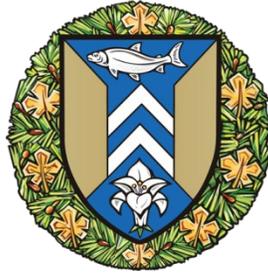


**The Corporation of the
City of Sault Ste. Marie**



**Addendum #2
December 2, 2024 Council Agenda**

A-12-24-OP Sackville Road Extension Official Plan Amendment

Additional correspondence received

December 1, 2024

Jonathon Kircal
Planning Division, Level 5
Civic Centre
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5X6

RE: Notice of Application and Public Meeting re 0 Third Line East, O Sackville Road and 251 Industrial Park Crescent – Application No.: A-12-24-OP

Mr. Jonathon Kircal:

Thank you for the opportunity to speak to the proposed changes building an urban collector which extends Sackville Road to Third Line. We have lived on Northridge Road since 1978 and this proposal would basically be behind our backyard and we currently have Northridge Road which means that our homes would now be sandwiched between two roads. This issue was addressed not long after we built and the decision was not to move forward with the change.

The following are our concerns:

1. Why is it being looked at again
 2. The main concern is the amount of traffic going towards Third Line and Industrial Park from Sackville Road which could include trucks, emergency vehicles, and increased vehicular traffic.
 3. Noise pollution
 4. Speed limit
 5. How close to the property lines will this road be?
 6. Has there been consideration of fencing for safety and privacy?
- Page 2 Notice of Application and Public Meeting
7. Winter thaw and run off from winter snowbanks into our backyards. There used to be a diversion ditch that the City maintained. If that isn't in place the thaw will go into our backyards.
 8. Are sidewalks being considered for this road?

9. Consideration of system that will take away the excess water from the thaw.
10. There will likely be congestion at Mary Ave out to Second Line and to Third Line.
11. As longtime residents in this area how will you ensure that this is a positive change that will not devalue our property and will ensure continued safety of families and homes?

With the information received to date we are currently not in favour of the proposed changes. We look forward to receiving more information.

Respectfully submitted

Bill and Mary Rose Tasz

[REDACTED]
[REDACTED]
[REDACTED]

Sir:

I am unable to attend the planning meeting, however I feel I must respond.

I have lived at my address for 59 years, and pretty sure this is the first notification requesting input from residents who may be effected from proposed changes. For this I thank you.

My home is 1 block from Sackville Road, and my concern is this: There are only 2 routes into the residential areas from Second Line, Sackville, and North Street. There are 2 schools on North Street and parts of the day pick ups and drop offs and busses at the schools literally block traffic..Not supposed to but it happens daily.

I understand the mess at Second Line and Great Northern Road intersection, has to be addressed and the logical partial solution is the proposed extension of Sackville.

My question to you: are there any bylaws as to how many access streets into populated residential areas, from Sackville west to Fort Creek subdivisions there is a lot of traffic with only two access streets? Sackville which will have heavy traffic volumes, and North Street, with 2 schools, and a senior complex.

I would appreciate your response to my question/concern.

Jo-Ann Rhodes

[REDACTED]
[REDACTED]

A-12-24-OP Written Submission Against Application

Good afternoon Planner Kircal,

I am writing to you this afternoon with this written submission Against A-12-24-OP in case City Council decides that they will not stipulate that:

1. The existing portion of Sackville Road between Second Line and Mary Avenue be reconstructed in the exact same manner as the new portion of Sackville Road has been described in your Report to Council, AND
2. There will be no Local Improvement Charges for any of the existing Owners Commercial Businesses or Owners of Sackville Road Residential properties, or 1 Mary Avenue which fronts on Sackville Road, for that reconstruction, AND
3. The Capital Transportation Program be amended, and approved by City Council, so as to have the Sackville Road reconstruction of Second Line to Mary Avenue be completed in the same construction season as the construction season which the new Sackville Road extension from Mary Avenue to Third Line is started ((currently 2025 for engineering and design work, and 2026 for construction), or a prior construction season as the case may be, AND
4. Have all existing intersections along the existing Sackville Avenue improved so as to accommodate effective traffic flow during the high volume times at the end of the school day, and the end of the commercial business days of the Commercial organizations on the east side of Sackville.

In a phrase, Do it right from Third Line down to Second Line all with freshly fortified pavement using an Engineering Standard which is supportive of a medium volume Urban Collector.

That's what I'm looking for from City Council, but I'm writing this submission against the Application because I need to be able to Appeal their decision if they decide that putting off the appropriate redevelopment of the existing portion of Sackville Raod from Mary Avenue down to Second Line is not something they are willing to do like it doesn't actually say in the A-12-24-OP Report to Council, but because it is left out is exactly something that will happen.

Let's look at why this Application is Appealable based on Planning Reasons.

Well, there's one big reason, and several small reasons so let's take a look at the big reason first. On page 2 of the Report to Council it says:

“April 8, 2024: The Engineering Service Division submitted an information-only report to Council to note that an addendum would be prepared for the initial 2012 Environmental Assessment (EA). The intent of the addendum was to review and update the original plans and ESR from 2012 to ensure that they still conformed to applicable standards. As part of this process, MECP reviewed the original plans and studies and provided comments. The addendum was necessary to ensure the validity of the initial EA, given the time that has elapsed since its preparation in 2012.”

Meaning that all the conditions that led to the Sackville Road Extension being the #1 Option still remained valid.

At the Public information Centres within that original 2012 ESR there was a publicly displayed Preferred Option Criteria Matrix with several criteria, one of which was a Cost criterion, and which the Sackville Road Extension read:

- Capital Construction Costs will include road construction, utility installation and **improvements to Sackville Road and intersections** (p. 84 Kresin ESR Addendum)

By not including “***improvements to [the existing] Sackville Road and [its] intersections***” the entire integrity of the selection of the Preferred Option gets invalidated.

There is simply no way to know how the **elimination** of this requirement to improvements in the existing Sackville Road, which is being implied in the A-12-24-OP Application, would have played out in the eventual, and, perhaps, different Preferred Option.

We can't go back. The entire Preferred Option evaluation by citizens and staff must change with this change. We can offer scenarios like:

Residents who attended the PiC might very well have preferred the 'Extend Sackville Road to Industrial Court A', or the 'Extend Industrial Park Crescent to Second Line' Option' which were very close seconds to the 'Extend Sackville Road' Option.

But there is absolutely no way to know. That Option would have had to been offered back in 2012 to know with certainty.

A Planning Argument can, therefore, now be made that by excluding the intended road improvements to the existing Sackville Road and intersections as set out in the Approved EA, an Appeal of A-12-24-OP can be reasonably made.

And that's exactly what I intend to do **if, and only if, City Council does not do the "right thing" and construct the entirety of Sackville Road from Second Line to Third Line with the same Urban Collector Engineering Standards so as to protect the Residents' Homes from being shaken so tremendously violently by the increased traffic volumes while their portion of Sackville Road remains the 'quality' of a very poor Local Road.**

I'll leave the lesser reasons for an Appeal to an actual Notice of Appeal if it comes to that like I hope it doesn't, for Great Northern Road Traffic congestion's sake.

Sincerely,
Mark Brown

A large black rectangular redaction box covering the signature area, obscuring the name and any handwritten notes or dates.