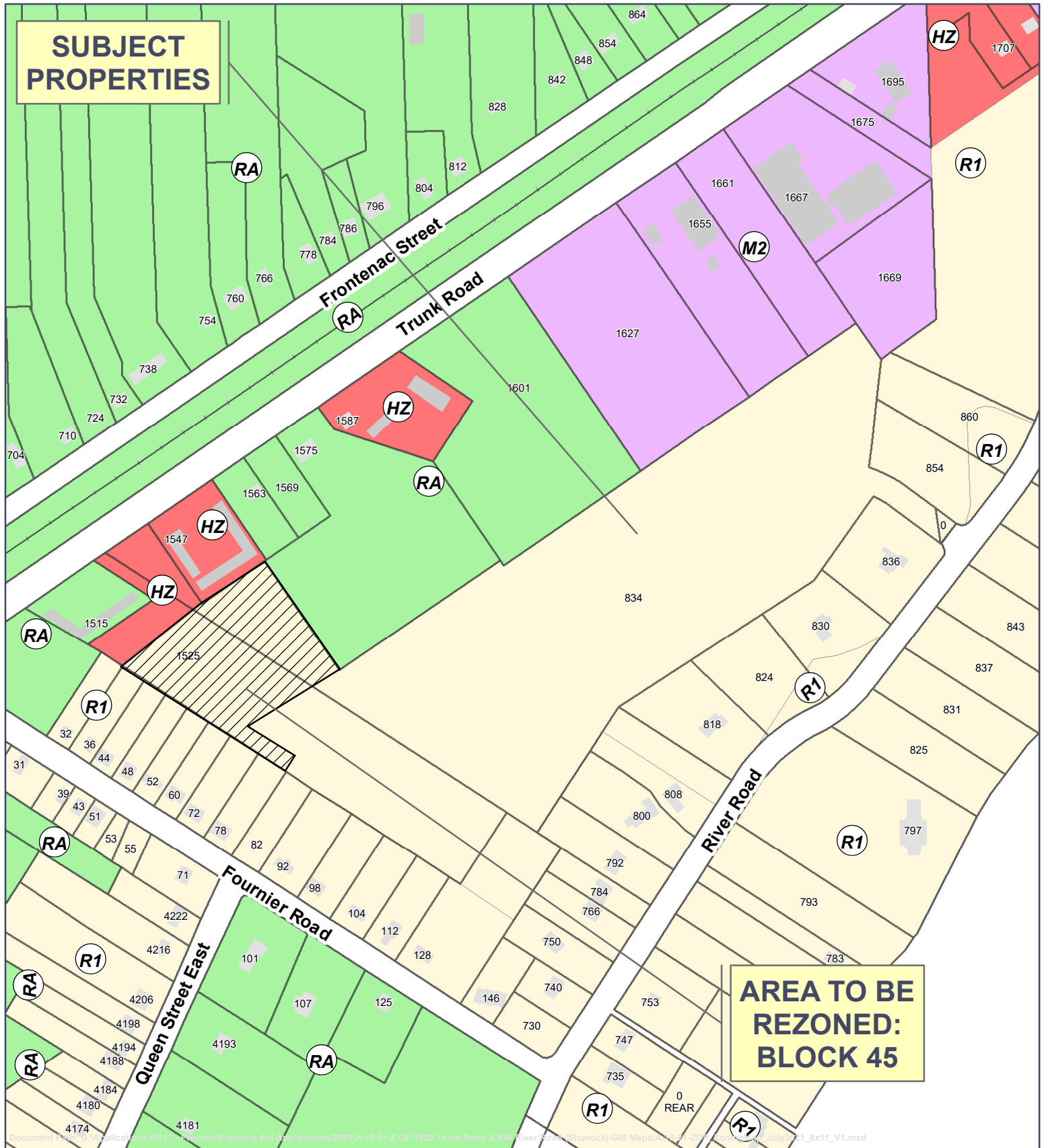
NAD 1983 UTM Zone 16N

GCS North American 1983

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**Application Map Series**

☐ Subject Property ☐ Official Plan Landuse

☒ Existing Zoning ☐ Aerial Image

☐ Official Plan Amendment

**Property Information**

Civic Address: 894 River Rd & 1525 Trunk Rd

Roll No.: 010080014500000 & 010080019000000

Map No.: 69/1-196

Application No.: A-18-21-ZOP

Date Created: August 09, 2021

**Legend**

C1 - Traditional Commercial Zone	R3 - Low Density Residential Zone
C2 - Central Commercial Zone	R4 - Medium Density Residential Zone
CT2 - Commercial Transitional Zone	R5 - High Density Residential Zone
C3 - Riverfront Zone; C3hp	R6 - Mobile Home Residential Zone
C4 - General Commercial Zone; C4hp	I - Institutional Zone
C5 - Shopping Centre Zone	EM - Environmental Management Zone
HZ - Highway Zone	PR - Parks and Recreation Zone
M1 - Light Industrial Zone	RA - Rural Area Zone
M2 - Medium Industrial Zone; M2hp	RP - Rural Precambrian Uplands Zone
M3 - Heavy Industrial Zone	REX - Rural Aggregate Extraction Zone
R1 - Estate Residential Zone	AIR - Airport Zone
R2 - Single Detached Residential Zone; R2hp	Named Use - Commercial Dock

**SAULT STE. MARIE**

**Planning and Enterprise Services**

Community Development and Enterprise Services Department

99 Foster Drive, Sault Ste Marie, ON P6A 5X6

saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

*This map is for general reference only*

Orthophoto: None

Projection Details:

NAD 1983 UTM Zone 16N

GCS North American 1983

0 25 50 100 Meters

1:4,000



The Corporation of the City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6  
saultstemarie.ca | 705.759.2500 | info@cityssm.on.ca

## CORRECTED NOTICE OF APPLICATION & PUBLIC MEETING

**1525 Trunk Road & 834 River Road**  
**Application No.: A-18-21-Z.OP**  
**Applicant: Frank Shunock**

**Date: September 13, 2021**  
**Time: 5:30 PM**

**Location: City of Sault Ste. Marie**  
**Civic Centre, Council Chambers**  
**99 Foster Drive**

### PURPOSE

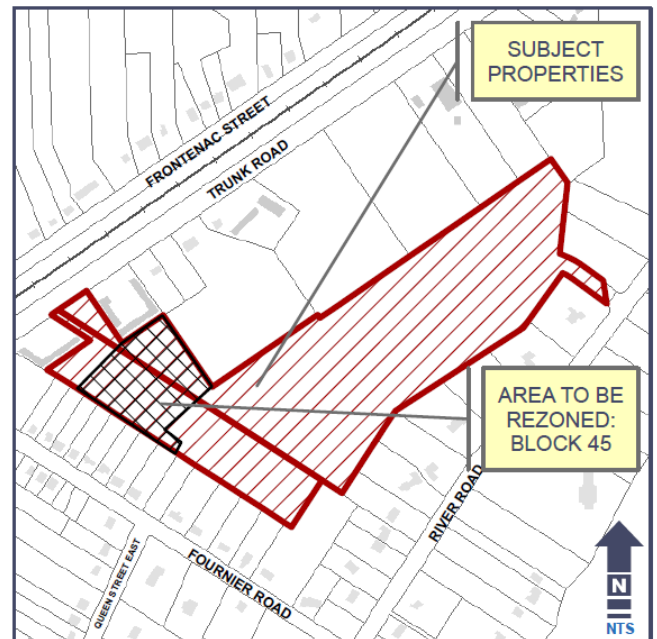
The applicant, Frank Shunock, has submitted an application to permit personal storage on a portion of the lands on 1525 Trunk Road and 834 River Road, identified as "Block 45". The overall effect of this application is to permit a personal storage facility that is available to the public, whereas the existing zoning only permits personal storage for the exclusive use of occupants of the abutting residential subdivision to the south.

### PROPOSED CHANGE

Amend the Land Use Schedule of the Official Plan by re-designating Block 45 from Rural Area to Commercial.

Rezone Block 45 from Estate Residential Zone (R1.S.254) with special exception 254 to Highway Zone (HZ.S.254 Amended) with an amended special exception 254 to permit the following:

- A personal storage facility only
- Outdoor storage to be located in an interior side yard.



### CORRECTED CHANGE

The initial public notice incorrectly stated that Block 45 was being rezoned from Rural Area Zone (RA.S.254).

### HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcome and encouraged. You can provide input by making a written submission or by making a public presentation.

**TAKE NOTICE THAT** the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, September 13, 2021, at 5:30 p.m. to consider an Official Plan Amendment and a Zoning By-law Amendment (under sections 17, 22 and 34 of the Planning Act, R.S.O 1990, c. P13, as amended). This meeting will be broadcast by Shaw Cable and may be viewed on Shaw Cable's Community Channel, Sootoday.com and on the City's YouTube Channel <https://www.youtube.com/saultstemarieca>

Any person wishing to present at the public meeting must contact the City Clerk at [cityclerk@cityssm.on.ca](mailto:cityclerk@cityssm.on.ca) or 705-759-5388 to register as a presenter. Any written submissions received in advance of the meeting will be included with Council's Agenda. Registered presenters will be provided with instructions as to how to join the meeting in advance. Only those individuals who wish to make a presentation need to register with the City Clerk.

### MORE INFORMATION

The application may be reviewed upon request. The report of the Planning Division will be available on Friday, September 10, 2021 as part of City Council's Agenda. Please contact the Planning Division at 705-759-5368 or [planning@cityssm.on.ca](mailto:planning@cityssm.on.ca) to request a digital copy. Please refer to the application file number.

### WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed application is approved, please submit a letter to the Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to [planning@cityssm.on.ca](mailto:planning@cityssm.on.ca) with your name, address and application file number on or before **Monday, September 13, 2021**.

If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

### LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be entitled to appeal the decision of the Council of the City of Sault Ste. Marie to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

# THE CORPORATION OF THE CITY OF SAULT STE. MARIE

## BY-LAW 2021-164

**AGREEMENT**: A by-law to authorize the execution of the Amending Agreement between the City and Northern Credit Union to extend the naming rights agreement and to waive the naming rights fee for the 2020-21 season for the Northern Community Centre located at 556 Goulais Avenue.

**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 City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Amending Agreement dated September 13, 2021 between the City and Northern Credit Union, a copy of which is attached as Schedule "A" hereto. This Amending Agreement is to extend the naming rights agreement and to waive the naming rights fee for the 2020-2021 season for the Northern Community Centre located at 556 Goulais Avenue.

2. **SCHEDULE "A"**

Schedule "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 13th day of September, 2021.

---

**MAYOR - CHRISTIAN PROVENZANO**

---

**CITY CLERK - RACHEL TYCZINSKI**

**AMENDING AGREEMENT**

**THIS AMENDING AGREEMENT** made this 13<sup>th</sup> day of September, 2021.

**BETWEEN:**

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

(the "Owner")

OF THE FIRST PART

-and-

**NORTHERN CREDIT UNION**

("NCU")

OF THE SECOND PART

**WHEREAS** the Owner and NCU entered into a Naming, Advertising and Sponsorship Agreement on the 14<sup>th</sup> day of July, 2014 for NCU to receive the exclusive Naming Rights to the Owner's multi-purpose indoor centre located at 556 Goulais Avenue, Sault Ste. Marie, Ontario (the "Centre") during the Term of the Agreement, and in accordance with the terms and conditions for same (the "Agreement");

**AND WHEREAS** Section 12(b) of the Agreement provides that:

"In addition, upon the cessation or material interruption of use or operation, for any other reason whatsoever or no reason (including but not limited due to a *force majeure* not described in Subsection 12(a) above, the Term of this Agreement shall be extended by an amount of time equal to the date the Centre closed and the date the Centre reopens subsequent thereto."

**AND WHEREAS** given the closure of various facilities throughout the Province due to COVID, including the Centre, which the parties agree meets the definition of "Force Majeure" for the purposes of Section 12(b), the parties agree on a without prejudice basis to adjust the Term provisions set out in Section 4 and the payment provisions set out in Section 5 of the Agreement as provided for in this "Amending Agreement";

**AND WHEREAS** Section 5(b) of the Agreement contemplated the construction of a new arena in the Centre and which the Owner shall commence construction of the aforesaid expanded twin pad facility (the "Expanded Centre") in the near future;

**AND WHEREAS** Section 20(d) permits future amendments to the Agreement so long as same is made in writing and signed by both parties;

**NOW THEREFORE** in consideration of the rents, covenants and agreements herein contained and hereby assumed, the parties for themselves and their respective successors and assigns do hereby covenant and agree with one another as follows:

### **1. EXPANDED LICENCE OF NAME**

The parties acknowledge and agree that Section 1 of the Agreement shall be deleted and replaced with the following:

“The Owner hereby grants to NCU exclusively the Naming Rights and Advertising Rights of:

- (a) the Centre; and
- (b) the Expanded Centre once construction of the Expanded Centre is complete, as determined by the Owner in the Owner’s sole discretion and upon the Owner giving notice to NCU,

during the Term (as defined hereinafter), subject to the conditions contained in this Agreement.”

### **2. AMENDED EXCEPTIONS TO RIGHTS GRANTED HEREIN**

The parties acknowledge and agree that Section 2 of the Agreement shall be deleted and replaced with the following:

“NCU hereby acknowledges and agrees that:

- (a) there is a Public Community Meeting Room in the Centre; and
- (b) there shall be Meeting Rooms and/or other Rooms occupied by businesses within the second floor of the Expanded Centre upon completion of same,

hereby collectively referred to as the “Excluded Areas”. NCU covenants and agrees that this Agreement shall under no circumstances be construed or interpreted to give rights or privileges to NCU as it relates to the Excluded Areas. Further NCU covenants and agrees that the Owner may enter into Agreements with third parties for use or occupation of such space, a business may operate therefrom under its own name and that the rights and privileges granted to NCU pursuant to the Agreement shall not extend to the Excluded Areas. Notwithstanding the same, the Owner acknowledges and agrees that it shall not enter into any “naming rights agreements” with third parties for the Excluded Areas that are direct competitors of NCU, specifically being other Banks as that term is defined in Section 123(1) of the *Bank Act*, S.C. 1991, c.46 or a Credit Union as that term is defined in the *Credit Unions and Caisses Populaires Act*, 2020, S.O. 2020, c. 36, Sched. 7 as either may be amended from time to time.

### **3. CENTRE MEANING GIVEN CONSTRUCTION OF EXPANDED CENTRE**

The parties acknowledge and agree that the Centre shall include the Expanded Centre at such time as the construction of the Expanded Centre is complete, the timing of which shall be determined solely by the Owner. At such time as the Expanded Centre is complete, the reference to “Centre” in Sections 3, 6-14 inclusive and 18-19 of the Agreement shall include the Expanded Centre.

#### **4. AMENDED TERM AND RENEWAL**

- (a) The parties acknowledge and agree that Section 4(a) shall be deleted and replaced with the following:

“This Agreement is effective and enforceable upon execution by the parties hereto. The term of this Agreement (“Term”) shall commence on June 24, 2013 and expire on June 30, 2028.”

- (b) The parties acknowledge and agree that Section 4(b) shall be deleted and replaced with the following:

“Provided that NCU is not in default hereunder and that this Agreement is not previously cancelled or terminated by either party as provided herein, by operation of law or otherwise, and further provided that NCU has faithfully complied with and performed all of the covenants and conditions in this Agreement on its part to be performed during the Term, NCU shall have the exclusive right to negotiate for the purchase, upon expiration of the Term of all the rights (or similar rights) which are the subject of this Agreement collectively or each right individually as set forth in Section 4(b) herein for a further period of five (5) years (the “Renewal Term”), commencing at the expiration of the Term herein. In the event that NCU desires to exercise such right, it shall so notify the Owner in writing not later than the date which is twelve (12) months prior to the expiration of the Term. Within one (1) month after receipt of such notice, the Owner shall send written notice to NCU setting forth its proposal regarding the terms and conditions of such agreement (including but not limited to Term Fee and Costs). The Owner shall thereafter negotiate with NCU, in good faith up to the date which is six (6) months to the date of expiration of the Term. In the event that NCU and the Owner do not reach agreement on the terms of an extension by such date, the Owner shall be free to negotiate with any third party(ies) in respect of all or any of the various rights and benefits granted in this Agreement, and not already agreed to with NCU on such terms and conditions as the Owner and such third party(ies) shall then agree.”

#### **5. PAYMENTS AMENDED**

- (a) The parties acknowledge and agree that Section 5(a)(ii) shall be deleted and replaced with the following:

“For the period January 1, 2015 to December 31, 2015 and each and every year commencing January 1<sup>st</sup> and ending December 31<sup>st</sup> thereafter in the Term, except for the Contract Year commencing January 1, 2021-December 31, 2021, NCU shall pay to the Owner a Yearly Naming Rights Fee of Twenty Thousand (\$20,000.00 CDN) Dollars on or before February 1<sup>st</sup> of each and every year in the Term, subject to Section 5(b) herein. There shall be no payment for the Naming Rights Fee for the Contract Year commencing January 1, 2021 to December 31, 2021 inclusive. In the event that NCU made any payment towards the Yearly Naming Rights Fee for the Contract Year commencing January 1, 2021 to December 31, 2021 inclusive, the parties acknowledge and agree that such amount shall be applied to the Yearly Naming Rights Fee payable for the Contract Year commencing January 1, 2022 to December 31, 2022.”

- (b) The parties acknowledge and agree that Section 5(b) shall be deleted and replaced with the following:



“(b) The parties hereto acknowledge and agree that the Yearly Naming Rights Fee set out above is determined on the basis that the Centre is approximately Fifty (50%) percent complete. The Owner intends to construct an expanded twin pad facility (the “Expanded Centre”) at the Centre. At such time as the Expanded Centre in the Centre is complete, which determination shall be made solely by the Owner, the parties hereto acknowledge and agree:

- (i) that immediately upon written notice from the Owner to the NCU that the Expanded Centre is complete, NCU shall pay to the Owner a Yearly Naming Rights Fee of Thirty Five Thousand (\$35,000.00 CDN) Dollars per year for the balance of the Term;
- (ii) that the Year Naming Rights Fee as stated above in Section 5(b)(i) shall be prorated monthly as per the construction completion date for the Expanded Centre, which date shall be determined solely by the Owner;
- (iii) that NCU shall at their sole expense arrange for the manufacturing and installation of the Logo/Signage to located inside and outside of the Expanded Centre (“New Arena Logo/Signage”). The parties acknowledge and agree that both the location and design of the New Arena Logo/Signage require the approval of the Owner. NCU shall ensure, at their sole liability and expense, that the New Arena Logo/Signage is erected and installed in accordance with all applicable building codes and other legislation in the locations so approved by the Owner. NCU shall further ensure that the New Arena Logo/Signage is designed, produced, fabricated and installed in accordance with the timelines to be established and set by the Owner to coordinate and have same ready for the opening of the new Expanded Centre.”

(c) The parties acknowledge and agree that Section 5(c) shall be deleted and replaced with the following:

“The parties hereto acknowledge and agree that NCU shall make the final payment of the Yearly Naming Rights Fee on or before February 1, 2028. The final payment shall be calculated by the Owner and shall be a pro-rata share of the applicable Yearly Naming Rights Fee for the period January 1, 2028 to June 30, 2028.”

## **6. DELETION OF ATM AND LITERACY CENTRE REQUIREMENTS**

The parties acknowledge and agree that Sections 5(e)(f) and (g) shall be deleted.

## **7. NCU USE OF THE CENTRE DURING THE TERM**

The parties acknowledge and agree that Section 8 of shall be deleted and replaced with the following:

“The Owner shall give NCU exclusive, complimentary use of the Centre for a total amount of six (6) times for each year in the Term, provided that the Centre is available for use during the times NCU wishes to use the Centre. All uses of the Centre once complete must meet the Owner’s policies and regulations related to the use of the Centre.”

**8. MISCELLANEOUS**

- (a) The parties acknowledge and agree that Section 20(c) shall be amended such that notice to the City shall be given to:

Mr. Brent Lamming  
 Director of Community Services  
 Civic Centre, 99 Foster Drive  
 Sault Ste. Marie, ON P6A 5X6  
 Tel: (705) 759-5314  
 Fax: (705) 759-6605

- (b) The parties acknowledge and agree that the remainder of the terms and conditions of the Agreement remain in place and in full force and effect.

**IN WITNESS WHEREOF** the parties hereto have signed this Amending Agreement this 13<sup>th</sup> day of September, 2021.

**NORTHERN CREDIT UNION****PER:**


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**Name:**

Authorized Representative for NCU

*I have authority to bind the Corporation*

**PER:**


---

**Name:**

Authorized Representative for NCU

*I have authority to bind the Corporation*

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


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**MAYOR – CHRISTIAN PROVENZANO**
**PER:**


---

**CITY CLERK – RACHEL TYCZINSKI**

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

**BY-LAW 2021-174**

**AGREEMENT**: A by-law to authorize the execution of a Lease between the City and The Art Gallery of Algoma for the use of City property at 10 East Street.

**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 City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Lease dated September 1, 2021 between the City and The Art Gallery of Algoma, a copy of which is attached as Schedule "A" hereto. This Lease is for the use of City property at 10 East Street.

2. **SCHEDULE "A"**

Schedule "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 13th September, 2021.

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**MAYOR - CHRISTIAN PROVENZANO**

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**CITY CLERK - RACHEL TYCZINSKI**

## Schedule "A"

**THIS LEASE** made the 1st day of September, 2021.

(In Pursuance of the Short Forms of Leases Act)

BETWEEN:

**THE CORPORATION OF THE  
CITY OF SAULT STE MARIE,**  
a municipal corporation established  
pursuant to the *Municipal Act, 2001*

(herein called the “**Landlord**”)

- and -

**THE ART GALLERY OF ALGOMA,**  
a corporation without share capital duly  
incorporated under the laws of the  
Province of Ontario

(herein called the “**Tenant**”)

**WHEREAS** the Tenant is a public art gallery dedicated to raise the public awareness of the visual arts in their daily lives and to provide opportunities for the development of a discriminating public which can exercise sound judgement in its support of the visual arts;

**AND WHEREAS** the Tenant has constructed a Gallery as on the plans attached to and forming part of this agreement marked Schedule “A” which is a people oriented center with exhibitions of a wide variety of educational programs and a collection of works of art for the enjoyment of the present and future generations of Sault Ste. Marie;

**AND WHEREAS** the Landlord, represented by its Council passed By-Law 79-217 on September 25, 1979, approving an agreement which makes available a site for the construction of an art gallery by the Tenant;

**AND WHEREAS** the Landlord and the Tenant extended the aforesaid agreement retroactively to prolong the tenancy 15 years until September 25, 2019 following the expiration of the aforesaid agreement;

**AND WHEREAS** the agreement has now expired and the Landlord and the Tenant wish to enter into this new agreement wherein the Corporation of the City of Sault Ste. Marie shall lease the lands upon which the Gallery is situated for a term of 25 years subject to the terms herein contained;

**NOW THEREFORE** in consideration of the rents, covenants and provisos herein reserved and contained, the Landlord and Tenant each agree with the other as follows:

**TERM**

- 1) The Landlord doth demise and lease unto the Tenant all and singular the lands, lying and being in the City of Sault Ste. Marie, in the District of Algoma, and being a portion of the water lot in front of Park Lot 29, Concession I, and a portion of water lot in front of East Street, as shown outlined in red on the plan attached and marked Schedule "B" (herein referred to as the "**Lands**").
- 2) TO HOLD the demised property, subject as herein provided and subject to the terms and conditions set forth in the said agreement for the term of 25 years commencing on the 1<sup>st</sup> day of September, 2021 and ending on the 31<sup>st</sup> day of August, 2046.
- 3) The Tenant may terminate this Lease without cause and without liability upon providing to the Landlord notice in writing of at least two (2) years. The Landlord may not terminate this Lease other than in accordance with the default provisions set out in section 11(h) herein or upon disposition of the Lands as stipulated in section 11(f) herein. There shall be no other ability of the Landlord to terminate this Lease for convenience.
- 4) Should the Landlord elect to terminate this Lease with written notice as stipulated in section 3 above and only in accordance with section 11(h) or 11(f) of this Lease, the Landlord shall make best efforts to assist the Tenant to locate an alternative location for the Art Gallery.

**RENEWAL**

- 5) The Tenant is hereby given the option to renew this Lease for a further term of 25 years upon exactly the same terms and conditions herein except that there shall be no further right to renew.
- 6) Provided however that if the Tenant fails to renew the lease as provided for herein, the building of the Tenant situated upon the Lands shall become the property of the Landlord.
- 7) The right of renewal of the Tenant must be exercised by notice in writing by the Tenant to the Landlord at least six (6) month's prior to the expiration of the term.

**CONSIDERATION**

- 8) THE TENANT shall pay therefore yearly and every year during the term the sum of -----  
-----ONE----- (\$1.00) -----dollar to the Landlord in advance.

## COVENANTS

### 9) TENANT COVENANTS

The Tenant covenants with the Landlord as follows:

(a) TO PAY RENT

To pay rent on the dates provided herein.

(b) RENT

All rent paid under this Lease shall be paid to the Corporation of The City of Sault Ste. Marie.

(c) RENT TO BE NET TO THE LANDLORD

All rent required to be paid by the Tenant hereunder shall be paid without any deduction, abatement or setoff whatsoever, it being the intention of this Lease that all expenses, costs, payments and outgoings incurred in respect of the demised property the building and any other improvements on the Lands or for any other matter or thing affecting the Lands shall (unless otherwise expressly stipulated herein to the contrary) be borne by the Tenant, that the rent herein provided shall be absolutely net to the Landlord and free of all abatement, setoff or deduction charges, rates, expenses, costs, payments or outgoings of every nature arising from or relating to the demised property or any improvements thereon, and that the Tenant shall pay all such charges, rates, expenses, costs, payments and outgoings.

(e) TAXES AND ASSESSMENT

It is acknowledged by the parties that should any of the subject property become taxable as a result of this Lease, the Tenant will be responsible for the payment of all taxes assessed.

(d) COMPLIANCE WITH BY-LAWS

To comply with and conform to the requirements of every applicable statute, law, by-law or regulation requirement or order from time to time in force during the term hereof and any extension thereof affecting the removal of any encroachment or the condition, maintenance, use or occupation of the lands or the building and in so doing the Tenant shall make any necessary alterations, repairs or additions to or deletion from any part of the building or any equipment or other facility used in connection with or appurtenant to the Lands.



(e) MAINTENANCE AND REPAIRS

At the Tenant's expense during the term of this Lease or any extension thereof to operate and maintain the building and the equipment, machinery and other facilities at any time situated there or used in connection therewith and to keep them at all times in good condition commensurate with a high quality operation and at the Tenant's expense to make all repairs interior and exterior, structural and non-structural, ordinary as well as extraordinary, foreseen as well as unforeseen required to keep the building and the said equipment and the machinery and other facilities in good order and condition as aforesaid, such repairs to be in all respect substantially equal in quality and workmanship to the original work and material in the building and to meet the requirements of Municipal and Government authorities and fire insurance underwriters.

(f) SNOW REMOVAL

To keep the sidewalks, driveways and parking areas free and clear of snow and ice.

(g) WASTE

Not to suffer any waste or injury to the Lands, the building thereon, or any part thereof and not to use or occupy the building or any part thereof or permit it to be used or occupied for any unlawful purposes.

(h) INSURANCE (AT THE TENANT'S EXPENSE)

- (I) To insure and to keep insured the building located upon the Lands in an amount equal to the replacement value of all the improvements comprised in/or forming part of the premises against loss, damage or destruction or non-function of boilers, pipes, or accessories in or about the building and all perils defined in a standard fire insurance coverage and additional perils supplementary contracted normally in use from time to time during the term of this Lease for business structures in the City of Sault Ste. Marie. Replacement value of all improvements shall be verified every ten (10) years by a competent qualified insurance broker.
- (II) The Tenant agrees to maintain at all times during the currency of this Lease hereinbefore described, a minimum of Five Million (\$5,000,000.00) Dollars comprehensive general liability insurance in respect of personal injury, death, loss or damage of or to any person or property of third parties, with insurers licenced to conduct business in Ontario. The City shall be added as an Additional Insured to the required liability insurance policy or policies and no such policy shall be cancelled or allowed to lapse without at least thirty (30) days written notice having been given to the City. An Insurance Certificate, on the C.S.I.O. form and satisfactory to the City's Risk Manager, shall be provided to the City prior to the commencement of the Lease.

- (III) If the Tenant fails to obtain the insurance required hereunder, the Landlord may obtain such insurance and shall give the Tenant notice setting out the amount and dates of the payment of all costs and expenses incurred by the Landlord in connection therewith to the date of such notice. In that event the Tenant shall with the next installment of rent that becomes due pay such costs and such expenses to the Landlord together with interest thereon at 12% per annum calculated monthly from the dates of payment thereof by the Landlord up to the date of payment thereof by the Tenant to the Landlord, failing which the amount of such costs and expenses together with interest as aforesaid shall be recoverable by the Landlord in the same manner as if it were rent reserved and in arrears under this Lease.

(j) ALTERATIONS AND IMPROVEMENTS

- (I) Any alterations, additions or improvements which would result in a change of the existing use or function will require the written approval of the Landlord, regardless of the cost of such improvements.
- (II) The Tenant shall, before commencing any such alterations, additions, changes or improvements at a cost in excess of \$100,000.00 (a) obtain at its own expense and deposit with the Landlord, a bond acceptable to the Landlord of a surety company authorized to do business in the Province of Ontario; (b) other security satisfactory to the Landlord; or (c) Any contractor's performance bond from a surety company as aforesaid or any combination of these at the Tenant's sole option.

Such security or cash or combination thereof to be in the amount of the estimated cost of such alterations, additions, changes or improvements of such new building ensuring to the Landlord and to the first mortgagee if any, the due completion by the Tenant within a reasonable period (excluding delays by strikes, lock-outs or other causes beyond the Tenant's control and not caused by its default or its acts or omissions) of such alterations, additions, changes, improvements of such new buildings in a good and workmanlike manner in accordance with the approved plans and specifications and with all relevant lawful requirements and a full and complete payment by the Tenant of all costs expenses, and changes of every kind in connection with such work.

(k) INSPECTION OF PROPERTY

To permit the Landlord or their duly authorized agents or Municipal Government Inspectors, at all reasonable times to enter and examine the state of repairs of the building and inspect the operations of the Tenant provided that at least 48 hours' notice in writing shall first be provided to the Tenant.

(l) SURRENDER

At the expiry of the term or sooner termination hereof pursuant to the terms hereof, the Tenant agrees to quit the property and to surrender, yield and

deliver up the lands, buildings and improvements to the lands, including permanent fixtures, save and except anything that forms part of the Tenant's permanent collection or any other of its artwork collections, and all the right, title and interest therein of the Tenant shall cease forthwith.

(m) CONSTRUCTION LIENS

To procure the prompt discharge at the Tenant's expense of all Construction Liens in respect of the Lands or building thereon for work, labour, services or materials ordered by it or any of its sub-tenants or licenses during the term of this Lease for the cost of which it or its sub-tenants or licensees may be in any way obligated.

(n) ASSIGNMENT

Not to assign, transfer, mortgage or encumber this Lease nor sublet the whole or substantially the whole of the Lands nor sell, transfer, mortgage or encumber the building situated upon the Lands. The Landlord may at its own discretion consent to an assignment, transfer, mortgage or encumbrance of this Lease providing:

- (I) No default exists on the part of the Tenant.
- (II) The Landlord shall have been given written notice of the Tenant's intention of assignment, transfer, mortgage, encumbrance and the Tenant shall have received written approval from the Landlord.
- (III) The assignee, transferee, mortgagee, encumbrancee or sub-lessee has bound itself in writing with the Landlord duly and punctually to perform and observe all the agreements, provisions, covenants and conditions hereof on the Tenant's part to perform and observe, after the execution and delivery of such assignment.
- (IV) The building upon the Lands has been transferred, signed, leased or encumbered to the assignee, sub-lessee or encumbrancer of this Lease in such a way that such assignee, sub-lessee or encumbrancer shall have similar rights and obligations with respect to the building as the Tenant hereunder.
- (V) Where the Landlord consents to an assignment of this Lease by the Tenant then the assignor shall be relieved from any further liability of a Tenant under this Lease.

(o) UTILITY CHARGES

To pay promptly all charges or costs for water, electricity and other utilities of every nature, kind or all similar cost.

(p) INDEMNITIES

To indemnify the Landlord against all liabilities, damages, costs, claims, loss or actions arising out of:

- (I) Any breach violation or non-performance of any covenant, condition or agreement in this Lease on the part of the Tenant to be observed or performed.
- (II) Any damage to the property of the Tenant or sub-tenant or licensee of the Tenant and all persons claiming through or under the Tenant or damage to any other property, howsoever, occasioned except where such damage has been caused by the negligence of the Landlord.
- (III) Any injury to or the death of any person or persons occurring on the Lands or the building situated thereon or the area adjacent thereto except where such injury has been caused by the negligence of the Landlord.

(q) WORKER'S COMPENSATION

Before commencing any major structural alterations, additions, changes or improvements to the building or the construction of new improvements on the Lands, to procure and carry or cause to be procured and carried and paid for full worker's compensation coverage in respect of all workers, employees, servants and others engaged in or upon such work.

(r) DISTRESS

That subject to the rights of the first leasehold mortgagee if any, all goods and chattels and equipment, the property of the Tenant, **save and except specifically any part whatsoever forming of the Tenant's permanent collection, study collection, community collection, long term loans, borrowed works and works on consignment to the Tenant or any other works of art held by the Tenant**, from time to time on the Lands or the building thereon shall be subjected to distress for rent provided however that prior to the exercise of its rights of distress, the Landlord shall provide the Tenant with thirty (30) days' prior notice in writing.

10) LANDLORD COVENANTS:

The Landlord covenants with the Tenant as follows:

(a) QUIET ENJOYMENT

For quiet enjoyment.

(b) EASEMENTS

That if consent is required in connection with the granting of easements for water, gas, steam, electricity, telephones, sewers, or storm drains, such consent will not be unreasonably withheld.

(c) INDEMNITY

To indemnify the Tenant against all liabilities, damages, costs, claims, loss or actions arising out of negligence or willful misconduct of the Landlord.

(d) RELEASE OF SECURITY DEPOSITS

The Landlord shall release all securities deposited upon completion of any repairs, alterations and additions performed by the Tenant under this Lease.

11) PROVISOS:

Provided always and it is hereby agreed as follows:

(a) REMOVING OF CHATTELS (AS OPPOSED TO FIXTURES AS REFERRED TO IN PARAGRAPH 8(1))

At the expiry of or earlier termination of the term hereof, the Tenant may remove its chattels and the chattels of its subtenants, licencees and any persons claiming through or under them so long as the Tenant shall either compensate the Landlord for or repair any damage resulting from the removal of such chattels. Notwithstanding the generality of the foregoing and of paragraph 8(1), the Tenant shall always be permitted to remove any of its artwork collections including but not limited to its permanent collection, notwithstanding the degree of annexation of any items of its collection to the Lands.

(b) MONTHLY TENANCY

If upon the expiration of the term herein provided the Landlord permits the Tenant to remain in possession of the Lands and the building situated thereon, a tenancy from year to year shall not be created by implication of law and the Tenant shall be deemed to be a monthly Tenant only and all the terms and conditions of this Lease shall continue to apply except as to the duration in the absence of the written agreement to the contrary.

(c) NON-WAIVER

Any condoning, excusing or overlooking by the Landlord of any default, breach, or non-observance by the Tenant at any time or times of any covenant, proviso or condition herein contained shall not operate as a waiver of the Landlord's rights hereunder in respect of any continuing or subsequent default, breach or non-observance, nor defeat or affect in any way the rights of the

Landlord hereunder in respect to any such continuing or subsequent default, breach, or non-observance, and all rights and remedies herein contained on the part of the Landlord shall be deemed to be cumulative and not alternative.

(d) UNEXPIRED INSURANCE

Upon the termination of this Lease by the passage of time but not otherwise, the Landlord shall pay to the Tenant the value of any unexpired insurance upon the building and the parties shall prorate and adjust a portion and allow between themselves all taxes, water rates and other similar liabilities to the extent that the Tenant shall bear the burden thereof until they shall deliver up possession of the Lands and the building situated thereon on the termination of this Lease or at the expiry of any holding over and not afterwards.

(e) SURRENDER

Except as herein provided, no surrender of this Lease by the Tenant shall be valid unless accepted in writing by the Landlord.

(f) ASSIGNMENT BY LANDLORD

Should the Landlord named at the commencement of this Lease convey or otherwise divest itself of title to the Lands, it shall be relieved of all obligations under this Lease after the date of delivery of any such conveyance or assignment, except for the obligation to account to the persons properly entitled to any accounting for all monies and securities vested in them as a result of this Lease. Provided however, that the Tenant shall have the first right of refusal to match any offer received by the Landlord in the event the Landlord decides to sell or otherwise dispose of the Lands pursuant to section 11(w) herein. Disposition of the Lands by the Landlord shall be cause for the Landlord to terminate this Lease provided that two (2) years' notice in writing to the Tenant is given by the Landlord

(g) MORTGAGES

The Tenant agrees not to mortgage this Lease or the leasehold interest of the Tenant created by it without first obtaining the written consent of the Landlord to the said mortgage, such consent not to be unreasonably withheld by the Landlord.

(h) DEFAULT PROVISIONS

This Lease and the term and estate hereby granted are subject to the limitation that:

- i. whenever the Tenant shall default in the payment of any instalment of rent, or the payment of any other sum payable hereunder, and such default shall continue for thirty (30) days after the Landlord shall be given any first



leasehold mortgagee notice by prepaid registered mail to the last address of such mortgagee know to the Landlord that such default has continued for thirty (30) days; or

- ii. whenever the Tenant shall fail to perform or observe any of the covenants, agreements or provisions, conditions or provisions, conditions or provisos contained in this Lease on the part of the Tenant to be performed or observed (other than the payment of rent or other sums of money) and such failure shall continue for or shall not be remedied within, the period of thirty (30) days next after the giving of written notice by the Landlord to the Tenant and to any first leasehold mortgagee in the manner aforesaid of the nature of such failure, or if the term hereby granted shall be taken in execution or attachment;
- iii. it shall be lawful for the Landlord (in the event of execution or attachment as aforesaid subject always to the rights of any first leasehold mortgagee as hereinafter provided for) to enter upon the Lands and the building situated thereon or any part thereof, and this Lease shall at the option of the Landlord and with or without entry, terminate and all the rights of the Tenants with respect to the Lands and the building situated thereon shall be absolutely forfeited and shall lapse. If the condition complained of reasonably, requires more time to cure than the thirty (30) day period aforesaid, the Tenant or the first leasehold mortgagee shall be deemed to have complied with the remedying thereof if the Tenant or the first leasehold mortgagee shall have commenced remedying or curing such condition within the said thirty (30) day period and diligently thereafter completes the same.
- iv. Upon any such termination of this Lease the Landlord shall not disturb the possession of any sub-tenant who occupies part of the building pursuant to a sublease, or any agreement to sublease, so long as such sub-tenant is not in default in the performance of his obligations under his sublease or agreement to sublease.
- v. Upon any such termination of this Lease, the Landlord shall not attempt to seize, move, retain, or otherwise dispossess the Tenant of any of the Tenant's artworks or any artworks in the Tenant's possession or control, including but not limited to, any part whatsoever forming of the Tenant's permanent collection, study collection, community collection, long term loans, borrowed works and works on consignment to the Tenant.

(i) BANKRUPTCY OF TENANT OR DEFAULT IN MORTGAGE PAYMENT

The bankruptcy, insolvency or re-organization of the Tenant under any laws then applicable, or the appointment of a trustee for the benefit of creditors or a receiver, or default under the terms of any mortgage shall be deemed to be a default under the provisions of this Lease and accordingly the default provisions contained in paragraph 11(h) shall apply.

(j) DESTRUCTION AND RECONSTRUCTION

Should the building situated upon the Lands or any portion thereof be wholly or partially destroyed by fire, explosion or from any other cause, the Tenant may elect to cancel the Lease after restoring the Landlord's property to its original condition as of the commencement date of this Lease, subject only to normal wear and tear. If the Tenant elects to restore the said building, then reconstruction is to commence within six (6) months unless otherwise prevented by weather. Upon completion of reconstruction or repairs, the building is to be of the same character and equal value as that portion damaged or destroyed. Provided however, that if complete destruction or serious damage shall occur during the last five (5) years of the term of this Lease, the Tenants may at their option decline to repair or rebuild the building on this or any other site within the municipality and may terminate this Lease subject to the rights of the first leasehold mortgagee if any, under the provisions of this Lease, in such event any insurance, proceeds or other proceeds available by reason of such destruction or damage shall belong exclusively to the Landlord.

(k) NOTICES

All notices given pursuant to this Lease shall be sufficiently given if mailed, prepaid and registered:

In case of the Landlord:

City Solicitor  
The Corporation of the  
City of Sault Ste. Marie  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6

In the case of the Tenant:

The Art Gallery of Algoma  
10 East Street  
Sault Ste. Marie, Ontario

unless either party gives notice to the other of a change of address by registered mail. The date of receipt of any such notice shall be deemed to be 72 hours after such mailing.

(l) AMENDMENT

This Lease may not be modified or amended except by an instrument in writing of equal formality and signed by the parties hereto or by their successors or assigns.

(m) BINDING EFFECT

The terms and provisions of this Lease shall extend to, be binding upon and enure to the benefit of the parties hereto and their successors and assigns and shall be interpreted according to the laws of the Province of Ontario.

(n) ACKNOWLEDGEMENT OF PERFORMANCE OF AGREEMENT

The Landlord shall at the request of the Tenant made at any time after all of the obligations of the Tenant under the said agreement have been fully performed, give to the Tenant an acknowledgement to that effect.

(o) DETERMINATION OF OTHER DISPUTES

The parties shall have all their normal remedies at law or in equity, and in particular nothing herein shall deprive the Landlord of recourse to all its legal and equitable remedies for the enforcement of any breach of covenant by the Tenant under this Lease or the Tenant of their legal or equitable rights to relief under the *Commercial Tenancies Act* or any other like statutory provisions or rule of law from time to time in force.

(p) CAPTIONS

The captions appearing at the headings of the clauses in this Lease have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Lease or any of its provision.

(q) FREE ACCESS

It is understood and agreed that agents and servants of the Corporation of the City of Sault Ste. Marie, acting on its behalf shall have free access to the Lands and adjoining properties.

(r) NON-DISCRIMINATORY

It is understood and agreed that no terminology or wording in this Lease shall be constructed so as to condone or encourage any action by the Landlord or Tenant that would discriminate against any person or persons because of their race, colour or creed.

(s) PUBLIC USE

It is understood and agreed that all display areas of the building situated upon the Lands will be available to the general public at all times during the term herein provided subject to the Tenant's right to set hours of operation and set and charge admission fees and scheduling of special events, exhibitions and programmes.

(t) COST OF SERVICES

It is understood and agreed that the Tenant reserves the right to charge fees for admission and other of the Tenant's offerings and services in its sole and unfettered discretion.

(u) ADDITIONAL LAND

The Landlord agrees that should the Tenant require any additional land abutting the Lands for future expansion or otherwise, the Tenant shall advise the Landlord in writing and the Landlord shall consider the Tenant's request in good faith.

(v) TENANT'S WORKS OF ART

The Landlord acknowledges and agrees that Tenant owns works of art in its permanent collection, study collection, and community collection and in addition holds works of art on long term loan, borrowed from third parties and on consignment by third parties. Any and all of the works of art being held by the Tenant whether aforesaid or otherwise are held by the Tenant in accordance with its objects and in the public trust. The Landlord shall not in any way have any right, title, or interest in the Tenant's works of art whether the Tenant is in default of this Lease or otherwise and the Tenant shall at all times be permitted to remove any of the works of art it holds from the Lands at any time. If for any reason whatsoever the Landlord re-enters the premises, the Landlord shall at all times allow the Tenant to remove its works of art, notwithstanding the degree of annexation of same to the Lands, and the Landlord shall not do anything to damage the Tenant's works of art and shall indemnify the Tenant for any such damage which occurs to the Tenant's works of art as a result of the Landlord exercising its rights under this Lease.

(w) FIRST RIGHT OF REFUSAL

Provided that the Tenant: (a) is the original Tenant; and (b) is not in default under this Lease, the Tenant shall have a continuous right of first refusal (the "Right of First Refusal") to purchase the Lands as follows:

- (i) in the event that, at any time and from time to time during the Term, the Landlord receives a bona fide offer for the purchase of the Lands which is acceptable to the Landlord in all respects (the "Acceptable Offer"), the Landlord shall give the Tenant notice of the Acceptable Offer, together with a true and complete copy of the Acceptable Offer. The Landlord agrees that the Tenant shall have the prior right to elect to purchase the Lands for the price and on the terms and conditions contained in the Acceptable Offer, which right may be exercised at any time within twenty (20) business days following receipt of such written notice of the Acceptable Offer by written notice of such exercise given to the Landlord, provided however that if the Acceptable Offer is in respect of more land than the Lands,

- then the Tenant shall only be obliged to offer the amount of the Acceptable Offer attributable only to the Lands and the Acceptable Offer must specify the amount attributable only to the Lands;
- (ii) if the Tenant does so elect, the notice given by it to the Landlord shall constitute a binding agreement of purchase and sale;
  - (iii) if the Tenant does not so elect, the Landlord shall be free to sell the Lands on the terms and conditions set forth in the Acceptable Offer and subject to this Lease, but this Right of First Refusal shall thereafter remain in full force and effect during the balance of the Term. If such Acceptable Offer is not completed, this Right of First Refusal shall remain in force for any subsequent Acceptable Offer; and
  - (iv) the Landlord covenants and agrees not to sell the Lands unless the Landlord has first complied with the terms hereof. The Landlord shall be entitled to transfer the Lands to any affiliated corporation without triggering this Right of First Refusal.

----- (REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK) -----

IN WITNESS WHEREOF THE parties hereto have hereunto executed this Lease this 1st day of September, 2021.

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

Per: \_\_\_\_\_  
Christian Provenzano  
Mayor

Per: \_\_\_\_\_  
Rachel Tyczinski  
City Clerk

We have authority to bind the Corporation

**THE ART GALLERY OF  
ALGOMA**

Per: \_\_\_\_\_  
Mark A. Lepore  
President

Per: \_\_\_\_\_  
Jasmina Jovanovic  
Executive Director

We have authority to bind the Corporation



# THE CORPORATION OF THE CITY OF SAULT STE. MARIE

## BY-LAW 2021-175

**AGREEMENT**: A by-law to authorize the execution of the Agreement between the City and Her Majesty the Queen in Right of Canada, as represented by the Minister of National Defence (49<sup>th</sup> Field Regiment) for the use of Topsail Island, Bellevue Park for the Ubique 150<sup>th</sup> Anniversary Gun Salute on September 25 and 26, 2021 and October 16 and 17, 2021.

**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 City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Agreement dated September 13, 2021 between the City and Her Majesty the Queen in Right of Canada, as represented by the Minister of National Defence (49<sup>th</sup> Field Regiment), a copy of which is attached as Schedule "A" hereto. This Agreement is for the use of Topsail Island, Bellevue Park for the Ubique 150<sup>th</sup> Anniversary Gun Salute on September 25 and 26, 2021 from 1200h to 1900h and on October 16 and 17, 2021 from 1200h to 1900h.

### 2. **SCHEDULE "A"**

Schedule "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 13<sup>th</sup> day of September, 2021.

---

**MAYOR - CHRISTIAN PROVENZANO**

---

**CITY CLERK – RACHEL TYCZINSKI**

## **SCHEDULE "A"**

### **LICENSE AGREEMENT**

#### **BETWEEN:**

**The Corporation of the City of Sault Ste. Marie** (the "**LICENSOR**")

**AND**

**HER MAJESTY THE QUEEN IN RIGHT OF CANADA**, as represented by  
the Minister of National Defence (the "**LICENSEE**")

**WHEREAS** the LICENSOR is the owner of a property located at Top Sail Island, Bellevue Park IVO UTM GR 16T GS 07297 52814, in Sault Ste. Marie in the Province of Ontario (the "Premises");

**AND WHEREAS** the LICENSEE has requested permission from the LICENSOR to use the Premises for the purpose of Ubique 150<sup>th</sup> Anniversary Gun Salute.

**THIS AGREEMENT WITNESSES** that in consideration of, and subject to, the terms and conditions set out herein, the LICENSOR hereby grants permission to the LICENSEE to use the Premises for the purpose stated herein, and for no other purpose, under the following terms and conditions:

#### **1. DESCRIPTION OF PROPERTY**

The LICENSOR agrees that the LICENSEE may enter and use Top Sail Island, Bellevue Park, and the Premises for the purpose of conducting a Ceremonial Gun Salute as part of the Ubique 150<sup>th</sup> Anniversary celebration. In order to satisfy all safety criteria for this event, the gun shall be placed on Top Sail Island by access via Bellevue Park. The safety area and gun shall be cordoned off from public access during the conduct of the Gun Salute.

#### **2. TERM**

The term of this agreement shall be conducted on 25-26 September 2021, 1200h to 1900h with an alternate date of 16-17 October 2021, 1200h to 1900h in the event of a rain delay.

#### **3. LICENSE FEE**

Total consideration for the use of the Premises is \$1.00, and the LICENSOR hereby acknowledges the receipt and sufficiency of this consideration.

#### **4. INSURANCE**

The LICENSOR acknowledges that the LICENSEE is self-insured.

#### **5. INDEMNIFICATION**

Subject to the *Crown Liability and Proceedings Act*, the LICENSEE indemnifies and saves harmless the LICENSOR, its servants, agents, and employees and their heirs, executors, administrators, successors and assigns, from and against all injury, damage, actions, causes of actions, suits, claims and demands of whatsoever nature which may result or may be brought or made by reason of any act or default of the LICENSEE, her servants, agents, or employees, or on account of any damage to the property of the LICENSOR or in connection with any loss, damage or injury in any manner based upon, arising out of or incidental to the exercise or purported exercise by the LICENSEE of the license granted herein.

## 6. LICENSOR'S PROPERTY

The LICENSEE agrees to assume full responsibility for the care of the Premises during her occupation, and to assume all risk of loss, damage, or injury to herself, her servants, agents, employees or licensees.

## 7. DAMAGES

The LICENSEE shall not be responsible for any damage or loss to the Premises arising from circumstances, acts or conditions beyond her control, or due to "force majeure", which is defined as an act of God, war, invasion, revolution, insurrection or other act of a similar nature.

## 8. ENVIRONMENTAL DAMAGE

The LICENSEE is liable for any environmental damage to the Premises caused during her occupation, except for:

- a) any environmental damage to the Premises caused by the previous occupation of the premises by other persons, organizations, or the LICENSOR;
- b) any environmental damage to the Premises arising during the period covered by this agreement, where such environmental damage is a consequence of pre-existing environmental damage from previous occupation, or was caused by the activities of the Licensor during the period of this agreement; and
- c) any environmental damage to the Premises caused by any other persons, organizations, or by the LICENSOR.

## 9. GOVERNING LAW

This agreement shall be construed in accordance with, and governed by, the laws in effect in the Province of Ontario, including the laws of Canada.

**IN WITNESS WHEREOF** this agreement has been executed by The City of Sault Ste. Marie and Her Majesty the Queen in Right of Canada, as represented by the Minister of National Defence.

SIGNED, SEALED AND DELIVERED  
in the presence of

\_\_\_\_\_  
Witness  
Printed Name: \_\_\_\_\_

SIGNED, SEALED AND DELIVERED  
in the presence of

\_\_\_\_\_  
Witness  
Printed Name: \_\_\_\_\_

**HER MAJESTY THE QUEEN IN  
RIGHT OF CANADA, AS REPRESENTED  
BY THE MINISTER OF NATIONAL  
DEFENCE**

Per: \_\_\_\_\_  
Name: Maj. S. Sangarapillai Date \_\_\_\_\_  
Title: Officer Commanding  
RP Ops Section Toronto

Per: \_\_\_\_\_ Sept 13, 2021  
Print Name: Christian Provenzano Date \_\_\_\_\_  
Title: Mayor

Per: \_\_\_\_\_ Sept. 13, 2021  
Print Name: Rachel Tyczinski  
Title: City Clerk  
We have the authority to bind the Corporation

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

### BY-LAW 2021-176

**REGULATIONS:** A by-law to exempt Her Majesty the Queen in Right of Canada, as represented by the Minister of National Defence (49th Field Regiment), while using Topsail Island, Bellevue Park, from By-law 2008-168 (being a firearms by-law to prohibit the discharge of firearms in the municipality) and from By-law 80-200 (being a by-law respecting noises in the City of Sault Ste. Marie) on September 25 and 26, 2021 and October 16 and 17, 2021.

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

1. **BY-LAW 2008-168 AMENDED**

Despite the provisions of By-law 2008-168, Her Majesty the Queen in Right of Canada, as represented by the Minister of National Defence (49th Field Regiment) may be allowed to discharge a firearm on Topsail Island, Bellevue Park for the purpose of Ubique 150<sup>th</sup> Anniversary Gun Salute on September 25 and 26, 2021 from 1200h to 1900h and on October 16 and 17, 2021 from 1200h to 1900h .

2. **BY-LAW 80-200 AMENDED**

Despite the provisions of By-law 80-200, Her Majesty the Queen in Right of Canada, as represented by the Minister of National Defence (49th Field Regiment) may be allowed to discharge a firearm on Topsail Island, Bellevue Park for the purpose of Ubique 150<sup>th</sup> Anniversary Gun Salute on September 25 and 26, 2021 from 1200h to 1900h and on October 16 and 17, 2021 from 1200h to 1900h .

3. **EFFECTIVE DATE**

This by-law is effective on the date of its passing.

**PASSED** in Open Council this 13<sup>th</sup> day of September, 2021.

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**MAYOR – CHRISTIAN PROVENZANO**

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**CITY CLERK – RACHEL TYCZINSKI**

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

**BY-LAW 2021-178**

**AGREEMENT:** (Engineering) A by-law to authorize the execution of the Agreement between the City and AECOM to obtain an amendment to the existing approval for biosolids and source separated organics design assistance and shop drawings.

**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 City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Agreement dated August 26, 2021 between the City and AECOM, a copy of which is attached as Schedule "A" hereto. This Agreement is to obtain an amendment to the existing approval for biosolids and source separated organics design assistance and shop drawings

2. **SCHEDULE "A"**

Schedule "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 13<sup>th</sup> day of September, 2021.

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**MAYOR - CHRISTIAN PROVENZANO**

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**CITY CLERK – RACHEL TYCZINSKI**

## Fee Addendum Authorization

☒ **Client Contract Change**

**Project Name:** Biosolids Management Facility  
**AECOM Project No.:** 60565655  
**Client/Sub Name:** The Corporation of the City of Sault Ste. Marie

☐ **Sub Contract Change**

**Change No.:** 2  
**Date:** 26-Aug-21  
**Contract Reference No.:** City of SSM By-Law No. 2018-3  
 Agreement Date: January 8, 2018  
 between AECOM and the Corporation of the City of Sault Ste. Marie

**Subject:** SG-Gore Design Engineering Assistance Fees

Pursuant to the Agreement, the following change to the Scope of Work for the above project is advised:

**Description of Change:**

Fee Addendum for SG-Gore (Sustainable Generation LLC) design engineering assistance fees.

**Fee:** The agreed contract value will be: ☐ unaltered, ☒ increased, ☐ decreased by Time & Materials - (AMT)  
**\$88,000.00**  
**Time:** The agreed time for completion is ☒ unaltered, ☐ increased, ☐ decreased by 0 (calendar days)

Contract Value Summary		Time Changes Summary	
<b>Original Contract Value</b>	\$1,234,567.00	<b>Original Contract Completion Date</b>	25-Dec-21
<b>Net value of changes previously authorized</b>	\$652,304.90	<b>Net Change Previously Authorized (calendar days)</b>	1,467
<b>This change</b>	\$88,000.00	<b>This Change (calendar days)</b>	0
<b>New Contract Value</b>	\$1,974,871.90	<b>New Contract Completion Date</b>	31-Dec-25

## Fee Addendum Approval

<b>AECOM Project Manager</b>	<b>Signature</b>	<b>Date</b>
<b>AECOM Authorized Signatory</b>	<b>Signature</b>	<b>Date</b>
Mayor – Christian Provenzano		
<b>The Corporation of the City of Sault Ste. Marie</b>	<b>Signature</b>	<b>Date</b>
City Clerk – Rachel Tyczinski		
<b>The Corporation of the City of Sault Ste. Marie</b>	<b>Signature</b>	<b>Date</b>

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

**BY-LAW 2021-179**

**AGREEMENT**: (Engineering) A by-law to authorize the execution of the Agreement between the City and PUC Services Inc. for the electrical servicing for the Downtown Plaza.

**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 City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Agreement dated July 23, 2021 between the City and PUC Services Inc., a copy of which is attached as Schedule "A" hereto. This Agreement is for the electrical servicing for the Downtown Plaza.

2. **SCHEDULE "A"**

Schedule "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 13th day of September, 2021.

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**MAYOR - CHRISTIAN PROVENZANO**

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**CITY CLERK – RACHEL TYCZINSKI**





Engineering Department  
500 Second Line East, P.O. Box 9000  
Sault Ste. Marie, Ontario, P6A 6P2  
Phone: (705) 759-6576  
Email: [eng-dept@ssmpuc.com](mailto:eng-dept@ssmpuc.com)

ECRA/ESA Lic. # 7001626

July 23, 2021

Mr. Don McConnell  
Director, Planning & Enterprise Services  
The City of Sault Ste. Marie  
Planning Department  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5N8

PUC Work Order: EDS3150

Re: **Downtown Plaza Construction – Bingham Street**  
**Impacts and Costs to Relocate PUC Electric Distribution Systems – Rev.1**

Dear Mr. McConnell,

This letter shall supersede in its entirety, draft letter previously issued for above relocation dated April 3, 2020.

This letter is intended to identify the scope of work and cost estimate that we believe is required to accommodate the above noted project. In order for the above noted project to be completed, alterations to our electrical distribution infrastructure will be required.

The scope of work identified below is the work we believe is required from the information that has been provided to us and coordination that has occurred to date. If the scope of work is significantly increased throughout the project, we will endeavor to issue a revised or supplementary letter identifying the additional scope of work and the associated costs.

### **SCOPE OF WORK**

Due to the nature of the work resulting in the construction of a downtown plaza, the existing overhead pole lines will require removal. In order to accommodate the electrical needs of the plaza and surrounding customers, the powerlines will be designed and installed as an underground system. The below further describes the work required to accommodate.

#### **a) PUC Distribution Inc.**

The scope of the required revisions related to the PUC Distribution Inc. electrical distribution system due to the project noted above includes:

- Removal of overhead pole lines in the area. The exclusion includes pole in the laneway extending eastward to Brock Street.
- Replacement of poles in laneway extending eastward to Brock Street.

- Installation of underground system from east side of Brock Street to existing pole line in laneway. Road crossing and restoration will be completed by PUC.
- Installation of concrete encased ductbanks, transformer vaults, ground grids, electrical cables and other aspects required for a complete underground electrical system.
- Installation of underground system from Bay Street to set of three (3) transformer vaults (one transformer to be included in subsequent service letter).
- Cutting of existing asphalt, excavation and backfilling with gravel has been included. PUC has not included hard top restoration.
- Replacement of commercial customer's overhead electrical services with underground electrical services including, but not limited replacement of points of attachments and building work. All work will be completed as per ESA Ontario Electrical Safety Code (OESC).

## **b) Streetlight System**

Streetlighting for Bingham Street, including the downtown plaza will be the responsibility of the City. All existing streetlighting in the area will be removed. If streetlights and streetlight poles to be installed are consistent with PUC Services Inc.'s typical streetlight systems, they can be considered streetlights and therefore added to the City's streetlight count. If the lights are designed to be unique, the lighting will require individual metering and be considered outside of the City streetlight system.

## **COST ESTIMATE**

For the project noted above, the cost breakdown for the anticipated work on the PUC Distribution Inc. electrical distribution system shall follow the below breakdown:

- Overall Cost Estimate: \$385,000
- PUC Distribution Inc. Contribution – Relocation of PUC Assets (50%): \$150,000
- City Contribution: \$225,000
  - Relocation of PUC Electrical Assets (50%): \$150,000
  - Revise Private Services: \$75,000

The value of the above is an estimate and is hereby expressly brought to the attention of the City that PUC actual costs of the work will be the basis of the final billing to the City for the aforementioned work. The deposit amount should only be considered approximate for a period of six (6) months from the date issued and should the owner not provide the required deposit in that period may require PUC to re-evaluate the project costs and required deposit by the City. No relocation work or ordering of material will commence until the above deposit is received. Alternative acceptable method of deposit includes a purchase order received from the City inclusive of authorization of this letter shown below.

## **REGULATORY REQUIREMENTS**

All work performed by PUC for the above noted development will be subject to the following with the understanding that all work performed on City property is acceptable to the City and therefore a municipal consent is assumed. Any work required on private property will be

coordinate between PUC and the property owner directly. The City may be engaged to support these discussions, as required.

## **PLANS**

The most recent site plans provided by the owner have been attached. All costs have been estimated as per attached plan. The City is responsible to inform PUC if revisions are required to the plan and/or construction. If revisions occur, additional costs may occur and will be reflected on the final billing.

It has been identified that multiple buildings in the area will be modified and/or demolished. The plans are based on the base plans provided from the City's consultant and shown in the attached. Revisions to these requirements may impact the scope of work and the overall costs. It is recommended that the City provide all relevant information to PUC at their earliest convenience.

The attached proposals have been included in an effort to complete this estimate. It is recommended that all civil infrastructure be included on overall site plan in an effort to minimize site conflicts. PUC requires the City to provide complete as-built drawings of the area.

## **PERMISSION TO SERVICE PROPERTIES**

In order to accommodate the proposed development, private electrical services will be required to cross City property. Authorization of this letter by the City grants permission to PUC to install underground infrastructure for private electric services on or across City owned property. PUC will also be required to install a concrete encased road crossing across Brock Street. Authorization of this letter provides confirmation that PUC will be approved within the municipal consent process to install a concrete encased road crossing inclusive of required restoration. Separate municipal consent application will be submitted.

## **CONSTRUCTION COORDINATION**

PUC's plans attached include general locations of electrical installations. PUC will require the support of the City's surveyor on site prior to excavation occurring to identify the accurate location for the infrastructure. The surveyor costs have not been included in the below estimate.

## **UTILITY COORDINATION**

PUC will issue a copy of the attached drawing to both Bell Canada and Shaw Communications for their awareness as to the extent of the relocation. It remains the City's responsibility to coordinate with other utilities (Ex: Communication's companies, Gas, etc.) in detail to ensure all work is coordinated and completed in a timely manner.

## **SCHEDULE AND WINTER PROJECTS**

The scope of work and cost estimates are based on the construction occurring in months where snow or frost are not of concern. Additionally, the site shall be available for PUC and/or our contractors to complete the work in an unimpeded manner. It is recommended that the City organize a preconstruction meeting to discuss the overall project in detail with all relevant parties to minimize on site conflicts.

## **ACCEPTANCE OF OFFER**

If you agree to the scope of work and cost estimates outlined in this letter, we would ask that you kindly sign and date the following declaration and return a copy of the signed version to us:

I/We the undersigned agree to the items outlined in this letter and hereby authorize PUC (PUC Distribution Inc. and PUC Services Inc.) to complete the required revisions to accommodate the above noted project.	
Name (please print): Mayor Christian Provenzano	
Signature:	
Signature:	Date (yyyy-mm-dd):
Rachel Tyczinski, City Clerk	

Trusting that this information is what is required and is sufficient for your purposes.

Yours truly,  
PUC SERVICES INC.

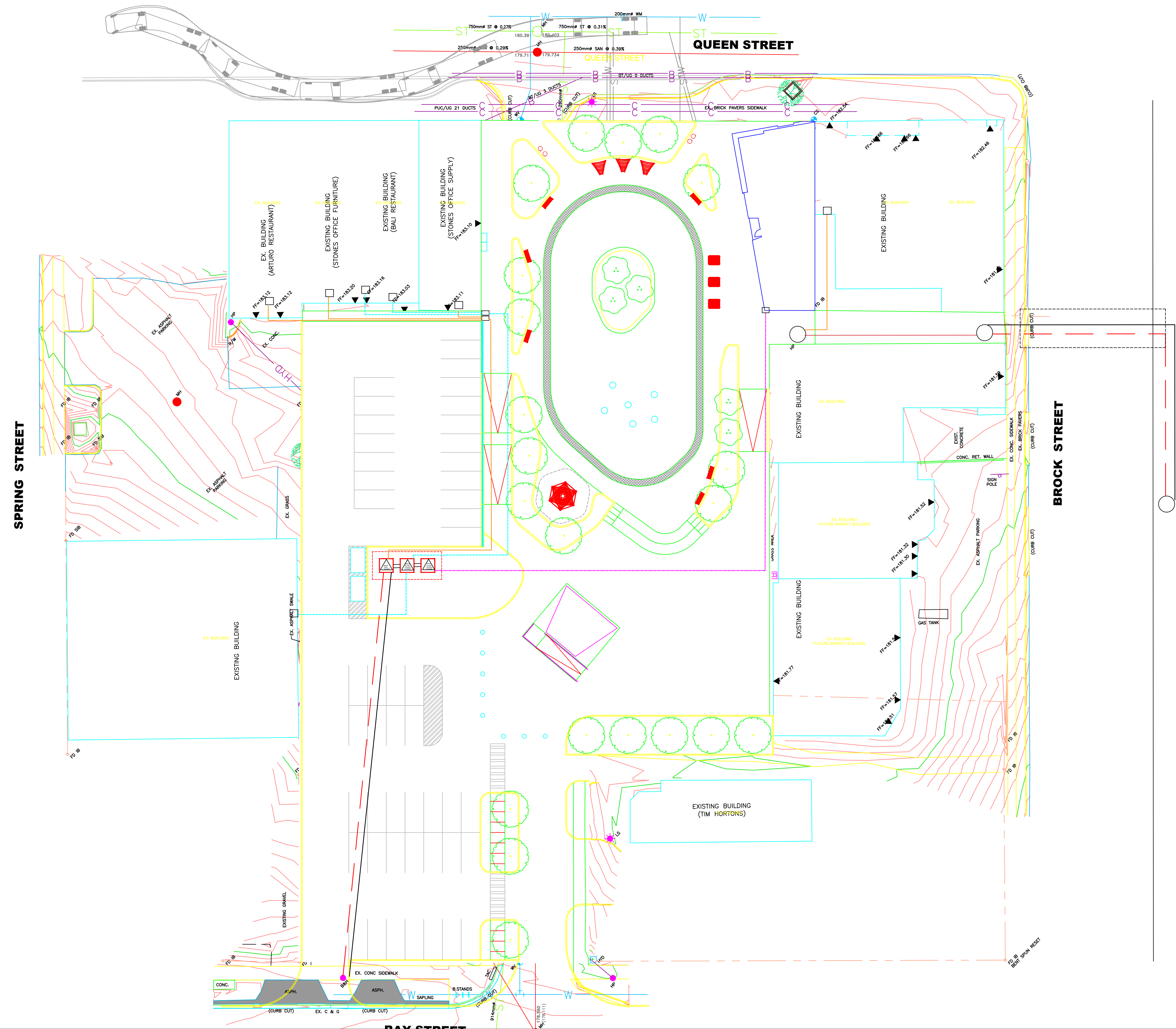


Darren Seabrook, P. Eng.  
Senior Electrical Distribution Engineer

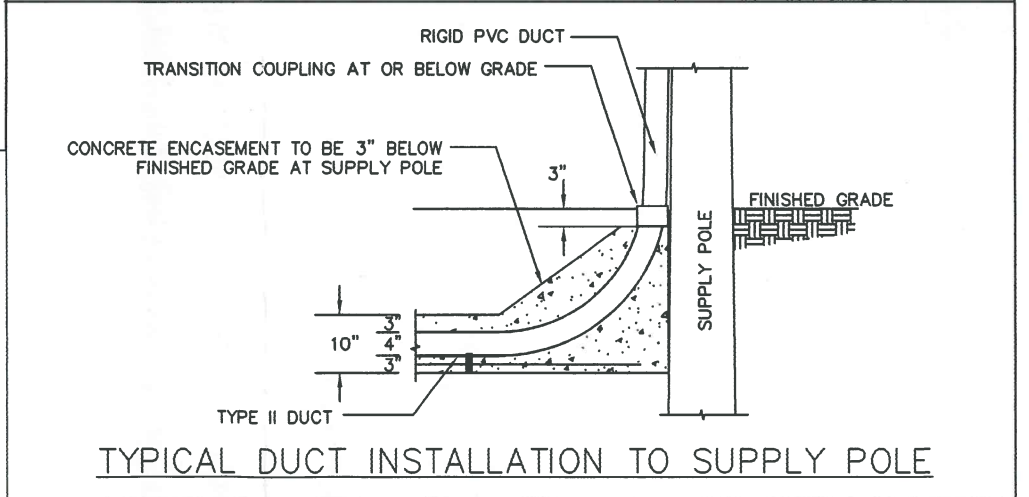
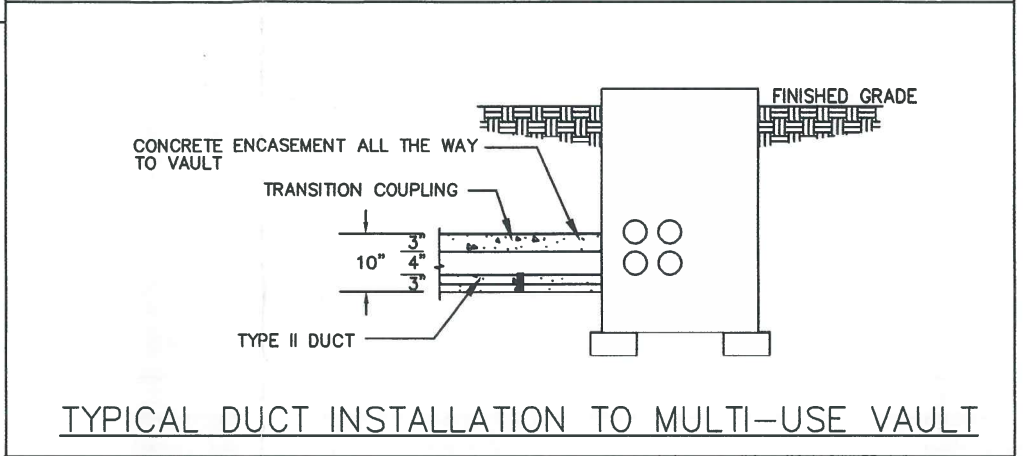
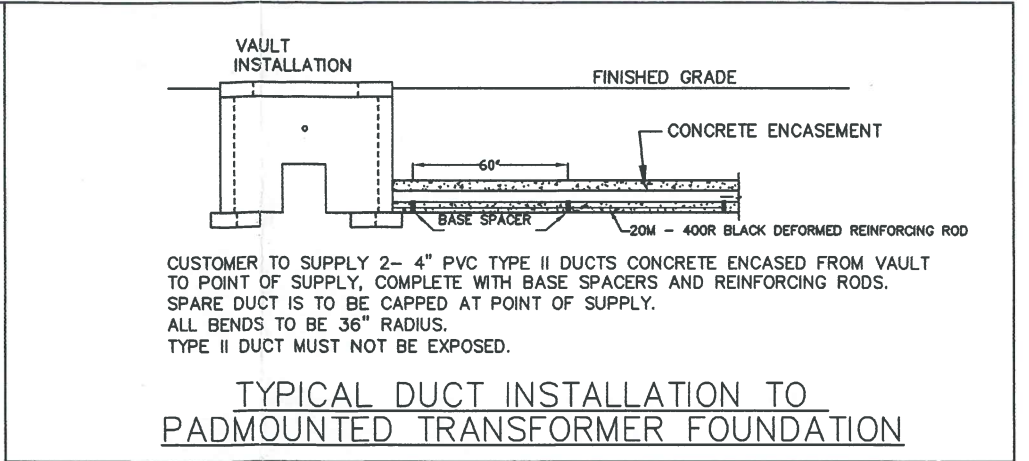
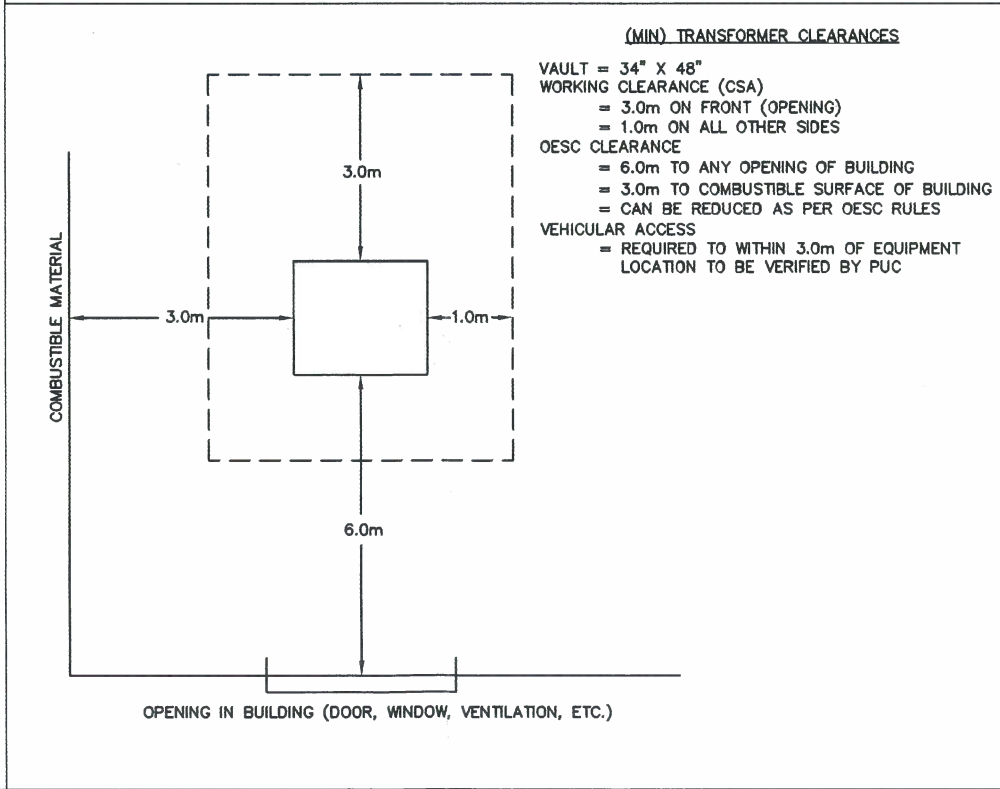
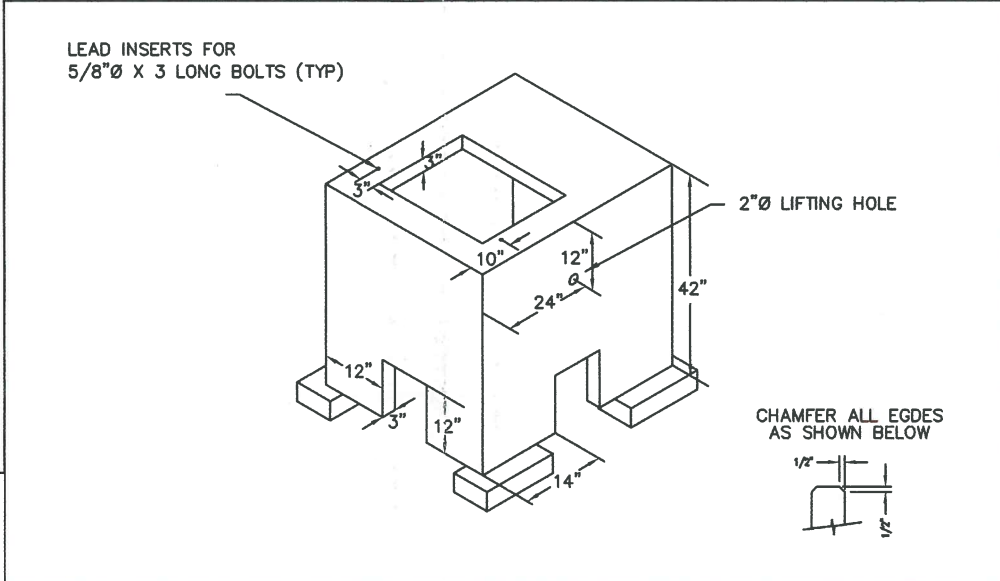
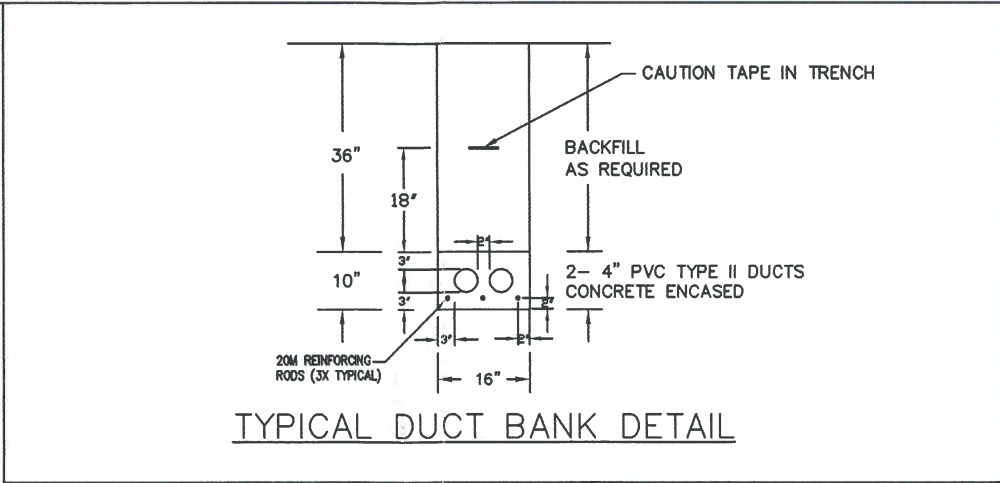
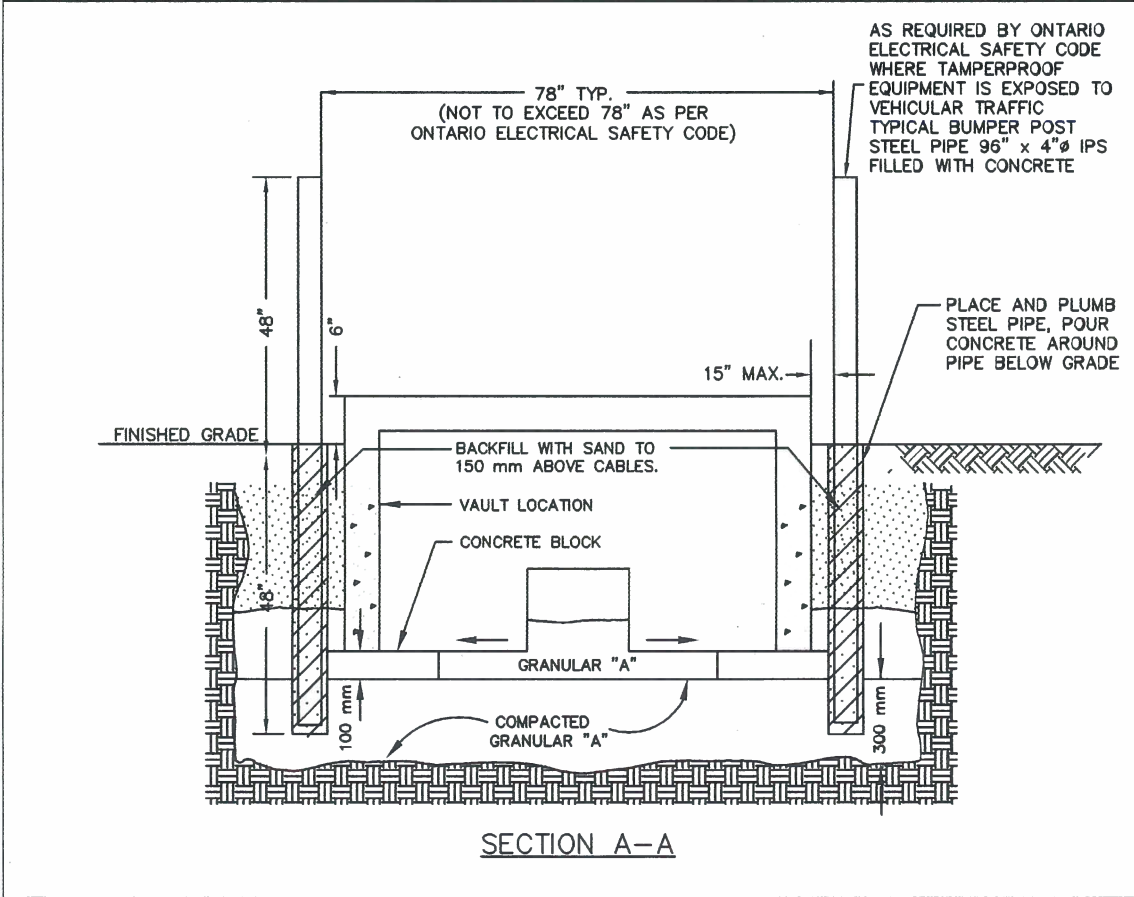
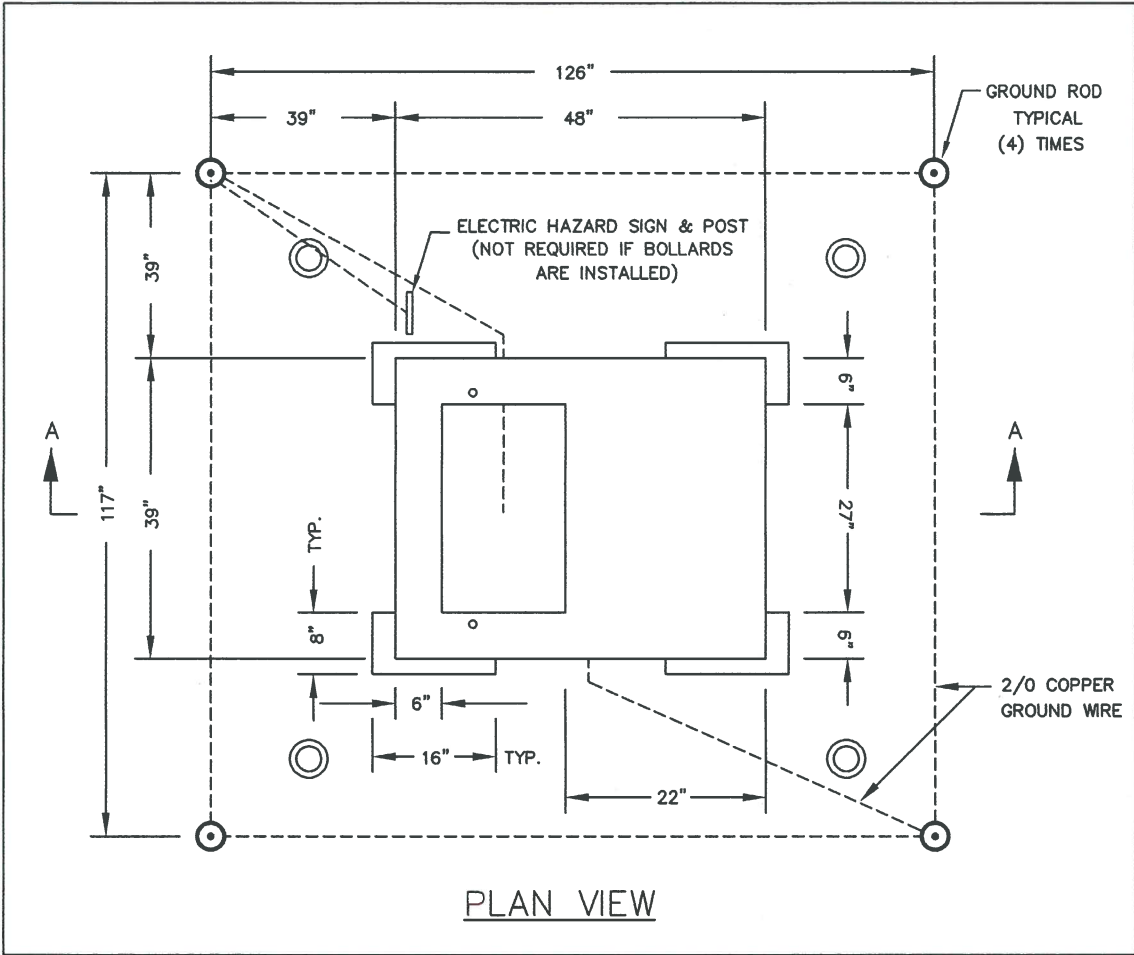
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Encl: D-EDS3150-002  
URD51 Rev. 1  
TRANSFNDN Rev. 7

CC: PUC Services Inc. Required Staff

[illegible]





- NOTES:
1. PRECAST UNITS CAN BE OBTAINED FROM INDUSTRIAL CASWELL CONCRETE PRODUCTS, INVERTA CORP CONCRETE PRODUCTS.
  2. 4000 P.S.I. CONCRETE TO BE USED.
  3. REINFORCING 4x4 6/6 WELDED WIRE MESH TO BE USED THROUGHOUT.
  4. CUSTOMER MUST SUPPLY AND INSTALL 10mm POLYPROPYLENE FISHROPE IN EACH DUCT. DUCTS MUST BE RODDED IN PRESENCE OF A P.U.C. SERVICES REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
  5. ALL LIFTING HOLES IN FOUNDATION TO BE FILLED IN WITH CONCRETE.
  6. SECONDARY DUCT(S) TO SUIT CUSTOMER (FOR COMMERCIAL APPLICATIONS)
  7. GROUNDING IS SUBJECT TO E.S.A. INSPECTION APPROVAL.
  8. GROUND WIRE TO BE MINIMUM 10" BELOW FINISHED GRADE.
  9. GROUND WIRES TO EXTEND 6' INTO VAULT TO ALLOW FOR CONNECTION TO TRANSFORMER.
  10. CUSTOMER TO SUPPLY AND INSTALL SECONDARY CABLES, INCLUDING TERMINATIONS. SECONDARY LUGS MUST BE INSTALLED AND HAND TIGHTENED TO THE TRANSFORMER TERMINAL PADS. PUC PERSONNEL WILL TORQUE IN PLACE (FOR COMMERCIAL APPLICATIONS).

NOTES:

**DISCLAIMER:**

PUC SERVICES INC. OF SAULT STE. MARIE SHALL HAVE NO LIABILITY WHATSOEVER FOR THE USE OF OR CONSEQUENCES OF USING THIS DRAWING. ANY REPRODUCTION OF THIS DRAWING SHALL EXCLUDE ALL REFERENCES TO PUC SERVICES INC. THIS DRAWING HAS BEEN DESIGNED FOR PUC SERVICES INC. USE AND MAY BE ALTERED AT ANY TIME AS REQUIRED BY PUC SERVICES INC. ENGINEERING DEPARTMENT.

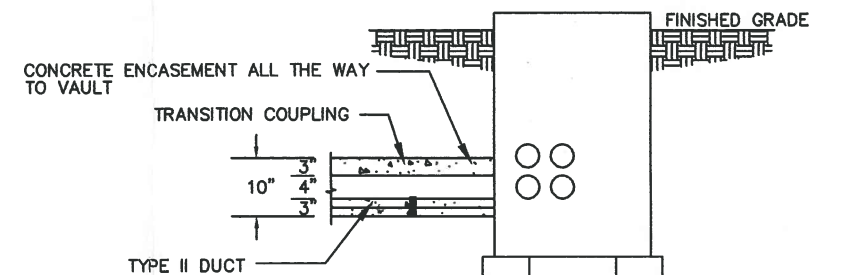
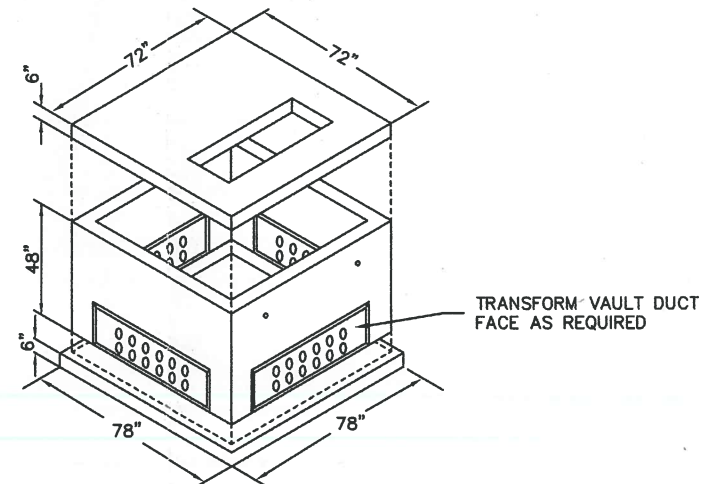
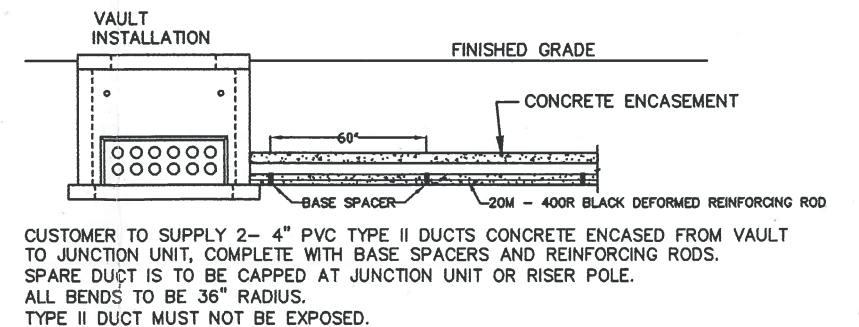
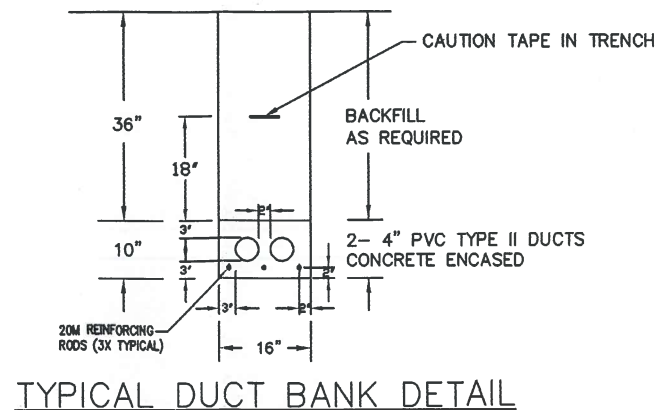
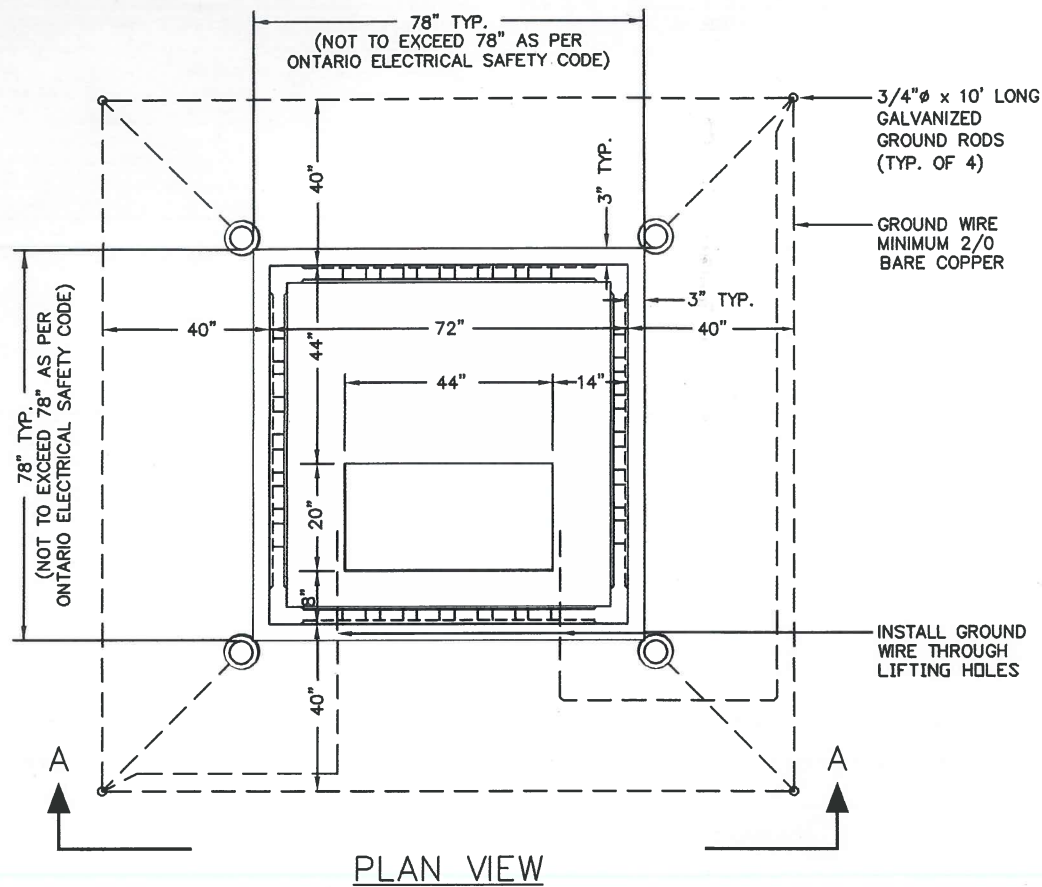
NO.	REVISION	DATE	INITIAL
1	ADDED BASE SPACERS/REBAR, AGL DIM.	SEP 21/17	MT



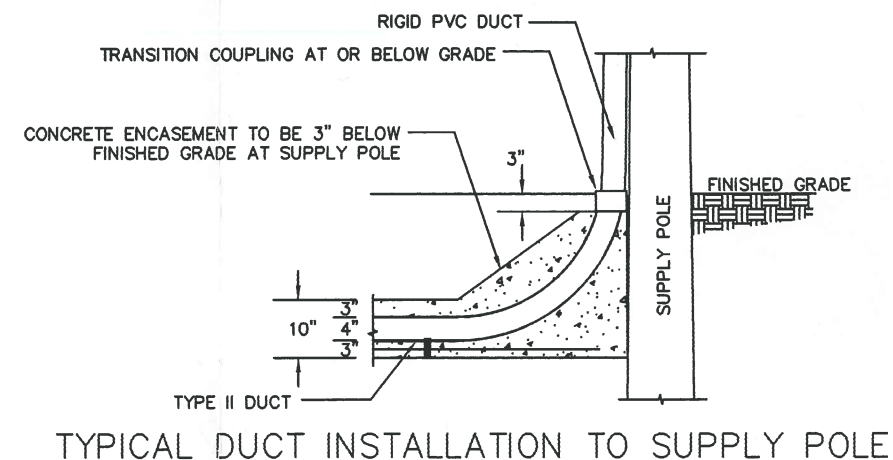
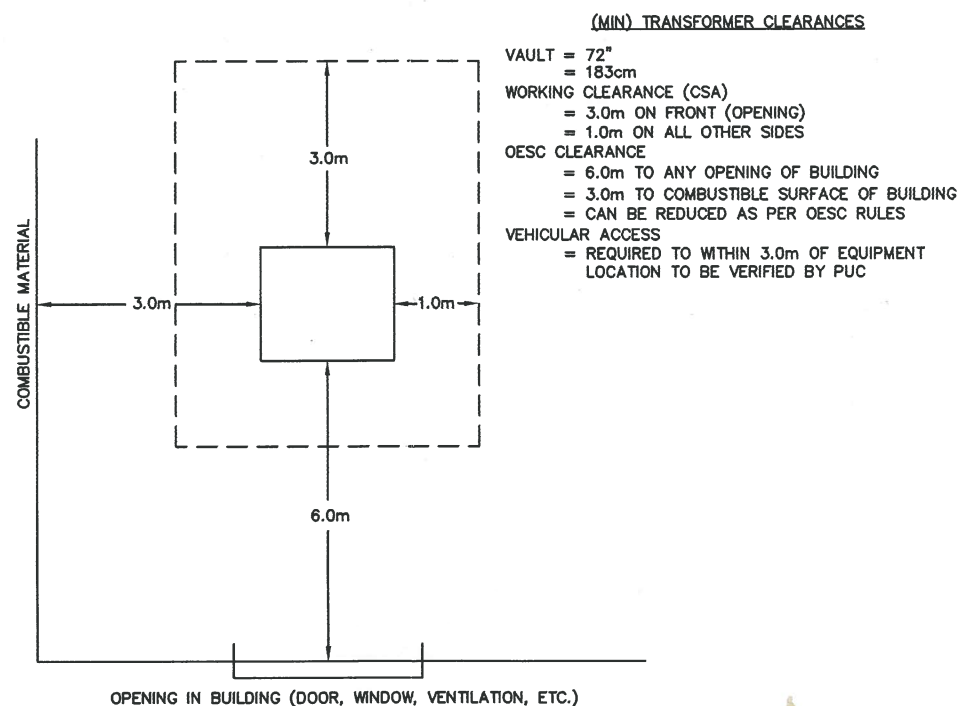
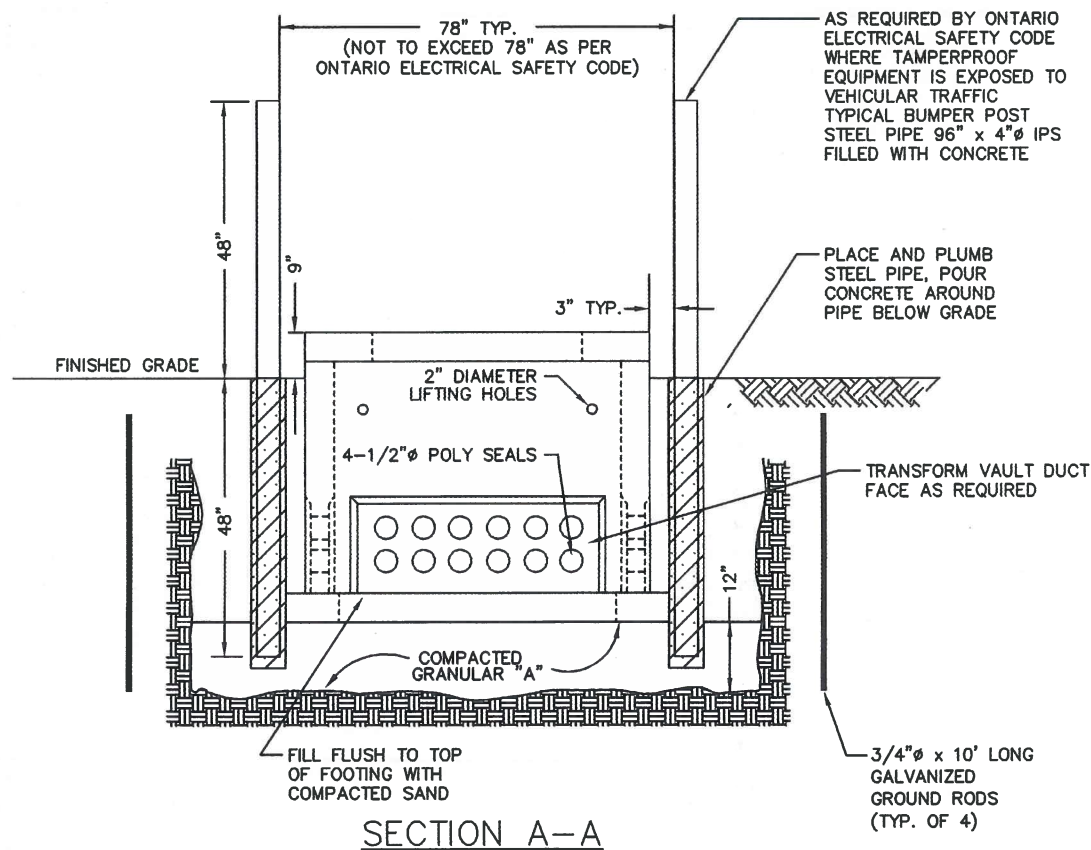
**TYPICAL INSTALLATION DRAWING**

MINI-PAD TRANSFORMER VAULT  
PRIVATE INSTALLATION  
37.5 TO 167 KVA TRANSFORMER (SINGLE PHASE)

DRAWN BY: KDW	DATE DRAWN: APRIL 23/12
CHECKED BY: MT	DATE CHECKED: APRIL 23/12
APPROVED BY: [Signature]	DATE APPROVED: 2012.09.29
DWG. NO.: URD 51	REV.: 1



TYPICAL DUCT INSTALLATION TO MULTI-USE VAULT



#### NOTES:

1. PRECAST UNITS CAN BE OBTAINED FROM INDUSTRIAL CAST STONE, CASWELL CONCRETE OR BROOKLYN CONCRETE PRODUCTS.
2. 3000 P.S.I. CONCRETE TO BE USED.
3. CUSTOMER MUST SUPPLY AND INSTALL 10mm POLYPROPYLENE FISHROPE IN EACH DUCT. DUCTS MUST BE RODDED IN PRESENCE OF A P.U.C. SERVICES REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
4. ALL LIFTING HOLES IN FOUNDATION TO BE FILLED IN WITH CONCRETE.
5. SECONDARY DUCT(S) TO SUIT CUSTOMER.
6. GROUNDING IS SUBJECT TO E.S.A. INSPECTION APPROVAL.
7. GROUND WIRE TO BE MINIMUM 10" BELOW FINISHED GRADE.
8. GROUND WIRES TO EXTEND 6' INTO VAULT TO ALLOW FOR CONNECTION TO TRANSFORMER.
9. CUSTOMER TO SUPPLY AND INSTALL SECONDARY CABLES, INCLUDING TERMINATIONS. SECONDARY LUGS MUST BE INSTALLED AND HAND TIGHTENED TO THE TRANSFORMER TERMINAL PADS. PUC PERSONNEL WILL TORQUE IN PLACE.
10. VAULT COVERS ARE NOT TO BE FASTENED TO VAULTS USING BOLTS, ADHESIVES OR ANY OTHER MEANS.

SCALE:  
NTS

**DISCLAIMER:**  
PUC SERVICES INC. OF SAULT STE. MARIE SHALL HAVE NO LIABILITY WHATSOEVER FOR THE USE OF OR CONSEQUENCES OF USING THIS DRAWING. ANY REPRODUCTION OF THIS DRAWING SHALL EXCLUDE ALL REFERENCES TO PUC SERVICES INC. THIS DRAWING HAS BEEN DESIGNED FOR PUC SERVICES INC. USE AND MAY BE ALTERED AT ANY TIME AS REQUIRED BY PUC SERVICES INC. ENGINEERING DEPARTMENT.

7	ADDED BASE SPACERS/REBAR - DUCT BANK	SEP 19/17	MT
6	NO VAULT LID FASTENERS	OCT 13/17	KDW
5	ADDED TRANSFORMER CLEARANCES	MAY 12/10	KDW
4	ADDED FILL NOTES TO SEC. A-A	APR 6/10	J.T.
3	REVISED RANGE OF TRANSFORMER SIZES	APR 2/09	J.T.
2	ADDED NOTE 10. REGARDING NYLON ROPE	OCT 3/07	J.T.
NO.	REVISION	DATE	INITIAL



#### TYPICAL INSTALLATION DRAWING

PADMOUNTED TRANSFORMER FOUNDATION  
150 kVA TO 2500 kVA (THREE PHASE)

DRAWN BY: V.F.	DATE DRAWN: MAY 25/02
CHECKED BY: J.R.	DATE CHECKED: APR 2/09
APPROVED BY: <i>[Signature]</i>	DATE APPROVED: 2017.09.29
OWG. NO.:	REV.:
TRANSFNDN	7



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

### BY-LAW NO. 2021-180

**PART LOT CONTROL**: A by-law to amend By-law 2013-95 which is a by-law to designate Lots 1 to 24 inclusive, Plan 1M589 in the Fox Run Subdivision, Phase I, Sault Ste. Marie as an area not subject to part lot control and to repeal By-law 2018-40 which is a by-law to designate part of Block 30, Plan 1M-589, being Part 1 1R13362 (Part PIN 31511-0315) in the Fox Run Subdivision – Phase 1, Sault Ste. Marie as an area not subject to part lot control.

**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. **SCHEDULE “A” TO BY-LAW 2013-95 AMENDED**

Schedule “A” to By-law 2013-95 is hereby amended by deleting “PIN 31511-0286 LOT 4, PLAN 1M589” and “PIN 31511-0295 LOT 13, PLAN 1M589”.

2. **BY-LAW 2018-40 REPEALED**

By-law 2018-40 is hereby repealed.

3. **EFFECTIVE DATE**

This by-law shall not become effective until a certified copy of this by-law is registered in the Land Registry Office pursuant to section 50(28) of the *Planning Act* on the following basis:

1. PIN 31511-0286(LT) – Lot 4, Plan 1M589 now being PINS 31511-0398(LT), 31511-0400(LT) and 31511-0401(LT);
2. PIN 31511-0295(LT) – Lot 13, Plan 1M589 now being PINS 31511-0383(LT) and 31511-0384(LT); and
3. PIN 31511-0315(LT) – Block 30 Plan 1M589 now being PINS 31511-0387(LT) and 31511-0388(LT).

**PASSED** in open Council this 13th day of September, 2021.

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**MAYOR – CHRISTIAN PROVENZANO**

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**CITY CLERK – RACHEL TYCZINSKI**