

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

Monday, December 12, 2022

4:30 pm

Council Chambers  
Civic Centre

Meetings may be viewed live on the City's YouTube channel  
<https://www.youtube.com/user/SaultSteMarieOntario>

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	Pages
<b>1. Land Acknowledgement</b>	
I acknowledge, with respect, that we are in Robinson-Huron Treaty territory, that the land on which we are gathered is the traditional territory of the Anishinaabe and known as Bawating. Bawating is the home of Garden River First Nation, Batchewana First Nation, the Historic Sault Ste. Marie Metis Council.	
<b>2. Adoption of Minutes</b>	17 - 37
Resolved that the Minutes of the Regular Council Meeting of November 21, 2022 be approved.	
<b>3. Questions and Information Arising Out of the Minutes and not Otherwise on the Agenda</b>	
<b>4. Declaration of Pecuniary Interest</b>	
<b>4.1 Councillor S. Spina – Security Services – Ronald A. Irwin Civic Centre</b>	
Employer has a security contract with City	
<b>4.2 Councillor S. Spina – Municipal Law Enforcement Officer Appointment</b>	
Employer has a contract with the City	
<b>4.3 Councillor S. Spina – By-law 2022-196 (Parking) Amend By-law 90-305</b>	

***Municipal Law Enforcement Officers***

Employer has a contract with the City

**5. Approve Agenda as Presented**

Resolved that the Agenda for December 12, 2022 City Council Meeting and Addendum #1 as presented be approved.

**6. Proclamations/Delegations**

**6.1 Elettra Marconi Society 90th Anniversary**

38 - 38

Ida Simon, President

**6.2 Community Christmas for Children**

39 - 39

**6.3 Community Development Award**

Liza Scali, Manager; The Tap Room

**6.4 *Update on 941 and 995 Queen Street East***

Italo Ferrari was in attendance.

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

Resolved that all the items listed under date December 12, 2022 – Agenda item 7 – Consent Agenda save and except Agenda items 7.4 and 7.16 be approved as recommended.

**7.1 2023 Borrowing By-laws**

40 - 41

A report of the Chief Financial Officer and Treasurer is attached for the consideration of Council.

The relevant By-laws 2022-184 and 2022-185 are listed under Agenda item 12 and will be read with all by-laws under that item.

**7.2 Third Quarter Financial Report – September 30, 2022**

42 - 60

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

Resolved that the report of the Manager of Finance dated December 12, 2022 concerning Third Quarter Financial Report – September 30, 2022 be received as information.

**7.3 2023 User Fees**

61 - 62

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

The relevant By-law 2022-189 is listed under Agenda item 12 and will be read with all by-laws under that item.

**7.4 Property Tax Appeal – 145 Old Garden River Road 63 - 70**

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

Resolved that the report of the Manager of Taxation dated December 12, 2022 concerning the property tax appeal for 145 Old Garden River Road be received and that tax records be amended pursuant to section 357 of the *Municipal Act* effective January 1, 2022.

**7.5 Security Services – Ronald A. Irwin Civic Centre 71 - 72**

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

Councillor S. Spina declared a conflict on this item. (Employer has a security contract with City)  
Resolved that the report of the Manager of Purchasing dated December 12, 2022 concerning Security Services – Ronald A. Irwin Civic Centre be received and that the Commissionaires Ottawa be approved to provide the services as required by the Building Services Division (contract to commence January 31, 2023 for a period of three years with an option to renew for up to two additional years).

**7.6 Tenders for Automotive Supplies 73 - 78**

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

Resolved that the report of the Manager of Purchasing dated December 12, 2022 concerning Tender for Automotive Supplies be received and that tenders for the supply and delivery for an initial 15-month term commencing January 1, 2023 with the option to renew for up to four one-year periods by mutual agreement be approved as follows:

- Automotive fasteners, MSC Direct Industrial Supply, Mississauga ON;
- Automotive filters, Reyco Automotive, Sault Ste. Marie ON;
- Automotive protective lighting, Traction, Sault Ste. Marie ON; and
- Automotive batteries, Atlas Auto Parts, Sault Ste. Marie ON.

**7.7 Downtown Activation 79 - 98**

A report of the Deputy CAO, Community Development and Enterprise Services is attached for the consideration of Council.

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated December 12, 2022 concerning Downtown Activation be received and that Council refer consideration of expanded downtown activation resources to the 2023 budget.

**7.8 Downtown Ambassador Program Expansion 99 - 102**

A report of the Deputy CAO, Community Development and Enterprise Services is attached for the consideration of Council.

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated December 12, 2022 concerning expansion of the Downtown Ambassador program and the Downtown Safety Initiatives be received and that the continuation of the Ambassador Program and service level be referred to the 2023 Budget.

**7.9 Designated Heritage Property Tax Rebates 2022 103 - 105**

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

Resolved that the report of the Manager of Recreation and Culture dated December 12, 2022 concerning Designated Heritage Property Tax Rebates be received and that the recommendation of the Sault Ste. Marie Municipal Heritage Committee that the designated heritage property tax rebates for the 2021 tax year be paid to the qualified owners of designated heritage properties enrolled in the program be approved.

**7.10 Designated Heritage Property Grant – 36 Herrick Street Stair Restoration 106 - 107**

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

Resolved that the report of the Manager of Recreation and Culture dated December 12, 2022 concerning Designated Heritage Property Grant – 36 Herrick Street Stair Restoration be received and that a grant in the amount of \$300 to support the replacement of front stairs at 34-36 Herrick Street be approved.

**7.11 Public Art Project Funding – Downtown Plaza Indigenous Screen 108 - 124**

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

Resolved that the report of the Manager of Recreation dated December 12, 2022 concerning Public Art Projects Funding – Downtown Plaza Indigenous Screen be received and that \$40,000 in funding from the Community Development Fund – Public Art Reserve to support public art projects be approved.

**7.12 Tourism Development Fund Applications – Hogan’s Homestead and Art Gallery of Algoma 125 - 129**

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

Resolved that the report of the Director of Tourism and Community Development dated December 12, 2022 concerning Tourism Development Fund applications be received and that the recommendation of the Tourism Sault Ste. Marie Board of Directors to allocate \$84,000 be approved for the following projects:

- Hogan's Homestead Sweetest Destination (\$50,000); and
- Art Gallery of Algoma Feasibility Study (\$34,000).

**7.13 Everett Street Parking Prohibition** 130 - 131

A report of the Manager of Traffic and Communications is attached for the consideration of Council.

Resolved that the report of the Manager of Traffic and Communications dated December 12, 2022 concerning Everett Street Parking Prohibition be received and that the Legal Department be directed to draft the appropriate modifications to By-law 77-200 Schedule-A to be brought back to Council at a later date.

**7.14 2023 Aqueduct Repairs – Engineering Consultant Selection** 132 - 133

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

Resolved that the report of the Municipal Services and Design Engineer dated December 12, 2022 concerning 2023 Aqueduct Repairs – Engineering Consultant Selection be received and that design and contract administration services be awarded to Tulloch Engineering.

An individual engineering agreement will be brought to Council for approval at a future meeting.

**7.15 Municipal Law Enforcement Officer Appointment** 134 - 134

A report of the Manager of Transit and Parking is attached for the consideration of Council.

The relevant By-law 2022-196 is listed under Agenda item 12 and will be read with all by-laws under that item.

Councillor S. Spina declared a conflict on this item. (Employer has a contract with the City)

**7.16 Waste Management – Sale of Recycling Carts to GFL** 135 - 136

A report of the Director of Public Works is attached for the consideration of Council.

The relevant By-law 2022-198 is listed under Agenda item 12 and will be read

with all by-laws under that item.

Resolved that the report of the Director of Public Works dated December 12, 2022 concerning sale of recycling carts to GFL be received and that Council approve the revenue be directed to a Property Demolition Fund, the criteria for said fund to be established at the direction of a future Council resolution.

**7.16.1 Amended Report and New Resolution** 137 - 138

Resolved that the report of the Director of Public Works dated December 12, 2022 concerning Sale of Recycling Carts to GFL be received and that Council approve the revenue be directed to a Property Demolition Fund, the criteria for said fund to be established at the direction of a future Council resolution.

**7.17 Prince Township Building Inspection Agreement** 139 - 140

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

The relevant By-law 2022-179 is listed under Agenda item 12 and will be read with all by-laws under that item.

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

**8.1 Administration**

**8.2 Corporate Services**

**8.3 Community Development and Enterprise Services**

**8.4 Public Works and Engineering Services**

**8.4.1 Strategies for Managing Traffic Speed Update** 141 - 145

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

Councillors Bruni, Caputo and Kinach have indicated interest in serving on this task force.

Resolved that the report of the Municipal Services and Design Engineer dated December 12, 2022 concerning Strategies for Managing Traffic Speed Update be received and that Councillors M. Bruni and S. Hollingsworth, two representatives from the Police Service, the Deputy CAO, Public Works and Engineering Services, the Director of Public Works, Manager of Traffic and Communications, Director of Engineering, Municipal Services and Design Engineer and the Corporate Communications Officer be appointed to the Speed Management Task Force.

**8.5 Fire Services**

<b>8.6</b>	<b>Legal</b>	
<b>8.6.1</b>	<b>Update on 941 and 995 Queen Street East Properties</b>	<b>146 - 151</b>
	A report of the City Solicitor and the Chief Building Official is attached for the consideration of Council.	
	Resolved that the report of the City Solicitor and the Chief Building Official dated December 12, 2022 concerning the properties at 941 Queen Street East and 995 Queen Street East be received as information in response to the Council resolution of November 21, 2022.	
	Further be it resolved that, as it pertains to the buildings located at 941 and 995 Queen Street East, since the City is not in a financial position to move beyond the current enforcement measures, that staff continue to seek funds in order to further such enforcement, which may include demolition, and report to Council once financially able to.	
<b>8.6.1.1</b>	<b>Correspondence Regarding 941 Queen Street East</b>	<b>152 - 152</b>
	Received November 21, 2022 from Heritage Community Living.	
<b>8.6.1.2</b>	<b><i>Additional Submissions from Property Owner</i></b>	<b>153 - 232</b>
<b>8.7</b>	<b>Planning</b>	
<b>8.7.1</b>	<b>A-13-22-Z.OP 400 Second Line West (Steve Ficociello)</b>	<b>233 - 248</b>
	A report of the Planner is attached for the consideration of Council.	
	Resolved that the report of the Planner dated December 12, 2022 concerning Application A-13-22-Z.OP be received and that Council approve this application in the following manner:	
	Amend the Official Plan by re-designating 400 Second Line West from Residential to Commercial on the Land Use Map (Schedule C) – map change.	
	Amend the Special Exception By-law by removing 400 Second Line West from the text and map of S.351.	
	Rezone 400 Second Line West from Medium Density Residential Zone (R4.351 H) with Special Exception 351 and subject to a Holding Provision, to General Commercial Zone (C4.S), with the following new Special Exceptions to replace S.351:	
	<ol style="list-style-type: none"> <li>1. Increase the maximum gross floor area for office uses outside of the Downtown from 300 to 500 square meters.</li> <li>2. Prohibit fuel sales, motor vehicle sales and parts dealers, and motor vehicle repair and maintenance.</li> </ol>	
	Further that Council deem 400 Second Line West subject to Site Plan Control;	

Further that Council deem the lot known as 400 Second Line West to not be a lot on a draft plan of subdivision (subdivision file reference 57T-15-501).

And that the Legal Department be requested to draft the necessary by-laws to effect the same.

**8.7.2 Affordable Housing Task Force and First Neighbourhoods Community Improvement Plan**

249 - 252

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

Councillors Caputo and Dufour have indicated an interest in serving on this task force.

Resolved that the report of the Senior Planner, dated December 12, 2022, concerning the Affordable Housing Task Force be received, and that City Council appoint Councillor A. Caputo and Councillor L. Dufour to participate on the Task Force as well as the Director of Planning, the Senior Planner, the Coordinator of Plans Examinations, the Chief Financial Officer, and one representative from each of the DSSAB, Ontario Aboriginal Housing, Community Living Algoma, Habitat for Humanity and one local developer to be recruited by the task force.

Further, that Council authorize the Affordable Housing Task Force to bring forward a recommendation on amending the Housing Policies to a future Council meeting.

**8.8 Boards and Committees**

**8.8.1 Community Development Award 2022 – The Tap Room – 62 Pim Street**

253 - 257

A report of the Senior Planning Technician is attached for the consideration of Council.

Resolved that the report of the Senior Planning Technician dated December 12, 2022 concerning the 2022 Community Development Award be received and that Council present the 2022 Community Development Award to The Tap Room, located at 62 Pim Street.

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

**9.1 Supervised Consumption Site**

Whereas the City of Sault Ste. Marie continues to suffer higher than average overdose and fatality rates from the opioid addictions epidemic that is severely challenging our community; and

Whereas the rates of emergency room visits and deaths in Sault Ste. Marie related to opioid use and abuse are significantly higher compared to the provincial average. In 2021, the emergency room visit rate was 138 per 100,000 people locally compared to the provincial average of 86 per 100,000

people, and the death rate was 64 per 100,000 locally compared to 21 per 100,000 people provincially; and

Whereas studies have shown that supervised consumption sites can offer benefits to drug users, which include:

- attracting high-risk, marginalized users
- management of overdose and decreased mortality
- enhancement of safe injecting practices
- decreased public drug use and improved public amenity
- increased uptake of treatment and other healthcare and social services
- prevention of transmission of blood-borne diseases and the associated economic benefits from it; and

Whereas there has been no evidence linking existing supervised consumption sites to either an:

- increase in crime, or
- increase in drug use or related risks; and

Whereas Sudbury and Timmins have developed supervised consumption sites and the services that are available to drug users in other northern Ontario communities should be available in our community; and

Whereas there is a process to follow to develop a supervised consumption site, which includes municipal approvals, provincial approvals and federal approvals;

Now Therefore Be It Resolved that staff be requested to review the process for the establishment of a supervised consumption site, including what applications need to be completed, the steps municipalities must take, if any, before those applications are completed, whether the municipality should spearhead the efforts to develop a supervised consumption site or whether such efforts should be undertaken by community partners, and the next steps required by the Council of the City of Sault Ste. Marie to advance the desire of Council to have a supervised consumption site operate within our community.

## 9.2 **Bill 3**

Whereas the Government of Ontario, through the Minister of Municipal Affairs and Housing, has passed Bill 3 which was described as "*An Act to amend various statutes with respect to special powers and duties of heads of council*"; and

Whereas this Bill initially applies to the City of Toronto and City of Ottawa, but will later be expanded to include other municipalities according to statements made by the Premier; and

Whereas this Bill gives mayors additional authority and powers, and correspondingly takes away authority and powers from Councils and professional staff, and includes giving the mayor the authority to propose and adopt the municipal budget and to veto some decisions of Council; and

Whereas this Bill gives authority over professional staff to the mayor, including that of the Chief Administrative Officer; and

Whereas these changes will inevitably lead to a reduction of independence for professional staff including the CAO, who currently provide objective information to City Council and the public and will now take direction from the mayor alone when the mayor so directs; and

Whereas these are unnecessary changes to the historical balance of power between a mayor and Council, and which historically gave the final say in all matters to the will of the majority of the elected Council

Now Therefore Be It Resolved that Mayor Shoemaker be requested to write a letter to Premier Ford, Minister of Municipal Affairs and Housing Steve Clark, and Member of Provincial Parliament Ross Romano articulating Sault Ste. Marie City Council's objection to these changes and that these changes not be implemented beyond the cities of Toronto and Ottawa, as they are detrimental to smaller municipalities by degrading the democratic process inherent to duly elected City Councils of municipalities across Ontario.

### **9.3 Stop Sign – Bainbridge Street and Northern Avenue**

Whereas Council's goal is to have safe residential areas, streets, and overall community safety; and

Whereas traffic is steadily increasing on Bainbridge Street year by year; and

Whereas aggressive driving has increased in Sault Ste. Marie over the past few years; and

Whereas there is currently a yield sign at the intersection of Northern Avenue and Bainbridge Street;

Now Therefore Be It Resolved that staff be requested to report back to City Council regarding converting the yield sign at Northern Avenue and Bainbridge Street to a stop sign.

### **9.4 Cycling**

Whereas the City of Sault Ste. Marie continues to be committed to increasing the use of active transportation and the active transportation infrastructure in our community; and

Whereas bike lanes offer a lane of traffic for the safe operation of bicycles on roadways; and

Whereas the number of individuals engaging in active transportation across all seasons in Sault Ste. Marie continues to increase year by year; and

Whereas studies have shown that active transportation networks can offer several health environmental and traffic benefits, which include:

- Reduced carbon emissions
- Increased mobility for citizens

- Reduced vehicle traffic
- Physical and mental health benefits for citizens
- Economic benefits for families by providing transportation options that do not require gasoline
- Increasing the connectivity of our community to spark tourism and provide a higher quality of life; and

Whereas the *Highway Traffic Act* of Ontario provides rules of the road for the safe travel of all vehicles on the roadway; and

Whereas the *Highway Traffic Act* of Ontario requires slower moving vehicles to travel as far to the right on the roadway as safely possible; and

Whereas bicycles meet the definition of vehicle under the *Highway Traffic Act* Ontario and are therefore subject to all rules of the road as set out by the Act; and

Whereas bicycles are often operated at a speed that is slower than traffic around them, often requiring them to use bike lanes to stay as far to the right as safely possible on roadways; and

Whereas section 52(b) of city of Sault Ste. Marie By-law 77-200 currently prohibits the use of bicycles in bike lanes on roadways in Sault Ste. Marie from November 1st each year to April 30th the following year

Now Therefore Be It Resolved that staff be requested to review by law 77-200 section 52(b) prohibiting the use of bicycles in bike lanes between November 1st each year and April 30th the following year to consider repealing that section of the by-law and have it replaced with information consistent with the *Highway Traffic Act* of Ontario and to notify Council of any additional steps Council and community partners may consider taking to allow for the safe operation of bicycles year-round within our community.

#### **9.4.1 Correspondence received**

#### **9.5 Reduction or Refunds of Taxes – Sickness or Extreme Poverty**

Whereas the municipality wishes to make home ownership accessible to the broadest swath of its residents; and

Whereas once a resident owns a home, there are benefits to the municipality in keeping residents in their homes; and

Whereas there are occasions where residents, due to unforeseeable circumstances, are temporarily unable to pay property taxes; and

Whereas municipalities throughout Ontario have implemented by-laws to reduce or refund property taxes in cases of sickness or extreme poverty, under s.357(1) of the *Municipal Act, 2001*; and

Whereas under s.357(1) of the *Municipal Act, 2001*, either City staff can review the personal circumstances for the exemption requested, or Council can delegate such authority to the Assessment Review Board;

Now Therefore Be It Resolved that staff be requested to return to Council with a proposed by-law authorizing the tax relief under s.357(1) of the *Municipal Act, 2001* for those in extreme poverty or sickness, and that staff further delegate the authority to review the personal circumstances for those seeking an exemption under said by-law to the Assessment Review Board.

## **9.6 Environmental Co-Investment Fund**

Whereas many areas of Downtown Sault Ste. Marie were previously reclaimed industrial lands that were cleaned up and re-purposed by previous Councils; and

Whereas the City of Sault Ste. Marie does not currently have a budget allocation for environmental remediation; and

Whereas the previous term of Council saw significant advancements in preparing the Gateway property for redevelopment, including the removal of the railroad, the acquisition of land fronting Bay Street and the pending relocation of the Mill Market building; and

Whereas there exist other properties along the St Marys River in need of remediation; and

Whereas our major industrial partners in Sault Ste. Marie, Algoma Steel Inc. and Tenaris have recently embarked on generational investments into their Sault Ste. Marie operations;

Now Therefore Be it Resolved that the Mayor be requested to approach local industrial partners to explore the concept of an Environmental Remediation Co-Investment Fund. This fund could be a way for legacy industries to help clean up prior areas of operation and for the City to leverage non-tax sources to help prepare these lands for constructive redevelopment.

## **9.7 Surface Water Monitoring Program**

Whereas the City of Sault Ste. Marie is currently lobbying to be the chosen site for the Canada Water Agency; and

Whereas the City of Hamilton has recently begun a surface water monitoring program that aims to establish baseline levels for local surface water; and

Whereas the City of Sault Ste. Marie has a sewer use and control by-law, but lacks sufficient resources for its enforcement and background historical data to inform potential infractions; and

Whereas the recently constituted Environmental Sustainability Committee has the community representation and mandate from Council to help advise on the need and methods available for a surface water monitoring program;

Now Therefore Be It Resolved that staff work with the Environmental Sustainability Committee, PUC Inc., and Innovation Centre to report to Council on how to propose and develop a surface water quality monitoring program for

the City of Sault Ste. Marie that samples current and past outlets into the St Mary's River to provide baseline data to Provincial enforcement agencies.

10. **Committee of the Whole for the Purpose of Such Matters as are Referred to it by the Council by Resolution**
11. **Adoption of Report of the Committee of the Whole**
12. **Consideration and Passing of By-laws**

Resolved that all By-laws under item 12 of the Agenda under date December 12, 2022 save and except By-law 2022-196 be approved.
- 12.1 **By-laws before Council to be passed which do not require more than a simple majority**
- 12.1.1 **By-law 2022-179 (Agreement) Prince Township Building Inspection Services** 258 - 261

A report from the Solicitor is on the Agenda.

Resolved that By-law 2022-179 being a by-law to authorize the execution of the Agreement between the City and The Corporation of the Township of Prince for building inspection services be passed in open Council this 12th day of December, 2022.
- 12.1.2 **By-law 2022-184 (Financing) Current Expenditures** 262 - 264

A report from the Chief Financial Officer/Treasurer is on the Agenda.

Resolved that By-law 2022-184 being a by-law to authorize temporary borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2023 be passed in open Council this 12th day of December, 2022.
- 12.1.3 **By-law 2022-185 (Financing) Borrowing Capital Expenditures** 265 - 266

A report from the Chief Financial Officer/Treasurer is on the Agenda.

Resolved that By-law 2022-185 being a by-law to authorize the borrowing of \$15,000,000 to finance capital expenditures for short and long term purposes for The Corporation of the City of Sault Ste. Marie and \$6,200,000 for the Public Utilities Commission of the City of Sault Ste. Marie be passed in open Council this 12th day of December, 2022.
- 12.1.4 **By-law 2022-189 (Finance) User Fees** 267 - 292

A report from the Manager of Finance is on the Agenda.

Resolved that By-law 2022-189 being a by-law to establish user fees and service charges be passed in open Council this 12th day of December, 2022.

- 12.1.5 By-law 2022-190 (Zoning) 384 Bush Street (Wolfpack Properties Corporation c/o Bryce Fairburn)** 293 - 295
- Council report was passed by Council resolution on November 21, 2022.
- Resolved that By-law 2022-190 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 384 Bush Street (Wolfpack Properties Corporation c/o Bryce Fairburn) be passed in open Council this 12th day of December, 2022.
- 12.1.6 By-law 2022-191 (Heritage Designation) 119 Woodward Avenue** 296 - 304
- Council Report was passed by Council Resolution on September 20, 2022.
- Resolved that By-law 2022-191 being a by-law to designate civic 119 Woodward Avenue as being of architectural or historic value or interest be passed in open Council this 12th day of December 2022.
- 12.1.7 By-law 2022-196 (Parking) Amend By-law 90-305 Municipal Law Enforcement Officers** 305 - 308
- A report from the Manager of Transit and Parking is on the Agenda.
- Councillor S. Spina declared a conflict on this item. (Employer has a contract with the City)
- Resolved that By-law 2022-196 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 12th day of December, 2022.
- 12.1.8 By-law 2022-197 (Agreement) Northern Community Centre Lease to ADSB (Algoma District School Board)** 309 - 321
- Council report was passed by Council resolution on July 11, 2022.
- Resolved that By-law 2022-197 being a by-law to authorize the execution of the Agreement between the City and The Algoma District School Board for the leasing of space at the expanded Northern Community Centre be passed in open Council this 12th day of December, 2022.
- 12.1.9 By-law 2022-198 (Agreement) Sale of Recycling Carts to GFL** 322 - 325
- A report from the Director of Public Works is on the Agenda.
- Resolved that By-law 2022-198 being a by-law to authorize the execution of the Agreement between the City and GFL Environmental Inc. for the sale of recycling carts be passed in open Council this 12th day of December, 2022.
- 12.1.9.1 Replacement page 2 of Agreement** 326 - 326
- 12.2 By-laws before Council for FIRST and SECOND reading which do not require**

more than a simple majority

- 12.2.1 By-law 2022-192 (Local Improvements) Biggings Avenue from Queen Street East to Wellington Street East 327 - 330**

Resolved that By-law 2022-192 being a by-law to authorize the construction of Class "A" pavement on Biggings Avenue from Queen Street East to Wellington Street East under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06 be passed in open Council this 12th day of December, 2022.

- 12.2.2 By-law 2022-193 (Local Improvements) Wemyss Street from Pim Street to Trelawne Avenue 331 - 334**

Resolved that By-law 2022-193 being a by-law to authorize the construction of Class "A" pavement on Wemyss Street from Pim Street to Trelawne Avenue under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06 be read a FIRST and SECOND time and passed in open Council this 12th day of December, 2022.

- 12.2.3 By-law 2022-194 (Local Improvements) Blake Street from McNabb Street to Wawanosh Avenue 335 - 338**

Resolved that By-law 2022-194 being a by-law to authorize the construction of Class "A" pavement on Blake Street from McNabb Street to Wawanosh Avenue under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06 be read a FIRST and SECOND time and passed in open Council this 12th day of December, 2022.

- 12.2.4 By-law 2022-195 (Local Improvement) Stanley Street from Pine Street to Elizabeth Street 339 - 342**

Resolved that By-law 2022-195 being a by-law to authorize the construction of Class "A" pavement on Stanley Street from Pine Street to Elizabeth Street under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06 be read a FIRST AND SECOND time and passed in open Council this 12th day of December, 2022.

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

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

- 14. Closed Session**

Resolved that this Council move into closed session to consider two items subject to solicitor-client privilege;

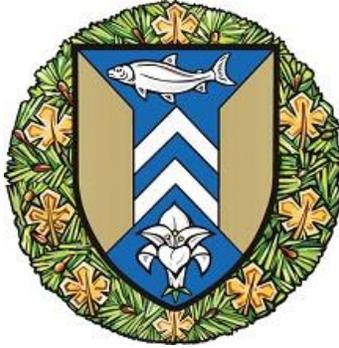
Further Be It Resolved that should the said closed session be adjourned, the

Council may reconvene in closed session to discuss the same matters without the need for a further authorizing resolution.

*(Municipal Act section 239(2)(f) advice that is subject to solicitor-client privilege)*

**15. Adjournment**

Resolved that this Council now adjourn.



## REGULAR MEETING OF CITY COUNCIL MINUTES

Monday, November 21, 2022  
4:30 pm  
Council Chambers  
Civic Centre

Present: Mayor M. Shoemaker, Councillor S. Hollingsworth, Councillor S. Spina, Councillor L. Dufour, Councillor L. Vezeau-Allen, Councillor A. Caputo, Councillor R. Zagordo, Councillor M. Bruni, Councillor S. Kinach, Councillor C. Gardi, Councillor M. Scott

Officials: M. White, R. Tyczinski, L. Girardi, T. Vair, K. Fields, S. Schell, P. Johnson, S. Hamilton Beach, B. Lamming, F. Coccimiglio, M. Zuppa, P. Tonazzo, C. Rumiel, L. Petrocco, S. Facey, T. Vecchio, E. Cormier

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**1. Land Acknowledgement**

**2. Adoption of Minutes**

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Scott

Resolved that the Minutes of the Regular Council Meeting of November 7, 2022 and Inaugural Meeting of November 15, 2022 be approved.

**Carried**

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

**4. Declaration of Pecuniary Interest**

**4.1 Councillor S. Spina – By-law 2022-182 (Parking) By-law Enforcement Officers Amend By-law 93-165**

Employer is contracted by the City

**4.2 Councillor S. Spina – By-law 2022-183 (Parking) Municipal Law Enforcement Officers Amend By-law 90-305**

Employer is contracted by the City

**5. Approve Agenda as Presented**

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that the Agenda for November 21, 2022 City Council Meeting as presented be approved.

**Carried**

**6. Proclamations/Delegations**

**6.1 World AIDS Day**

**6.2 Zonta Says No to Violence Day**

**6.3 Retired Teachers of Ontario 50th Anniversary**

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

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Scott

Resolved that all the items listed under date November 21 2022 – Agenda item 7 – Consent Agenda save and except Agenda item 7.2 be approved as recommended.

**Carried**

**7.1 Correspondence**

Premier Ford

Federation of Northern Ontario Municipalities

Mayor Shoemaker to Ross Romano, MPP and Ila Watson, Sault Area Hospital Concerning Concurrent Disorders Intensive Day Treatment program.

**7.3 Best for Kids Transit Pilot – 2022 Update**

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

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Scott

Resolved that the report of the Director of Community Services dated November 21, 2022 concerning Best for Kids Transit Pilot Project – 2022 Update be received and that Council approve the Best for Kids Transit program on a permanent basis to commence annually at the beginning of the last weekend in June to the day after Labour Day in September.

**Carried**

**7.4 Transit Pass Partnership with the District of Sault Ste. Marie Social Services Administration Board**

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

The relevant By-law 2022-181 is listed under item 12 of the Minutes.

**7.5 Twin Pad Arena Complement Request**

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

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that the report of the Director of Community Services dated November 21, 2022 concerning the Twin Pad Arena Complement Request be received and that Council authorize the increase in complement for one full time equivalent Supervisor position, one additional operator position and two additional part time rink attendants.

Further, that Council approve the operating increase of \$47,574 to support the required full time equivalent complement.

**Carried**

**7.6 Twin Pad Reallocation of Contingency Funding**

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

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that the report of the Director of Community Services dated November 21, 2022 concerning Twin Pad Reallocation of Contingency Funding be received and that the approved construction tender for the Twin Pad Arena be increased by \$500,000 to a total of \$29,819,000 to be funded from the project contingency budget.

**Carried**

**7.7 October 2022 Community Development Fund – Green Initiatives Program Application**

The report of the Sustainability Coordinator was received by Council.

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Scott

Resolved that the report of the Sustainability Coordinator dated November 21, 2022 concerning October 2022 Community Development Fund – Green Initiatives Program Application be received and that the recommendation of the Environmental Sustainability Committee to allocate \$1,388.20 to the Algoma Rod and Gun Club LED Lighting Project be approved.

**Carried**

**7.8 Federation of Canadian Municipalities Greenhouse Gas Reduction Pathway Feasibility Study Funding**

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that the report of the Sustainability Coordinator dated November 21, 2022 concerning Deep Energy Retrofit Audit Study Funding be received and that Council approve \$50,000 from the Community Development Fund: Green Initiatives Program and that staff be authorized to proceed with preparation of an application to the Federation of Canadian Municipalities Green Municipal Fund Greenhouse Gas Reduction Pathway Feasibility Study program to seek funding for conducting six deep energy retrofit audits.

**Carried**

**7.9 Municipal Law and By-Law Enforcement Officers**

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

The relevant By-laws 2022-182 and 2022-183 are listed under item 12 of the Minutes.

**7.10 Brock Street Closure Extension**

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

The relevant By-law 2022-186 is listed under item 12 of the Minutes.

**7.11 2023 Connecting Link Program**

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

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that the report of the Director of Engineering dated November 21, 2022 regarding the 2023 Connecting Link Program be received and that the resurfacing of Carmen's Way between Queen Street and Second Line be the designated project for the City's application to the 2023 Connecting Link Program.

**Carried**

**7.12 West End Sewage Treatment Plant Phase I and Effluent Pumps**

The report of the Manager of Development and Environmental Engineering was received by Council.

The relevant By-law 2022-187 is listed under item 12 of the Minutes.

**7.2 Property Tax Appeals**

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

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that the report of the Manager of Taxation dated November 21, 2022 concerning Property Tax Appeals be received and that the tax records be amended pursuant to sections 354 and 357 of the *Municipal Act* save and except 145 Old Garden River Road.

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Carried**

Moved by: Councillor L. Dufour  
 Seconded by: Councillor S. Hollingsworth

Resolved that the tax exemption for 145 Old Garden River Road be referred back to staff for review and report at the December 12, 2022 City Council meeting.

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
				<b>Carried</b>

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

**8.1 Administration**

**8.2 Corporate Services**

**8.2.1 Finance Committee Terms of Reference**

The report of the Chief Financial Officer and Treasurer was received by Council.

Moved by: Councillor L. Vezeau-Allen  
 Seconded by: Councillor M. Scott

Resolved that the report of the Chief Financial Officer and Treasurer dated November 21, 2022 concerning Finance Committee Terms of Reference Review be received and that Council give effect to an audit function only for full Council to act as the Finance Committee.

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Carried**

**8.3 Community Development and Enterprise Services**

**8.3.1 Boardwalk Promenade**

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

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Scott

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated November 21, 2022 concerning the Boardwalk Promenade be received and that Council authorize a contribution of \$554,365 from prior years uncommitted capital transportation funds to support the completion of the project;

Further that staff be authorized to enter into a single source agreement with Poralu Marine Inc. to supply and install the boardwalk promenade, and that the City’s consultant (WSP Canada Inc.) be authorized to issue a Letter of Intent to Poralu Marine Inc. to commence mobilization for the project.

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

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
				<b>Carried</b>

### 8.3.2 Aquatic Lead Position

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

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that the report of the Director of Community Services dated November 21, 2022 concerning Aquatic Lead Position be received and that the following be approved:

- The addition of an Aquatic Lead position on a contract basis from November 22, 2022 to November 21, 2023.
- Refer a request for a full time equivalent Aquatic Lead position request to the 2023 Budget meeting in February 2023.

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			

Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
				<b>Carried</b>

**8.4 Public Works and Engineering Services**

**8.5 Fire Services**

**8.6 Legal**

**8.7 Planning**

**8.7.1 Independent Electricity System Operator Battery Storage Request for Support – Starwood Energy Group**

The report of the Director of Planning was received by Council.

Anik Ghandi, Starwood Energy Group and Rob Reid, N-Sci Technologies Inc. were in attendance electronically.

Moved by: Councillor L. Dufour

Seconded by: Councillor A. Caputo

Resolved that the report of the Director of Planning dated November 21, 2022 be received and that Council approve the proponent's request for a support resolution in the following manner:

Whereas the proponent is proposing to construct and operate a Long-Term Reliability Project under the Expedited Long Term 1 (E-LT 1) Request for Proposals; and

Whereas proposals that receive the formal support of local jurisdictional authorities of all the project communities in which the Long-Term Reliability Project is located in the form of a support resolution will be awarded rated criteria points for the purpose of ranking the proposal in relation to other proposals for a contract under the E-LT1 RFP; and

Whereas pursuant to the E-LT1 RFP, proposals that did not receive the formal support of the local jurisdictional authorities of all the project communities in which the Long-Term Reliability Project is located in the form of a support resolution may be required under the E-LT1 contract to be awarded pursuant to the E-LT1 RFP to submit such support resolution for compliance with its obligations;

Now Therefore Be It Resolved That the Council of Corporation of the City of Sault Ste. Marie supports the development, construction and operation of the Long-Term Reliability Project upon lands generally located south of Base Line in the vicinity of the airport.

This resolution's sole purpose is to enable the proponent to receive rated criteria points under E-LT1 RFP or to satisfy its obligations under any awarded E-LT1 contract and may not be used for the purpose of any other form of approval in relation to the proposal or Long-Term Reliability Project or for any other purpose. Rated criteria points will be used to rank the proponent's proposal in relation to other proposals received by the Independent Electricity System Operator (IESO) under the E-LT1 RFP.

Though this resolution may impact the rank of the proponent's proposal in relation to other proposals received by the IESO, it does not guarantee a contract will be offered to the proponent under the E-LT1 RFP;

Further, if a contract is offered to the proponent, all local applicable regulations and approvals shall apply, including but not limited to *Planning Act* and building permit requirements.

**Postponed**

**Amendment:**

Moved by: Councillor A. Caputo

Seconded by: Councillor L. Dufour

Resolved that this matter be postponed to a subsequent Council meeting in order to receive additional information.

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			

Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
				<b>Carried</b>

**8.7.2 Independent Electricity System Operator Battery Storage Request for Support – Alectra Convergent Development LP – 885R McNabb St.**

The report of the Director of Planning was received by Council.

Tremor Temchin, Convergent Energy was in attendance electronically.

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that the report of the Director of Planning dated November 21, 2022 be received and that Council approve the proponent's request for a support resolution in the following manner:

Whereas the proponent is proposing to construct and operate a Long-Term Reliability Project under the Expedited Long Term 1 (E-LT 1) Request for Proposals; and

Whereas proposals that receive the formal support of local jurisdictional authorities of all the project communities in which the Long-Term Reliability Project is located in the form of a support resolution will be awarded rated criteria points for the purpose of ranking the proposal in relation to other proposals for a contract under the E-LT1 RFP; and

Whereas pursuant to the E-LT1 RFP, proposals that did not receive the formal support of the local jurisdictional authorities of all the project communities in which the Long-Term Reliability Project is located in the form of a support resolution may be required under the E-LT1 contract to be awarded pursuant to the E-LT1 RFP to submit such support resolution for compliance with its obligations;

Now Therefore Be It Resolved That the Council of Corporation of the City of Sault Ste. Marie supports the development, construction and operation of the Long-Term Reliability Project at 885R McNabb Street.

This resolution's sole purpose is to enable the proponent to receive rated criteria points under E-LT1 RFP or to satisfy its obligations under any awarded E-LT1 contract and may not be used for the purpose of any other form of approval in relation to the proposal or Long-Term

Reliability Project or for any other purpose. Rated criteria points will be used to rank the proponent’s proposal in relation to other proposals received by the Independent Electricity System Operator (IESO) under the E-LT1 RFP.

Though this resolution may impact the rank of the proponent’s proposal in relation to other proposals received by the IESO, it does not guarantee a contract will be offered to the proponent under the E-LT1 RFP;

Further, if a contract is offered to the proponent, all local applicable regulations and approvals shall apply, including but not limited to *Planning Act* and building permit requirements.

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
				<b>Carried</b>

**8.7.3 A-12-22-Z 384 Bush Street**

The report of the Planner was received by Council.

The applicant, Bryce Fairburn, was in attendance electronically.

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that the report of the Planner dated November 21, 2022 concerning application A-12-22-Z be received and that Council rezone 384 Bush Street from Low Density Residential Zone

(R3) to Low Density Residential Zone (R3.S) with a Special Exception to, in addition to the uses permitted in an R3 zone, permit a triplex, subject to the following special provisions:

1. Reduce the required parking from four to three spaces.
2. Permit one parking space to be located in the required exterior side yard (Cornwall Street).

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

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni		X		
Councillor S. Kinach		X		
Councillor C. Gardi	X			
Councillor M. Scott	X			
<b>Results</b>	<b>9</b>	<b>2</b>	<b>0</b>	<b>0</b>
				<b>Carried</b>

## 8.8 Boards and Committees

### 8.8.1 Board and Committee Nominating Task Force

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that Mayor Shoemaker, Councillor S. Hollingsworth and Councillor A. Caputo, the Deputy CAO, Community Development and Enterprise Services, Deputy City Clerk, Manager of Recreation and Culture, Curator of the Ermatinger-Clergue National Historic Site, Accessibility Co-ordinator, and Secretary-Treasurer of the Committee of Adjustment be

appointed to the Board and Committee Nominating task force for the period November 21, 2022 to November 14, 2026.

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
				<b>Carried</b>

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

**9.1 Request For an Update Regarding the Former General and Plummer Hospitals**

Moved by: Councillor S. Hollingsworth  
 Seconded by: Councillor S. Spina

Whereas in 2006 and 2016, Sault Ste. Marie initiated a Downtown Development Strategy with a focus on building a vibrant and mixed use neighbourhood; and

Whereas the goal is to have the downtown serve as a centre for entertainment, cultural, and retail experience, with a relatively greater degree of accessibility and mobility; and

Whereas a large sum of private and city investment has already taken place, giving the downtown new positive energy; and

Whereas the downtown is reviving amongst the great stock of impressive historic buildings; and

Whereas the former General and Plummer hospital sites are located on the edge of the downtown and play a significant role in revitalizing the downtown core;

Now Therefore Be It Resolved that staff report back to City Council on December 12, 2022 regarding the status of property standards enforcement or other steps being taken with regard to the old hospital sites.

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
				<b>Carried</b>

**9.2 Reaffirming Sault Ste. Marie's Interest to Canada Water Agency**

Moved by: Councillor C. Gardi  
 Seconded by: Councillor L. Dufour

Whereas the Government of Canada announced in 2020 the establishment of the Canada Water Agency to help Canada better govern, research, preserve, and manage our most precious resource, our fresh water; and

Whereas, the City of Sault Ste. Marie is located at the hub of the Great Lakes, on the St. Mary's River, which connects Lakes Huron and Superior; and

Whereas the Great Lakes have played a major role in the history of our city and to the Indigenous people who have called our area home for millennia; and

Whereas Sault Ste. Marie has a proven track record of providing world class research, managing our shared waters through a bi-national approach, and scientific expertise of the Great Lakes through networks in which our post-secondary institutions collaborate; and

Whereas in September of 2020, the City Council of Sault Ste. Marie, by way of the Mayor's Office, communicated to Prime Minister Justin Trudeau, then Minister of the Environment Jonathan Wilkinson and Member of Parliament Terry Sheehan our community's interest in establishing the new Canada Water Agency in Sault Ste. Marie. Along with the unique aspects of our community and surrounding area which would make Sault Ste. Marie an ideal location for the agency; and

Whereas the Sault Ste. Marie Canada Water Agency task force has facilitated several broad and inclusive community outreach sessions, gathering input from residents across our region, along with garnering the support of many communities and organizations locally, regionally and internationally; and

Whereas, the Federal Government has announced that in the near term, they will be deciding the location(s) of the agency

Now Therefore Be It Resolved That Mayor Shoemaker be requested to pen a letter to Prime Minister Justin Trudeau, Minister of the Environment and Climate Change Steven Guilbeault, and MP Terry Sheehan reaffirming Sault Ste. Marie's current City Council's support of the establishment of the Canada Water Agency and the unique qualities which make Sault Ste. Marie a superior home for the agency.

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			

<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
				<b>Carried</b>

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

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

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

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Scott

Resolved that all By-laws under item 12 of the Agenda under date November 21, 2022 save and except By-laws 2022-182 and 2022-183 be approved.

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
				<b>Carried</b>

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

**12.1.1 By-law 2022-180 (Council Procedure) Acting Mayor Schedule**

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2022-180 being a by-law to provide for the appointment of persons to act in the place of the Mayor during an absence or vacancy during the 2022-2026 term of City Council for The Corporation of the City of Sault Ste. Marie and to repeal By-law 2019-181 be passed in open Council this 21st day of November, 2022.

**Carried**

**12.1.2 By-law 2022-181 (Agreement) Transit Pass Partnership**

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Scott

Resolved that By-law 2022-181 being a by-law to authorize the execution of the Agreement between the City and the District of Sault Ste. Marie Social Services Administration Board to amend the lease for the final year (4<sup>th</sup>) for a flat fee for service for transit services be passed in open Council this 21st day of November, 2022.

**Carried**

**12.1.5 By-law 2022-186 (Temporary Street Closing - Brock Street)**

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Scott

Resolved that By-law 2022-186 being a by-law to amend By-law 2022-162 (which amends By-law 2022-31, being the temporary closing of Brock Street between Albert Street East and the northerly laneway adjacent to Civic #181) by amending the street closure date to December 15, 2022 be passed in open Council this 21st day of November, 2022.

**Carried**

**12.1.6 By-law 2022-187 (Agreement) Engineering Fee Amendment West End Sewage Treatment Plant Phase 1 Upgrades**

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Scott

Resolved that By-law 2022-187 being a by-law to authorize the execution of the Agreement between the City and AECOM Canada Ltd. for the engineering fee amendment for the West End Sewage Treatment Plant Phase 1 upgrades be passed in open Council this 21st day of November, 2022.

**Carried**

**12.1.7 By-law 2022-188 (Appointments) Appointing Building Inspectors**

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Scott

Resolved that By-law 2022-188 being a by-law to appoint Inspectors under the Building Code Act, 1992 and Municipal Law Enforcement Officers under the Police Services Act be passed in open Council this 21st day of November, 2022.

**Carried**

**12.1.3 By-law 2022-182 (Parking) By-law Enforcement Officers Amend By-law 93-165**

Councillor S. Spina declared a conflict on this item. (Employer is contracted by the City)

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Scott

Resolved that By-law 2022-182 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 21st day of November, 2022.

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina			X	
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
<b>Results</b>	<b>10</b>	<b>0</b>	<b>1</b>	<b>0</b>

**Carried**

**12.1.4 By-law 2022-183 (Parking) Municipal Law Enforcement Officers Amend By-law 90-305**

Councillor S. Spina declared a conflict on this item. (Employer is contracted by the City)

Moved by: Councillor L. Dufour  
 Seconded by: Councillor M. Scott

Resolved that By-law 2022-183 being a by-law to appoint Municipal By-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 21st day of November, 2022.

	<b>For</b>	<b>Against</b>	<b>Conflict</b>	<b>Absent</b>
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina			<b>X</b>	
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
<b>Results</b>	<b>10</b>	<b>0</b>	<b>1</b>	<b>0</b>
				<b>Carried</b>

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

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

**14. Closed Session**

Moved by: Councillor L. Vezeau-Allen  
 Seconded by: Councillor M. Scott

Resolved that this Council move into closed session to consider:

- one item concerning labour relations or employee negotiations; and

- two items concerning ongoing investigations respecting local boards by the Office of the Ombudsman;

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 section 239(2) labour relations or employee negotiations; and 239(3)(b) an ongoing investigation respecting the municipality, a local board or a municipally-controlled corporation by the Ombudsman appointed under the Ombudsman Act.)*

**Carried**

**15. Adjournment**

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

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** The Elettra Marconi Society was founded in 1932 after Anna Bernardi led a group of female Italian immigrants, dressed up as men, to attend an all-male Guglielmo Marconi Society meeting; and

**WHEREAS** The Elettra Marconi Society is an all ladies club that encourages members to preserve and promote the Italian culture and heritage in Sault Ste. Marie; and

**WHEREAS** The society and its members have raised thousands of dollars in support a number of important organizations and causes, including post-secondary education, youth participation in sports and recreational activities and health care; and

**WHEREAS** 2022 marks the 90 years since the Society was founded:

**NOW THEREFORE**, I, Matthew Shoemaker, as Mayor of the City of Sault Ste. Marie, do hereby proclaim the year 2022 as the **90<sup>th</sup> Anniversary of the Elettra Marconi Society** and recognize all members – past and present – for their important contributions to our community.

Signed,

Matthew Shoemaker  
MAYOR



OFFICE OF THE MAYOR

## PROCLAMATION

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**WHEREAS** Children are very important members of our community and the holiday season is a particularly special time of year for them; and

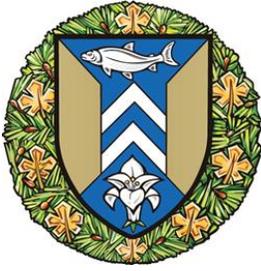
**WHEREAS** Community Christmas for Children, consisting of local businesses, agencies and organizations, plan “no cost” activities for children and their families during the month of December and the school winter break; and

**WHEREAS** The goal of Community Christmas for Children is bringing together the community to support families and to brighten and enrich the holidays:

**NOW THEREFORE**, I, Matthew Shoemaker, as Mayor of the City of Sault Ste. Marie, do hereby proclaim **December 1st, 2022 through to January 2nd, 2023** as “**Community Christmas for Children**” and encourage all citizens of Sault Ste. Marie to take advantage of the many activities available for children and their families.

Signed,

Matthew Shoemaker  
MAYOR



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

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Shelley J Schell, CPA, CA Chief Financial Officer and  
Treasurer  
DEPARTMENT: Corporate Services  
RE: 2023 Borrowing By-laws

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**Purpose**

Each year it is necessary to pass borrowing by-laws for current and capital purposes. Staff is seeking Council approval of the borrowing by-laws appearing elsewhere on the agenda.

**Background**

Borrowing by-laws are required to provide access to financing for operational and capital purposes.

**Analysis**

Short term borrowing to meet current expenditures may be required to provide cash flow between tax due dates and the receipt of Provincial grants. The recommended by-law provides for borrowing sums not to exceed \$10,000,000 to meet current expenditures.

Capital borrowing may be required for short and long term purposes for financing capital projects. The recommended by-law provides for borrowing sums not to exceed \$15,000,000 for capital purposes for the City.

For 2022, the City had provided the Public Utilities Commission (PUC) with a borrowing capacity of \$6,200,000 for capital purposes relating to water infrastructure. The same borrowing capacity is to be continued in 2023. The PUC utilized this credit facility in 2022 and as of November 30, 2022 all amounts were repaid.

The limits are an approved credit line with the City's Banker that is reviewed annually.

**Financial Implications**

There are no financial implications unless sums are borrowed.

2023 Borrowing By-laws

December 12, 2022

Page 2.

**Strategic Plan / Policy Impact**

This is an operational matter not articulated in the Strategic Plan.

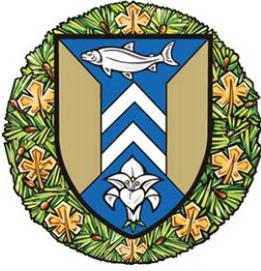
**Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Chief Financial Officer and Treasurer dated December 12, 2022 concerning by-laws for current and capital purposes be received as information. By-laws 2022-184 and 2022-185 appear elsewhere on the agenda and are recommended for approval.

Respectfully submitted,

Shelley J. Schell, CPA, CA  
Chief Financial Officer/ Treasurer  
705.759.5355  
s.schell@cityssm.on.ca



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

**COUNCIL REPORT**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Steve Facey, Manager of Finance  
DEPARTMENT: Corporate Services  
RE: Third Quarter Financial report – September 30, 2022

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**Purpose**

The purpose of this report is to provide a nine-month financial report to September 30, 2022.

**Background**

City Council reviewed the second quarter financial report on August 8, 2022. Unaudited Financial Reports are provided to Council quarterly for information.

**Analysis**

The third quarter financial results do not indicate significant variances at this time. Generally, departments are trending on or slightly under budget at the end of September, which is evident in Appendix A.

Winter Control, at the end of September, is anticipating a similar net over expenditure compared to the previous report. The main source of the over expenditure is a direct result of the number as well as significance of winter events compared to 2021. As per the organization's Reserves & Funds Policy, any surplus or deficit will be contributed to or from the Winter Control Reserve at year-end.

Fuel prices remain a concern for 2022. Prices in Canada began to rise in December of 2021 and continued to increase due to the military invasion of Ukraine. It is anticipated that a net over expenditure of approximately \$710,000 when analyzing Public Works and Transit. The financial pressure of fuel prices will surface as part of 2023 budget deliberations in February 2023.

Supply chain interruptions and labour shortages have impacted the organization in 2022. Salaries & benefits, at the end of September 2022, reflect an under expenditure, which is consistent with the attraction and retention issues that the City is facing. Two key director positions within Corporate Services have remained vacant for the majority of 2022. In addition to these two positions, Community Centres and Public Works' salaries and benefits are underspent as a result of a shortage of qualified lifeguards, inspectors and operators. Continued vacancies such as these may impact the services that the City provides on a day to day basis.

Under expenditures, such as these, will form part of the year-end position, however, this may be offset by year-end transfers for areas that are self funding, such as Building Services, or areas that have balanced with reserve transfers, such as IT, Marinas and Winter Control. Additional detail will be provided to Council at year-end. At that time, staff will seek approval for year-end reserve transfers as well as present the organization's year-end position.

With respect to assessment growth, the first nine months represent net growth of +0.51% (Appendix B) compared to +0.07% in 2021. The number of permits issued has decreased from 1,058 in 2021 to 1,009 from January to September, however, the Construction Value is much higher totalling \$244 million in 2022 compared to \$163 million in 2021.

Lastly, an update is provided on the 2022 Capital Program (Appendix C). Of the revised 2022 Capital Budget, approximately 76% is committed or spent as of September 30, 2022.

### **Financial Implications**

There are no direct financial implications associated with this report. The September financial report reflects expenditures and revenues for the first three quarters of the year. At this point, staff are not anticipating a significant surplus or deficit projected to the end of the year.

Staff will return in 2023 with a year-end position report reflecting year-end actuals and reserve transfers for Council's consideration.

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

This is not an activity directly related to the Strategic Plan.

### **Recommendation**

It is therefore recommended that Council take the following action:

That the report of the Manager of Finance dated December 12, 2021 concerning the Third Quarter Financial Report – September 30, 2022 be received as information.

Respectfully submitted,

Steve Facey, CPA, CMA  
Manager of Finance  
705.759-5356  
[s.facey@cityssm.on.ca](mailto:s.facey@cityssm.on.ca)



City of Sault Ste. Marie - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem	Actual To:	Actual	2021	Budget-Rem
				25%	September	Year End	2021	YTD 2021
<b>REVENUE</b>								
Taxation	(\$130,688,786.43)	(\$130,256,397.01)	\$432,389.42	(0.33%)	(\$125,510,648.95)	(\$125,895,298.92)	(\$125,248,213.00)	(0.21%)
Payment in Lieu of taxes	(\$2,867,219.86)	(\$4,501,741.00)	(\$1,634,521.14)	36.31%	(\$2,533,403.49)	(\$4,490,231.86)	(\$4,480,756.00)	43.46%
Fees and user charges	(\$22,509,487.80)	(\$28,924,536.25)	(\$6,415,048.45)	22.18%	(\$19,073,428.12)	(\$26,267,495.03)	(\$27,034,116.00)	29.45%
Government grants	(\$17,021,426.47)	(\$19,443,963.00)	(\$2,422,536.53)	12.46%	(\$17,966,711.54)	(\$24,928,745.07)	(\$19,331,719.00)	7.06%
Interest and Investment income	(\$3,067,638.82)	(\$4,320,000.00)	(\$1,252,361.18)	28.99%	(\$1,863,622.56)	(\$3,426,164.60)	(\$4,320,000.00)	56.86%
Contribution from own funds	(\$208,713.67)	(\$1,697,143.75)	(\$1,488,430.08)	87.70%	(\$173,025.86)	(\$1,768,981.92)	(\$2,198,023.00)	92.13%
Other income	(\$1,981,039.11)	(\$2,875,986.85)	(\$894,947.74)	31.12%	(\$952,292.48)	(\$2,689,477.88)	(\$1,848,455.00)	48.48%
Change in future employee benefits			\$0.00	0.00%		(\$12,051,300.16)		0.00%
	(\$178,344,312.16)	(\$192,019,767.86)	(\$13,675,455.70)	7.12%	(\$168,073,133.00)	(\$201,517,695.44)	(\$184,461,282.00)	8.88%
<b>EXPENDITURES</b>								
Salaries	\$36,812,064.78	\$51,325,347.97	\$14,513,283.19	28.28%	\$34,161,906.09	\$48,795,558.33	\$49,736,099.00	31.31%
Benefits	\$10,286,604.28	\$14,385,939.65	\$4,099,335.37	28.50%	\$9,866,756.26	\$13,447,799.68	\$14,367,459.00	31.33%
<b>TOTAL SALARIES/BENEFITS</b>	<b>\$47,098,669.06</b>	<b>\$65,711,287.62</b>	<b>\$18,612,618.56</b>	<b>28.32%</b>	<b>\$44,028,662.35</b>	<b>\$62,243,358.01</b>	<b>\$64,103,558.00</b>	<b>31.32%</b>
Travel and training	\$182,993.49	\$543,499.12	\$360,505.63	66.33%	\$137,042.70	\$193,861.29	\$589,683.00	76.76%
Vehicle allowance, maintenance and repairs	\$3,524,412.01	\$3,570,669.20	\$46,257.19	1.30%	\$3,649,358.24	\$5,082,833.52	\$3,158,485.00	(15.54%)
Utilities and Fuel	\$6,839,376.27	\$10,891,632.82	\$4,052,256.55	37.21%	\$6,271,879.63	\$9,327,247.40	\$10,431,938.00	39.88%
Materials and supplies	\$4,178,304.63	\$5,303,684.32	\$1,125,379.69	21.22%	\$3,791,344.24	\$6,039,189.54	\$5,442,758.00	30.34%
Maintenance and repairs	\$1,990,003.39	\$2,643,590.00	\$653,586.61	24.72%	\$1,661,283.51	\$2,253,728.90	\$2,429,143.00	31.61%
Program expenses	\$649,906.83	\$933,328.21	\$283,421.38	30.37%	\$297,759.08	\$803,994.21	\$575,458.00	48.26%
Goods for resale	\$377,086.59	\$556,996.00	\$179,909.41	32.30%	\$192,884.78	\$285,227.45	\$489,160.00	60.57%
Rents and leases	\$250,574.96	\$307,557.00	\$56,982.04	18.53%	\$122,884.07	\$155,932.99	\$164,557.00	25.32%
Taxes and licenses	\$2,270,114.03	\$2,311,660.00	\$41,545.97	1.80%	\$1,659,558.40	\$1,752,260.51	\$2,023,010.00	17.97%
Financial expenses	\$1,491,613.70	\$2,699,071.37	\$1,207,457.67	44.74%	\$2,259,508.59	\$3,032,077.60	\$2,710,039.00	16.62%
Purchased and contracted services	\$7,566,872.75	\$10,325,103.46	\$2,758,230.71	26.71%	\$6,808,532.78	\$9,994,937.54	\$10,408,958.00	34.59%
Grants to others	\$42,227,610.92	\$58,973,187.94	\$16,745,577.02	28.40%	\$40,443,898.04	\$57,326,897.99	\$55,613,863.00	27.28%
Long term debt	\$724,673.61	\$1,502,314.00	\$777,640.39	51.76%	\$635,176.45	\$1,795,301.64	\$1,795,301.00	64.62%
Transfer to own funds	\$5,134,792.88	\$25,650,323.56	\$20,515,530.68	79.98%	\$728,416.94	\$42,141,833.15	\$24,395,400.00	97.01%
Capital expense	\$272,111.91	\$350,993.24	\$78,881.33	22.47%	\$266,451.46	\$398,540.29	\$350,101.00	23.89%
Depreciation			\$0.00	0.00%		\$17,072,322.47		0.00%
Gain/Loss on Disposal of Capital Assets			\$0.00	0.00%		\$175,511.05		0.00%
Less: recoverable costs	(\$202,848.53)	(\$255,130.00)	(\$52,281.47)	20.49%	(\$222,844.25)	(\$369,457.91)	(\$220,130.00)	(1.23%)
<b>TOTAL OTHER EXPENSES</b>	<b>\$77,477,599.44</b>	<b>\$126,308,480.24</b>	<b>\$48,830,880.80</b>	<b>38.66%</b>	<b>\$68,703,134.66</b>	<b>\$157,462,239.63</b>	<b>\$120,357,724.00</b>	<b>42.92%</b>
	\$124,576,268.50	\$192,019,767.86	\$67,443,499.36	35.12%	\$112,731,797.01	\$219,705,597.64	\$184,461,282.00	38.89%
<b>NET (REVENUE)/EXPENDITURE</b>	<b>(\$53,768,043.66)</b>	<b>\$0.00</b>	<b>\$53,768,043.66</b>		<b>(\$55,341,335.99)</b>	<b>\$18,187,902.20</b>	<b>\$0.00</b>	

Mayor & Council - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem	Actual To: September	Actual Year End	2021	Budget-Rem YTD 2021
<b>REVENUE</b>								
<hr/>								
<b>EXPENDITURES</b>								
Salaries	\$338,223.53	\$490,477.46	\$152,253.93	31.04%	\$344,528.21	\$453,488.79	\$487,354.00	29.31%
Benefits	\$56,682.45	\$71,211.42	\$14,528.97	20.40%	\$57,280.73	\$78,341.14	\$72,817.00	21.34%
<b>TOTAL SALARIES/BENEFITS</b>	<b>\$394,905.98</b>	<b>\$561,688.88</b>	<b>\$166,782.90</b>	<b>29.69%</b>	<b>\$401,808.94</b>	<b>\$531,829.93</b>	<b>\$560,171.00</b>	<b>28.27%</b>
Travel and training	\$14,492.40	\$15,500.00	\$1,007.60	6.50%	\$2,697.73	\$2,697.73	\$53,500.00	94.96%
Vehicle allowance, maintenance and repairs	\$24,230.88	\$35,675.00	\$11,444.12	32.08%	\$23,331.83	\$29,515.74	\$35,675.00	34.60%
Materials and supplies	\$55,381.47	\$62,910.00	\$7,528.53	11.97%	\$52,115.43	\$59,006.87	\$62,910.00	17.16%
Purchased and contracted services	(\$14.75)	\$2,100.00	\$2,114.75	100.70%	\$39.58	\$357.76	\$2,100.00	98.12%
Grants to others		\$35,000.00	\$35,000.00	100.00%		\$4,462.80	\$35,000.00	100.00%
Transfer to own funds			\$0.00	0.00%		\$1,445.53		0.00%
<b>TOTAL OTHER EXPENSES</b>	<b>\$94,090.00</b>	<b>\$151,185.00</b>	<b>\$57,095.00</b>	<b>37.76%</b>	<b>\$78,184.57</b>	<b>\$97,486.43</b>	<b>\$189,185.00</b>	<b>58.67%</b>
	\$488,995.98	\$712,873.88	\$223,877.90	31.40%	\$479,993.51	\$629,316.36	\$749,356.00	35.95%
<b>NET (REVENUE)/EXPENDITURE</b>	<b>\$488,995.98</b>	<b>\$712,873.88</b>	<b>\$223,877.90</b>	<b>31.40%</b>	<b>\$479,993.51</b>	<b>\$629,316.36</b>	<b>\$749,356.00</b>	<b>35.95%</b>

CAO's Office - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem	Actual To:	Actual	2021	Budget-Rem
				25%	September	Year End	2021	YTD 2021
<b>REVENUE</b>								
<b>EXPENDITURES</b>								
Salaries	\$218,162.88	\$317,771.03	\$99,608.15	31.35%	\$229,903.57	\$336,792.45	\$312,248.00	26.37%
Benefits	\$54,134.91	\$72,564.31	\$18,429.40	25.40%	\$54,842.65	\$81,755.38	\$72,755.00	24.62%
<b>TOTAL SALARIES/BENEFITS</b>	<b>\$272,297.79</b>	<b>\$390,335.34</b>	<b>\$118,037.55</b>	<b>30.24%</b>	<b>\$284,746.22</b>	<b>\$418,547.83</b>	<b>\$385,003.00</b>	<b>26.04%</b>
Travel and training	\$4,023.73	\$4,260.00	\$236.27	5.55%	\$1,300.96	\$1,682.56	\$4,260.00	69.46%
Vehicle allowance, maintenance and repairs	\$3,451.28	\$4,500.00	\$1,048.72	23.30%	\$3,296.32	\$4,470.10	\$4,500.00	26.75%
Materials and supplies	\$6,767.51	\$14,120.00	\$7,352.49	52.07%	\$4,205.29	\$8,038.77	\$14,120.00	70.22%
Purchased and contracted services	\$37,641.03	\$30.00	(\$37,611.03)	(125,370.10%)			\$30.00	100.00%
Capital expense		\$150.00	\$150.00	100.00%	\$234.04	\$234.04	\$150.00	(56.03%)
<b>TOTAL OTHER EXPENSES</b>	<b>\$51,883.55</b>	<b>\$23,060.00</b>	<b>(\$28,823.55)</b>	<b>(124.99%)</b>	<b>\$9,036.61</b>	<b>\$14,425.47</b>	<b>\$23,060.00</b>	<b>60.81%</b>
	\$324,181.34	\$413,395.34	\$89,214.00	21.58%	\$293,782.83	\$432,973.30	\$408,063.00	28.01%
<b>NET (REVENUE)/EXPENDITURE</b>	<b>\$324,181.34</b>	<b>\$413,395.34</b>	<b>\$89,214.00</b>	<b>21.58%</b>	<b>\$293,782.83</b>	<b>\$432,973.30</b>	<b>\$408,063.00</b>	<b>28.01%</b>

## Corporate Services - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem	Actual To:	Actual	2021	Budget-Rem
				25%	September	Year End	2021	YTD 2021
<b>REVENUE</b>								
Fees and user charges	(\$111,183.50)	(\$119,786.00)	(\$8,602.50)	7.18%	(\$73,485.13)	(\$101,934.16)	(\$131,891.00)	44.28%
Government grants		(\$1,540.00)	(\$1,540.00)	100.00%		(\$8,730.52)	(\$1,540.00)	100.00%
Contribution from own funds		(\$282,000.00)	(\$282,000.00)	100.00%		(\$5,882.75)		0.00%
Other income	(\$114,847.63)	(\$178,782.00)	(\$63,934.37)	35.76%	(\$107,245.37)	(\$131,868.31)	(\$118,535.00)	9.52%
	(\$226,031.13)	(\$582,108.00)	(\$356,076.87)	61.17%	(\$180,730.50)	(\$248,415.74)	(\$251,966.00)	28.27%
<b>EXPENDITURES</b>								
Salaries	\$3,091,633.44	\$4,891,103.81	\$1,799,470.37	36.79%	\$3,089,731.80	\$4,322,057.23	\$4,555,085.00	32.17%
Benefits	\$1,333,790.24	\$1,920,539.65	\$586,749.41	30.55%	\$1,336,362.00	\$1,843,753.70	\$1,918,204.00	30.33%
<b>TOTAL SALARIES/BENEFITS</b>	<b>\$4,425,423.68</b>	<b>\$6,811,643.46</b>	<b>\$2,386,219.78</b>	<b>35.03%</b>	<b>\$4,426,093.80</b>	<b>\$6,165,810.93</b>	<b>\$6,473,289.00</b>	<b>31.63%</b>
Travel and training	\$35,943.92	\$131,534.00	\$95,590.08	72.67%	\$39,993.34	\$47,263.38	\$135,195.00	70.42%
Vehicle allowance, maintenance and repairs	\$78.71	\$1,170.00	\$1,091.29	93.27%	\$153.70	\$239.98	\$1,190.00	87.08%
Materials and supplies	(\$42,946.67)	\$111,198.00	\$154,144.67	138.62%	(\$67,654.75)	\$15,108.54	\$79,607.00	184.99%
Maintenance and repairs	\$759,340.31	\$942,192.00	\$182,851.69	19.41%	\$713,112.12	\$795,479.50	\$859,537.00	17.04%
Goods for resale	9600	\$19,200.00	\$9,600.00	50.00%	9600	\$19,200.00	\$19,200.00	50.00%
Rents and leases	\$122,821.05	\$138,000.00	\$15,178.95	11.00%	\$5,514.53	\$5,794.14	\$3,000.00	(83.82%)
Financial expenses	\$18,221.92	\$60,750.00	\$42,528.08	70.01%	\$20,973.78	\$31,172.51	\$60,750.00	65.48%
Purchased and contracted services	\$603,551.59	\$984,441.74	\$380,890.15	38.69%	\$541,796.42	\$942,287.05	\$1,051,508.00	48.47%
Grants to others		\$2,000.00	\$2,000.00	100.00%	641.09	\$808.46	\$2,000.00	67.95%
Transfer to own funds			\$0.00	0.00%		\$323,178.61	\$75,000.00	100.00%
Capital expense	\$79,631.85	\$123,750.00	\$44,118.15	35.65%	\$70,372.78	\$87,896.68	\$125,750.00	44.04%
Depreciation			\$0.00	0.00%		\$270,495.42		0.00%
<b>TOTAL OTHER EXPENSES</b>	<b>\$1,586,242.68</b>	<b>\$2,514,235.74</b>	<b>\$927,993.06</b>	<b>36.91%</b>	<b>\$1,334,503.01</b>	<b>\$2,538,924.27</b>	<b>\$2,412,737.00</b>	<b>44.69%</b>
	\$6,011,666.36	\$9,325,879.20	\$3,314,212.84	35.54%	\$5,760,596.81	\$8,704,735.20	\$8,886,026.00	35.17%
<b>NET (REVENUE)/EXPENDITURE</b>	<b>\$5,785,635.23</b>	<b>\$8,743,771.20</b>	<b>\$2,958,135.97</b>	<b>33.83%</b>	<b>\$5,579,866.31</b>	<b>\$8,456,319.46</b>	<b>\$8,634,060.00</b>	<b>35.37%</b>

HR	\$1,445,158.15	\$2,218,223.54	\$773,065.39	34.85%
IT	\$1,792,423.46	\$2,740,493.18	\$948,069.72	34.59%
Clerks	\$875,237.61	\$1,101,470.76	\$226,233.15	20.54%
Finance	\$1,672,816.01	\$2,683,583.72	\$1,010,767.71	37.66%
	\$5,785,635.23	\$8,743,771.20	\$2,958,135.97	33.83%

Legal Department - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem	Actual To:	Actual	2021	Budget-Rem
				25%	September	Year End	2021	YTD 2021
<b>REVENUE</b>								
Fees and user charges	(\$1,028,507.22)	(\$1,770,434.00)	(\$741,926.78)	41.91%	(\$1,143,353.94)	(\$1,378,846.79)	(\$1,770,434.00)	35.42%
Government grants	(\$2,375.32)		\$2,375.32	0.00%		(\$214,107.17)		0.00%
Interest and Investment income	(\$2,268.42)		\$2,268.42	0.00%	(\$934.54)	(\$2,160.28)		0.00%
	(\$1,033,150.96)	(\$1,770,434.00)	(\$737,283.04)	41.64%	(\$1,144,288.48)	(\$1,595,114.24)	(\$1,770,434.00)	35.37%
<b>EXPENDITURES</b>								
Salaries	\$832,851.55	\$1,257,696.31	\$424,844.76	33.78%	\$783,668.66	\$1,101,524.40	\$1,112,443.00	29.55%
Benefits	\$217,548.05	\$283,508.46	\$65,960.41	23.27%	\$205,332.35	\$278,639.10	\$284,197.00	27.75%
<b>TOTAL SALARIES/BENEFITS</b>	<b>\$1,050,399.60</b>	<b>\$1,541,204.77</b>	<b>\$490,805.17</b>	<b>31.85%</b>	<b>\$989,001.01</b>	<b>\$1,380,163.50</b>	<b>\$1,396,640.00</b>	<b>29.19%</b>
Travel and training	\$510.19	\$25,335.00	\$24,824.81	97.99%	\$9.05	\$2,349.07	\$25,335.00	99.96%
Materials and supplies	\$53,640.31	\$79,730.00	\$26,089.69	32.72%	\$45,655.17	\$65,675.57	\$79,730.00	42.74%
Maintenance and repairs		\$2,170.00	\$2,170.00	100.00%			\$2,170.00	100.00%
Rents and leases	\$55,145.93	\$79,302.00	\$24,156.07	30.46%	\$48,727.14	\$63,390.24	\$79,302.00	38.55%
Taxes and licenses	\$2,018,504.05	\$2,052,955.00	\$34,450.95	1.68%	\$1,410,599.29	\$1,462,486.63	\$1,753,305.00	19.55%
Purchased and contracted services	\$197,135.97	\$308,387.00	\$111,251.03	36.08%	\$157,763.37	\$277,589.45	\$347,398.00	54.59%
Capital expense	\$3,149.14	\$8,000.00	\$4,850.86	60.64%	\$5,901.12	\$6,969.60	\$8,000.00	26.24%
Gain/Loss on Disposal of Capital Assets			\$0.00	0.00%		(\$2,559.59)		0.00%
<b>TOTAL OTHER EXPENSES</b>	<b>\$2,328,085.59</b>	<b>\$2,555,879.00</b>	<b>\$227,793.41</b>	<b>8.91%</b>	<b>\$1,668,655.14</b>	<b>\$1,875,900.97</b>	<b>\$2,295,240.00</b>	<b>27.30%</b>
	\$3,378,485.19	\$4,097,083.77	\$718,598.58	17.54%	\$2,657,656.15	\$3,256,064.47	\$3,691,880.00	28.01%
<b>NET (REVENUE)/EXPENDITURE</b>	<b>\$2,345,334.23</b>	<b>\$2,326,649.77</b>	<b>(\$18,684.46)</b>	<b>(0.80%)</b>	<b>\$1,513,367.67</b>	<b>\$1,660,950.23</b>	<b>\$1,921,446.00</b>	<b>21.24%</b>

## Fire Services - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem 25%	Actual To: September	Actual Year End	2021	Budget-Rem YTD 2021
<b>REVENUE</b>								
Fees and user charges	(\$216,222.86)	(\$250,438.00)	(\$34,215.14)	13.66%	(\$240,321.12)	(\$292,605.33)	(\$250,438.00)	4.04%
Government grants			\$0.00	0.00%	(\$22,600.00)	(\$406,322.97)		0.00%
Other income	(\$2,797.33)	(\$3,000.00)	(\$202.67)	6.76%	(\$808.94)	(\$2,259.64)	(\$3,000.00)	73.04%
	(\$219,020.19)	(\$253,438.00)	(\$34,417.81)	13.58%	(\$263,730.06)	(\$701,187.94)	(\$253,438.00)	(4.06%)
<b>EXPENDITURES</b>								
Salaries	\$9,072,860.17	\$10,833,853.93	\$1,760,993.76	16.25%	\$7,860,414.09	\$10,963,614.59	\$10,745,671.00	26.85%
Benefits	\$2,528,374.49	\$3,423,383.12	\$895,008.63	26.14%	\$2,299,113.18	\$3,090,310.80	\$3,322,916.00	30.81%
<b>TOTAL SALARIES/BENEFITS</b>	<b>\$11,601,234.66</b>	<b>\$14,257,237.05</b>	<b>\$2,656,002.39</b>	<b>18.63%</b>	<b>\$10,159,527.27</b>	<b>\$14,053,925.39</b>	<b>\$14,068,587.00</b>	<b>27.79%</b>
Travel and training	\$50,928.77	\$141,220.00	\$90,291.23	63.94%	\$51,860.08	\$75,794.48	\$116,220.00	55.38%
Vehicle allowance, maintenance and repairs	\$232,679.34	\$162,440.00	(\$70,239.34)	(43.24%)	\$152,000.55	\$229,571.32	\$162,440.00	6.43%
Utilities and Fuel	\$156,570.58	\$249,100.00	\$92,529.42	37.15%	\$144,646.29	\$206,101.87	\$249,100.00	41.93%
Materials and supplies	\$84,230.81	\$129,200.00	\$44,969.19	34.81%	\$69,886.74	\$447,052.28	\$119,200.00	41.37%
Maintenance and repairs	\$122,522.17	\$143,789.00	\$21,266.83	14.79%	\$106,860.90	\$165,404.06	\$135,709.00	21.26%
Financial expenses	\$3,324.08	\$2,500.00	(\$824.08)	(32.96%)	\$4,258.60	\$5,172.36	\$2,500.00	(70.34%)
Purchased and contracted services	\$12,289.45	\$18,200.00	\$5,910.55	32.48%	\$5,492.21	\$20,567.26	\$18,200.00	69.82%
Transfer to own funds		\$312,150.60	\$312,150.60	100.00%		\$367,990.58	\$306,030.00	100.00%
Capital expense	\$33,363.62	\$60,566.00	\$27,202.38	44.91%	\$50,693.28	\$54,802.77	\$60,566.00	16.30%
Depreciation			\$0.00	0.00%		\$430,095.24		0.00%
<b>TOTAL OTHER EXPENSES</b>	<b>\$695,908.82</b>	<b>\$1,219,165.60</b>	<b>\$523,256.78</b>	<b>42.92%</b>	<b>\$585,698.65</b>	<b>\$2,002,552.22</b>	<b>\$1,169,965.00</b>	<b>49.94%</b>
	\$12,297,143.48	\$15,476,402.65	\$3,179,259.17	20.54%	\$10,745,225.92	\$16,056,477.61	\$15,238,552.00	29.49%
<b>NET (REVENUE)/EXPENDITURE</b>	<b>\$12,078,123.29</b>	<b>\$15,222,964.65</b>	<b>\$3,144,841.36</b>	<b>20.66%</b>	<b>\$10,481,495.86</b>	<b>\$15,355,289.67</b>	<b>\$14,985,114.00</b>	<b>30.05%</b>

## Public Works & Engineering - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem	Actual To:	Actual	2021	Budget-Rem
				25%	September	Year End	2021	YTD 2021
<b>REVENUE</b>								
Fees and user charges	(\$3,873,243.75)	(\$3,647,515.18)	\$225,728.57	(6.19%)	(\$3,371,975.64)	(\$4,678,260.16)	(\$3,443,387.00)	2.07%
Government grants	(\$1,180,315.98)	(\$737,429.00)	\$442,886.98	(60.06%)	(\$435,557.60)	(\$821,264.51)	(\$698,769.00)	37.67%
Contribution from own funds		(\$5,000.00)	(\$5,000.00)	100.00%		(\$4,688.64)	(\$5,000.00)	100.00%
Other income	(\$164,841.72)	(\$75,000.00)	\$89,841.72	(119.79%)	(\$138,997.61)	(\$201,355.95)	(\$75,000.00)	(85.33%)
	(\$5,218,401.45)	(\$4,464,944.18)	\$753,457.27	(16.87%)	(\$3,946,530.85)	(\$5,705,569.26)	(\$4,222,156.00)	6.53%
<b>EXPENDITURES</b>								
Salaries	\$13,698,112.90	\$19,065,053.55	\$5,366,940.65	28.15%	\$13,103,474.05	\$18,093,851.47	\$18,655,428.00	29.76%
Benefits	\$3,638,658.54	\$5,072,628.21	\$1,433,969.67	28.27%	\$3,565,873.48	\$4,811,692.01	\$5,200,177.00	31.43%
<b>TOTAL SALARIES/BENEFITS</b>	<b>\$17,336,771.44</b>	<b>\$24,137,681.76</b>	<b>\$6,800,910.32</b>	<b>28.18%</b>	<b>\$16,669,347.53</b>	<b>\$22,905,543.48</b>	<b>\$23,855,605.00</b>	<b>30.12%</b>
Travel and training	\$49,202.15	\$114,143.12	\$64,940.97	56.89%	\$27,670.57	\$39,602.70	\$117,846.00	76.52%
Vehicle allowance, maintenance and repairs	\$2,385,928.17	\$2,322,139.20	(\$63,788.97)	(2.75%)	\$2,490,251.12	\$3,410,426.06	\$1,967,120.00	(26.59%)
Utilities and Fuel	\$4,292,036.87	\$7,449,096.94	\$3,157,060.07	42.38%	\$4,286,750.09	\$6,326,053.97	\$7,089,400.00	39.53%
Materials and supplies	\$3,012,593.53	\$3,453,647.32	\$441,053.79	12.77%	\$2,742,524.89	\$3,798,477.41	\$3,663,105.00	25.13%
Maintenance and repairs	\$178,229.07	\$230,400.00	\$52,170.93	22.64%	\$148,935.68	\$198,177.48	\$201,940.00	26.25%
Taxes and licenses	\$78,432.74	\$85,455.00	\$7,022.26	8.22%	\$77,318.53	\$85,339.05	\$97,455.00	20.66%
Financial expenses	\$8,449.87	\$5,528.36	(\$2,921.51)	(52.85%)	\$9,010.00	\$12,696.64	\$5,518.00	(63.28%)
Purchased and contracted services	\$5,275,447.88	\$7,350,252.50	\$2,074,804.62	28.23%	\$5,148,598.40	\$7,063,415.63	\$7,247,102.00	28.96%
Transfer to own funds	\$1,061,134.00	\$4,511,042.36	\$3,449,908.36	76.48%	\$692,416.00	\$5,950,160.21	\$4,055,452.00	82.93%
Capital expense	\$80,733.94	\$97,758.36	\$17,024.42	17.41%	\$30,318.18	\$107,042.27	\$97,018.00	68.75%
Depreciation			\$0.00	0.00%		\$14,502,684.74		0.00%
Gain/Loss on Disposal of Capital Assets			\$0.00	0.00%		\$170,753.67		0.00%
Less: recoverable costs	(\$202,848.53)	(\$255,130.00)	(\$52,281.47)	20.49%	(\$222,844.25)	(\$369,457.91)	(\$220,130.00)	(1.23%)
<b>TOTAL OTHER EXPENSES</b>	<b>\$16,219,339.69</b>	<b>\$25,364,333.16</b>	<b>\$9,144,993.47</b>	<b>36.05%</b>	<b>\$15,430,949.21</b>	<b>\$41,295,371.92</b>	<b>\$24,321,826.00</b>	<b>36.56%</b>
	\$33,556,111.13	\$49,502,014.92	\$15,945,903.79	32.21%	\$32,100,296.74	\$64,200,915.40	\$48,177,431.00	33.37%
<b>NET (REVENUE)/EXPENDITURE</b>	<b>\$28,337,709.68</b>	<b>\$45,037,070.74</b>	<b>\$16,699,361.06</b>	<b>37.08%</b>	<b>\$28,153,765.89</b>	<b>\$58,495,346.14</b>	<b>\$43,955,275.00</b>	<b>35.95%</b>
Public Works	\$22,361,798.71	\$30,890,159.28	\$8,528,360.57	27.61%				
Engineering	\$5,975,910.97	\$14,146,911.46	\$8,171,000.49	57.76%				
	\$28,337,709.68	\$45,037,070.74	\$16,699,361.06	37.08%				

## Public Works - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING%	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem	Actual To:	Actual	2021	Budget-Rem
				25%	September	Year End		YTD 2021
<b>REVENUE</b>								
Fees and user charges	(\$2,100,793.74)	(\$2,383,216.00)	(\$282,422.26)	11.85%	(\$1,909,934.45)	(\$2,655,946.15)	(\$2,226,181.00)	14.21%
Government grants	(\$222,599.09)	(\$705,269.00)	(\$482,669.91)	68.44%	(\$352,527.38)	(\$729,726.11)	(\$668,769.00)	47.29%
Contribution from own funds		(\$5,000.00)	(\$5,000.00)	100.00%		(\$4,688.64)	(\$5,000.00)	100.00%
Other income	(\$164,841.72)	(\$75,000.00)	\$89,841.72	(119.79%)	(\$138,997.61)	(\$201,355.95)	(\$75,000.00)	(85.33%)
	(\$2,488,234.55)	(\$3,168,485.00)	(\$680,250.45)	21.47%	(\$2,401,459.44)	(\$3,591,716.85)	(\$2,974,950.00)	19.28%
<b>EXPENDITURES</b>								
Salaries	\$11,516,101.82	\$15,863,502.25	\$4,347,400.43	27.41%	\$11,028,147.36	\$15,174,646.36	\$15,555,454.00	29.10%
Benefits	\$3,074,728.19	\$4,317,248.13	\$1,242,519.94	28.78%	\$3,023,227.24	\$4,066,408.95	\$4,430,910.00	31.77%
<b>TOTAL SALARIES/BENEFITS</b>	<b>\$14,590,830.01</b>	<b>\$20,180,750.38</b>	<b>\$5,589,920.37</b>	<b>27.70%</b>	<b>\$14,051,374.60</b>	<b>\$19,241,055.31</b>	<b>\$19,986,364.00</b>	<b>29.70%</b>
Travel and training	\$43,969.32	\$88,990.00	\$45,020.68	50.59%	\$24,814.52	\$33,341.38	\$88,990.00	72.12%
Vehicle allowance, maintenance and repairs	\$2,367,120.31	\$2,291,040.00	(\$76,080.31)	(3.32%)	\$2,471,710.93	\$3,384,052.09	\$1,937,520.00	(27.57%)
Utilities and Fuel	\$1,624,265.30	\$1,851,409.54	\$227,144.24	12.27%	\$1,168,003.10	\$1,777,906.64	\$1,626,188.00	28.18%
Materials and supplies	\$2,793,651.26	\$3,226,353.00	\$432,701.74	13.41%	\$2,588,616.75	\$3,392,772.69	\$3,437,858.00	24.70%
Taxes and licenses	\$78,432.74	\$85,455.00	\$7,022.26	8.22%	\$77,318.53	\$85,339.05	\$97,455.00	20.66%
Financial expenses	\$8,398.33	\$5,000.00	(\$3,398.33)	(67.97%)	\$8,522.11	\$13,300.66	\$5,000.00	(70.44%)
Purchased and contracted services	\$2,421,429.12	\$3,451,589.00	\$1,030,159.88	29.85%	\$2,366,693.85	\$3,323,822.22	\$3,422,794.00	30.85%
Transfer to own funds	\$1,061,134.00	\$3,086,587.36	\$2,025,453.36	65.62%	\$692,416.00	\$3,324,161.62	\$2,645,173.00	73.82%
Capital expense	\$63,651.40	\$46,600.00	(\$17,051.40)	(36.59%)	\$20,580.77	\$95,147.55	\$46,600.00	55.84%
Depreciation			\$0.00	0.00%		\$3,358,235.45		0.00%
Gain/Loss on Disposal of Capital Assets			\$0.00	0.00%		\$170,475.84		0.00%
Less: recoverable costs	(\$202,848.53)	(\$255,130.00)	(\$52,281.47)	20.49%	(\$222,844.25)	(\$369,457.91)	(\$220,130.00)	(1.23%)
<b>TOTAL OTHER EXPENSES</b>	<b>\$10,259,203.25</b>	<b>\$13,877,893.90</b>	<b>\$3,618,690.65</b>	<b>26.08%</b>	<b>\$9,195,832.31</b>	<b>\$18,589,097.28</b>	<b>\$13,087,448.00</b>	<b>29.74%</b>
	\$24,850,033.26	\$34,058,644.28	\$9,208,611.02	27.04%	\$23,247,206.91	\$37,830,152.59	\$33,073,812.00	29.71%
<b>NET (REVENUE)/EXPENDITURE</b>	<b>\$22,361,798.71</b>	<b>\$30,890,159.28</b>	<b>\$8,528,360.57</b>	<b>27.61%</b>	<b>\$20,845,747.47</b>	<b>\$34,238,435.74</b>	<b>\$30,098,862.00</b>	<b>30.74%</b>

Operations				
Winter Control: Roadways and Sidewalks	6,054,288.55	7,202,786.00	1,148,497.45	15.95%
Sanitary Sewers	1,489,442.93	2,062,118.77	572,675.84	27.77%
Storm Sewers	273,695.74	622,488.69	348,792.95	56.03%
Roadways and Sidewalks	2,191,888.63	3,714,166.13	1,522,277.50	40.99%
Supervision and Overhead	2,512,655.81	3,181,859.96	669,204.15	21.03%
Traffic & Communications	1,581,767.82	1,852,734.39	270,966.57	14.63%
Carpentry	625,787.09	681,042.39	55,255.30	8.11%
Administration	1,318,045.95	1,679,651.33	361,605.38	21.53%
Buildings & Equipment	1,769,934.53	2,243,633.90	473,699.37	21.11%
Waste Management	1,695,017.19	3,982,211.28	2,287,194.09	57.44%
Parks	2,849,274.47	3,667,466.44	818,191.97	22.31%
	22,361,798.71	30,890,159.28	8,528,360.57	27.61%

## Engineering - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem	Actual To:	Actual	2021	Budget-Rem
				25%	September	Year End	2021	YTD 2021
<b>REVENUE</b>								
Fees and user charges	(\$1,772,450.01)	(\$1,264,299.18)	\$508,150.83	(40.19%)	(\$1,462,041.19)	(\$2,022,314.01)	(\$1,217,206.00)	(20.11%)
Government grants	(\$957,716.89)	(\$32,160.00)	\$925,556.89	(2,877.98%)	-83030.22	(\$91,538.40)	(\$30,000.00)	(176.77%)
	(\$2,730,166.90)	(\$1,296,459.18)	\$1,433,707.72	(110.59%)	(\$1,545,071.41)	(\$2,113,852.41)	(\$1,247,206.00)	(23.88%)
<b>EXPENDITURES</b>								
Salaries	\$2,182,011.08	\$3,201,551.30	\$1,019,540.22	31.85%	\$2,075,326.69	\$2,919,205.11	\$3,099,974.00	33.05%
Benefits	\$563,930.35	\$755,380.08	\$191,449.73	25.34%	\$542,646.24	\$745,283.06	\$769,267.00	29.46%
<b>TOTAL SALARIES/BENEFITS</b>	<b>\$2,745,941.43</b>	<b>\$3,956,931.38</b>	<b>\$1,210,989.95</b>	<b>30.60%</b>	<b>\$2,617,972.93</b>	<b>\$3,664,488.17</b>	<b>\$3,869,241.00</b>	<b>32.34%</b>
Travel and training	\$5,232.83	\$25,153.12	\$19,920.29	79.20%	\$2,856.05	\$6,261.32	\$28,856.00	90.10%
Vehicle allowance, maintenance and repairs	\$18,807.86	\$31,099.20	\$12,291.34	39.52%	\$18,540.19	\$26,373.97	\$29,600.00	37.36%
Utilities and Fuel	\$2,667,771.57	\$5,597,687.40	\$2,929,915.83	52.34%	\$3,118,746.99	\$4,548,147.33	\$5,463,212.00	42.91%
Materials and supplies	\$218,942.27	\$227,294.32	\$8,352.05	3.67%	\$153,908.14	\$405,704.72	\$225,247.00	31.67%
Maintenance and repairs	\$178,229.07	\$230,400.00	\$52,170.93	22.64%	\$148,935.68	\$198,177.48	\$201,940.00	26.25%
Financial expenses	\$51.54	\$528.36	\$476.82	90.25%	\$487.89	(\$604.02)	\$518.00	5.81%
Purchased and contracted services	\$2,854,018.76	\$3,898,663.50	\$1,044,644.74	26.79%	\$2,781,904.55	\$3,739,593.41	\$3,824,308.00	27.26%
Transfer to own funds		\$1,424,455.00	\$1,424,455.00	100.00%		\$2,625,998.59	\$1,410,279.00	100.00%
Capital expense	\$17,082.54	\$51,158.36	\$34,075.82	66.61%	\$9,737.41	\$11,894.72	\$50,418.00	80.69%
Depreciation			\$0.00	0.00%		\$11,144,449.29		0.00%
Gain/Loss on Disposal of Capital Assets			\$0.00	0.00%		\$277.83		0.00%
<b>TOTAL OTHER EXPENSES</b>	<b>\$5,960,136.44</b>	<b>\$11,486,439.26</b>	<b>\$5,526,302.82</b>	<b>48.11%</b>	<b>\$6,235,116.90</b>	<b>\$22,706,274.64</b>	<b>\$11,234,378.00</b>	<b>44.50%</b>
	\$8,706,077.87	\$15,443,370.64	\$6,737,292.77	43.63%	\$8,853,089.83	\$26,370,762.81	\$15,103,619.00	41.38%
<b>NET (REVENUE)/EXPENDITURE</b>	<b>\$5,975,910.97</b>	<b>\$14,146,911.46</b>	<b>\$8,171,000.49</b>	<b>57.76%</b>	<b>\$7,308,018.42</b>	<b>\$24,256,910.40</b>	<b>\$13,856,413.00</b>	<b>47.26%</b>

## Community Development & Enterprise Services - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem	Actual To:	Actual	2021	Budget-Rem
				25%	September	Year End	2021	YTD 2021
<b>REVENUE</b>								
Fees and user charges	(\$5,332,652.72)	(\$8,184,516.07)	(\$2,851,863.35)	34.84%	(\$3,309,130.59)	(\$4,675,816.79)	(\$6,841,922.00)	51.63%
Government grants	(\$2,597,854.48)	(\$1,666,196.00)	\$931,658.48	(55.92%)	(\$3,089,177.77)	(\$4,535,966.66)	(\$2,018,792.00)	(53.02%)
Contribution from own funds	(\$103,930.71)	(\$465,454.00)	(\$361,523.29)	77.67%	(\$173,025.86)	(\$645,638.73)	(\$278,715.00)	37.92%
Other income	(\$70,151.37)	(\$119,204.85)	(\$49,053.48)	41.15%	(\$74,960.54)	(\$607,967.95)	(\$111,920.00)	33.02%
	(\$8,104,589.28)	(\$10,435,370.92)	(\$2,330,781.64)	22.34%	(\$6,646,294.76)	(\$10,465,390.13)	(\$9,251,349.00)	28.16%
<b>EXPENDITURES</b>								
Salaries	\$9,753,595.61	\$14,469,391.88	\$4,715,796.27	32.59%	\$8,750,076.23	\$12,489,324.22	\$13,867,870.00	36.90%
Benefits	\$2,449,415.60	\$3,522,104.48	\$1,072,688.88	30.46%	\$2,333,951.87	\$3,249,307.55	\$3,476,393.00	32.86%
<b>TOTAL SALARIES/BENEFITS</b>	<b>\$12,203,011.21</b>	<b>\$17,991,496.36</b>	<b>\$5,788,485.15</b>	<b>32.17%</b>	<b>\$11,084,028.10</b>	<b>\$15,738,631.77</b>	<b>\$17,344,263.00</b>	<b>36.09%</b>
Travel and training	\$27,892.33	\$111,507.00	\$83,614.67	74.99%	\$13,510.97	\$24,471.37	\$137,327.00	90.16%
Vehicle allowance, maintenance and repairs	\$878,043.63	\$1,044,745.00	\$166,701.37	15.96%	\$980,324.72	\$1,408,610.32	\$987,560.00	0.73%
Utilities and Fuel	\$2,390,768.82	\$3,193,435.88	\$802,667.06	25.13%	\$1,840,483.25	\$2,795,091.56	\$3,093,438.00	40.50%
Materials and supplies	\$613,064.56	\$932,001.00	\$318,936.44	34.22%	\$600,286.18	\$1,088,557.03	\$894,030.00	32.86%
Maintenance and repairs	\$929,911.84	\$1,325,039.00	\$395,127.16	29.82%	\$692,374.81	\$1,094,667.86	\$1,229,787.00	43.70%
Program expenses	\$35,716.38	\$169,540.03	\$133,823.65	78.93%	\$552.08	\$22,730.66	\$102,470.00	99.46%
Goods for resale	\$367,486.59	\$537,796.00	\$170,309.41	31.67%	\$183,284.78	\$266,027.45	\$469,960.00	61.00%
Rents and leases	\$72,607.98	\$90,255.00	\$17,647.02	19.55%	\$68,642.40	\$86,748.61	\$82,255.00	16.55%
Taxes and licenses	\$173,177.24	\$173,250.00	\$72.76	0.04%	\$171,640.58	\$204,434.83	\$172,250.00	0.35%
Financial expenses	\$116,560.59	\$99,287.01	(\$17,273.58)	(17.40%)	\$42,361.18	\$70,716.87	\$110,515.00	61.67%
Purchased and contracted services	\$1,438,324.55	\$1,650,692.22	\$212,367.67	12.87%	\$919,162.68	\$1,653,534.84	\$1,731,620.00	46.92%
Grants to others	\$105,058.86	\$66,500.00	(\$38,558.86)	(57.98%)	\$165,863.23	\$225,457.32	\$66,500.00	(149.42%)
Transfer to own funds	40000	\$1,413,196.00	\$1,373,196.00	97.17%		\$1,034,793.18	\$218,040.00	100.00%
Capital expense	\$75,233.36	\$60,768.88	(\$14,464.48)	(23.80%)	\$108,932.06	\$141,594.93	\$58,617.00	(85.84%)
Depreciation			\$0.00	0.00%		\$1,869,047.07		0.00%
Gain/Loss on Disposal of Capital Assets			\$0.00	0.00%		\$7,316.97		0.00%
<b>TOTAL OTHER EXPENSES</b>	<b>\$7,263,846.73</b>	<b>\$10,868,013.02</b>	<b>\$3,604,166.29</b>	<b>33.16%</b>	<b>\$5,787,418.92</b>	<b>\$11,993,800.87</b>	<b>\$9,354,369.00</b>	<b>38.13%</b>
	\$19,466,857.94	\$28,859,509.38	\$9,392,651.44	32.55%	\$16,871,447.02	\$27,732,432.64	\$26,698,632.00	36.81%
<b>NET (REVENUE)/EXPENDITURE</b>	<b>\$11,362,268.66</b>	<b>\$18,424,138.46</b>	<b>\$7,061,869.80</b>	<b>38.33%</b>	<b>\$10,225,152.26</b>	<b>\$17,267,042.51</b>	<b>\$17,447,283.00</b>	<b>41.39%</b>
Planning	\$718,317.89	\$1,019,930.10	\$301,612.21	29.57%				
LIP	(\$283,017.20)	\$0.29	\$283,017.49	.00%				
Humane Society	\$518,605.80	\$622,326.51	\$103,720.71	16.67%				
Recreation & Culture	\$945,305.95	\$1,846,607.24	\$901,301.29	48.81%				
Community Centres:								
John Rhodes Community Centre	\$854,868.89	\$1,806,583.32	\$951,714.43	52.68%				
McMeeken Centre	\$84,022.61	\$210,973.99	\$126,951.38	60.17%				
Northern Community Centre	(\$8,100.15)	\$46,173.42	\$54,273.57	117.54%				
GFL Memorial Gardens	\$450,115.43	\$761,980.50	\$311,865.07	40.93%				
Locks	\$29,957.06	\$30,320.59	\$363.53	1.20%				
Downtown Plaza	\$0.00	\$41,667.00	\$41,667.00	100.00%				
Mill Market	\$31.86	\$0.00	(\$31.86)	.00%				
Outdoor Pools/Misc Concessions	\$134,254.53	\$171,131.86	\$36,877.33	21.55%				
Administration	\$588,217.69	\$801,872.08	\$213,654.39	26.64%				
Cemetery	\$327,559.56	\$78,897.39	(\$248,662.17)	(315.17%)				
Transit	\$4,908,447.40	\$7,968,458.91	\$3,060,011.51	38.40%				
School Guards	\$201,755.84	\$291,329.05	\$89,573.21	30.75%				
Tourism and Community Development	\$224,551.09	\$514,108.09	\$289,557.00	56.32%				
Economic Development	\$384,856.71	\$727,759.21	\$342,902.50	47.12%				
Future SSM	\$562,829.85	\$427,292.76	(\$135,537.09)	(31.72%)				
Parking	\$184,834.12	\$210,567.56	\$25,733.44	12.22%				
Administration	\$534,853.73	\$846,158.59	\$311,304.86	36.79%				
	\$11,362,268.66	\$18,424,138.46	\$7,061,869.80	38.33%				

Levy Boards - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem 25%	Actual To: September	Actual Year End	2021	Budget-Rem YTD 2021
REVENUE								
EXPENDITURES								
Grants to others	\$16,880,142.75	\$22,506,857.36	\$5,626,714.61	25.00%	\$16,230,483.00	\$21,640,644.00	\$21,653,329.00	25.04%
TOTAL OTHER EXPENSES	\$16,880,142.75	\$22,506,857.36	\$5,626,714.61	25.00%	\$16,230,483.00	\$21,640,644.00	\$21,653,329.00	25.04%
	\$16,880,142.75	\$22,506,857.36	\$5,626,714.61	25.00%	\$16,230,483.00	\$21,640,644.00	\$21,653,329.00	25.04%
NET (REVENUE)/EXPENDITURE	\$16,880,142.75	\$22,506,857.36	\$5,626,714.61	25.00%	\$16,230,483.00	\$21,640,644.00	\$21,653,329.00	25.04%

## Outside Agencies (Main) - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem 25%	Actual To: September	Actual Year End	2021	Budget-Rem YTD 2021
<b>REVENUE</b>								
Fees and user charges	(\$188,046.80)	(\$130,000.00)	\$58,046.80	(44.65%)	(\$153,110.28)	(\$127,563.48)	(\$130,000.00)	(17.78%)
Government grants	(\$84,292.00)	(\$200,000.00)	(\$115,708.00)	57.85%	(\$45,575.98)	(\$212,733.98)	(\$200,000.00)	77.21%
Contribution from own funds			\$0.00	0.00%		(\$78,126.10)		0.00%
	(\$272,338.80)	(\$330,000.00)	(\$57,661.20)	17.47%	(\$198,686.26)	(\$418,423.56)	(\$330,000.00)	39.79%
<b>EXPENDITURES</b>								
Materials and supplies	\$217,415.68	\$220,000.00	\$2,584.32	1.17%	\$94,150.72	\$294,002.77	\$220,000.00	57.20%
Grants to others	\$25,242,409.31	\$36,361,965.58	\$11,119,556.27	30.58%	\$3,192,524.76	\$4,234,366.40	\$4,285,272.00	25.50%
Transfer to own funds		\$580,000.00	\$580,000.00	100.00%		\$620,936.81	\$580,000.00	100.00%
<b>TOTAL OTHER EXPENSES</b>	<b>\$25,459,824.99</b>	<b>\$37,161,965.58</b>	<b>\$11,702,140.59</b>	<b>31.49%</b>	<b>\$3,286,675.48</b>	<b>\$5,149,305.98</b>	<b>\$5,085,272.00</b>	<b>35.37%</b>
	\$25,459,824.99	\$37,161,965.58	\$11,702,140.59	31.49%	\$3,286,675.48	\$5,149,305.98	\$5,085,272.00	35.37%
<b>NET (REVENUE)/EXPENDITURE</b>	<b>\$25,187,486.19</b>	<b>\$36,831,965.58</b>	<b>\$11,644,479.39</b>	<b>31.62%</b>	<b>\$3,087,989.22</b>	<b>\$4,730,882.42</b>	<b>\$4,755,272.00</b>	<b>35.06%</b>

Corporate Financials - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem 25%	Actual To: September	Actual Year End	2021	Budget-Rem YTD 2021
<b>REVENUE</b>								
Taxation	(\$130,688,786.43)	(\$130,256,397.01)	\$432,389.42	(0.33%)	(\$125,510,648.95)	(\$125,895,298.92)	(\$125,248,213.00)	(0.21%)
Payment in Lieu of taxes	(\$2,867,219.86)	(\$4,501,741.00)	(\$1,634,521.14)	36.31%	(\$2,533,403.49)	(\$4,490,231.86)	(\$4,480,756.00)	43.46%
Fees and user charges	(\$11,724,590.95)	(\$14,821,847.00)	(\$3,097,256.05)	20.90%	(\$10,677,252.65)	(\$14,825,090.23)	(\$14,116,044.00)	24.36%
Government grants	(\$13,156,588.69)	(\$16,838,798.00)	(\$3,682,209.31)	21.87%	(\$14,373,800.19)	(\$18,729,619.26)	(\$16,412,618.00)	12.42%
Interest and Investment income	(\$3,065,370.40)	(\$4,320,000.00)	(\$1,254,629.60)	29.04%	(\$1,862,688.02)	(\$3,424,004.32)	(\$4,320,000.00)	56.88%
Contribution from own funds	(\$104,782.96)	(\$944,689.75)	(\$839,906.79)	88.91%		(\$1,034,645.70)	(\$1,914,308.00)	100.00%
Other income	(\$1,628,401.06)	(\$2,500,000.00)	(\$871,598.94)	34.86%	(\$630,280.02)	(\$1,746,026.03)	(\$1,540,000.00)	59.07%
Change in future employee benefits			\$0.00	0.00%		(\$12,051,300.16)		0.00%
	(\$163,235,740.35)	(\$174,183,472.76)	(\$10,947,732.41)	6.29%	(\$155,588,073.32)	(\$182,196,216.48)	(\$168,031,939.00)	7.41%
<b>EXPENDITURES</b>								
Salaries	(\$193,375.30)		\$193,375.30	0.00%	109.48	\$1,034,905.18		0.00%
Benefits	\$8,000.00	\$20,000.00	\$12,000.00	60.00%	\$14,000.00	\$14,000.00	\$20,000.00	30.00%
<b>TOTAL SALARIES/BENEFITS</b>	<b>(\$185,375.30)</b>	<b>\$20,000.00</b>	<b>\$205,375.30</b>	<b>1,026.88%</b>	<b>\$14,109.48</b>	<b>\$1,048,905.18</b>	<b>\$20,000.00</b>	<b>29.45%</b>
Materials and supplies	\$178,157.43	\$300,878.00	\$122,720.57	40.79%	\$250,174.57	\$263,270.30	\$310,056.00	19.31%
Program expenses	\$614,190.45	\$763,788.18	\$149,597.73	19.59%	\$297,207.00	\$781,263.55	\$472,988.00	37.16%
Financial expenses	\$1,345,057.24	\$2,531,006.00	\$1,185,948.76	46.86%	\$2,182,905.03	\$2,912,319.22	\$2,530,756.00	13.74%
Purchased and contracted services	\$2,497.03	\$11,000.00	\$8,502.97	77.30%	\$35,680.12	\$37,185.55	\$11,000.00	(224.36%)
Grants to others		\$865.00	\$865.00	100.00%		\$863.72	\$865.00	100.00%
Transfer to own funds	3733658.88	\$12,465,550.32	\$8,731,891.44	70.05%	\$36,000.94	\$27,789,282.23	\$12,917,364.00	99.72%
<b>TOTAL OTHER EXPENSES</b>	<b>\$5,873,561.03</b>	<b>\$16,073,087.50</b>	<b>\$10,199,526.47</b>	<b>63.46%</b>	<b>\$2,801,967.66</b>	<b>\$31,784,184.57</b>	<b>\$16,243,029.00</b>	<b>82.75%</b>
	\$5,688,185.73	\$16,093,087.50	\$10,404,901.77	64.65%	\$2,816,077.14	\$32,833,089.75	\$16,263,029.00	82.68%
<b>NET (REVENUE)/EXPENDITURE</b>	<b>(\$157,547,554.62)</b>	<b>(\$158,090,385.26)</b>	<b>(\$542,830.64)</b>	<b>0.34%</b>	<b>(\$152,771,996.18)</b>	<b>(\$149,363,126.73)</b>	<b>(\$151,768,910.00)</b>	<b>(0.66%)</b>

## Capital Levy & Debenture Debt - Third Quarter Ended September 30, 2022

FISCAL YEAR REMAINING% :	YTD	Budget	Variance	Percentage	2021	2021	Budget	Percentage
	Actual	2022		Budget-Rem 25%	Actual To: September	Actual Year End	2021	Budget-Rem YTD 2021
<b>REVENUE</b>								
Fees and user charges	(\$35,040.00)		\$35,040.00	0.00%	(\$104,798.77)	(\$187,378.09)	(\$350,000.00)	70.06%
	(\$35,040.00)	\$0.00	\$35,040.00	0.00%	(\$104,798.77)	(\$187,378.09)	(\$350,000.00)	70.06%
<b>EXPENDITURES</b>								
Long term debt	\$724,673.61	\$1,502,314.00	\$777,640.39	51.76%	\$635,176.45	\$1,795,301.64	\$1,795,301.00	64.62%
Transfer to own funds	\$300,000.00	\$6,368,384.28	\$6,068,384.28	95.29%		\$6,054,046.00	\$6,243,514.00	100.00%
<b>TOTAL OTHER EXPENSES</b>	<b>\$1,024,673.61</b>	<b>\$7,870,698.28</b>	<b>\$6,846,024.67</b>	<b>86.98%</b>	<b>\$635,176.45</b>	<b>\$7,849,347.64</b>	<b>\$8,038,815.00</b>	<b>92.10%</b>
	\$1,024,673.61	\$7,870,698.28	\$6,846,024.67	86.98%	\$635,176.45	\$7,849,347.64	\$8,038,815.00	92.10%
<b>NET (REVENUE)/EXPENDITURE</b>	<b>\$989,633.61</b>	<b>\$7,870,698.28</b>	<b>\$6,881,064.67</b>	<b>87.43%</b>	<b>\$530,377.68</b>	<b>\$7,661,969.55</b>	<b>\$7,688,815.00</b>	<b>93.10%</b>

## Appendix B

### Net Assessment Growth to September 30, 2022

Class	2022 Total Assessment Based on Returned Roll	2022 Total Assessment to September 30, 2022	Difference Between Returned Roll and Year End	
	CVA	CVA	\$	%
<b>Taxable</b>				
Residential	5,576,896,094	5,611,901,994	35,005,900	0.63%
New Multi-residential	11,795,000	13,804,000	2,009,000	17.03%
Multi-residential	434,333,538	434,191,538	-142,000	-0.03%
Com. Occupied	703,139,340	700,366,340	-2,773,000	-0.39%
Com. Exc. Land	5,257,460	5,277,660	20,200	0.38%
Shopping Occ.	142,506,373	142,506,373	0	0.00%
Office Occupied	16,743,991	16,743,991	0	0.00%
Parking/Vac. Land	24,572,800	24,572,800	0	0.00%
Ind. Occupied	42,457,372	43,022,372	565,000	1.33%
Ind. Exc. Land	1,035,800	1,035,800	0	0.00%
Ind. Vac. Land	6,143,100	6,221,100	78,000	1.27%
Large Ind. Occ.	60,465,900	60,505,900	40,000	0.07%
Large Ind. Exc.	162,100	162,100	0	0.00%
Pipelines	26,517,000	26,929,000	412,000	1.55%
Farm	1,461,100	2,136,800	675,700	46.25%
Managed Forests	2,841,500	2,739,500	-102,000	-3.59%
<b>Commercial Total Taxable</b>	<b>892,219,964</b>	<b>889,467,164</b>	<b>-2,752,800</b>	<b>-0.31%</b>
<b>Industrial Total Taxable</b>	<b>110,264,272</b>	<b>110,947,272</b>	<b>683,000</b>	<b>0.62%</b>
<b>Total Taxable</b>	<b>7,056,328,468</b>	<b>7,092,117,268</b>	<b>35,788,800</b>	<b>0.51%</b>

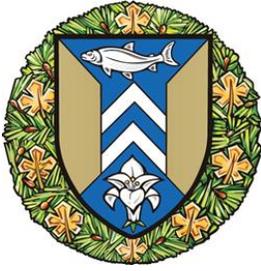
Appendix C

THE CORPORATION OF THE CITY OF SAULT STE MARIE  
 2022 CAPITAL BUDGET  
 SUMMARY OF PROJECTS  
 As at September 30, 2022

	2022 Approved Capital Budget	2022 Capital Budget Amendments	Revised 2022 Capital Budget	% of Total	Council Approved/ Costs Incurred to Date	Remaining
Roads/Bridges/Storm Sewers - Note 1	\$ 17,829,606	\$ 4,062,140	\$ 21,891,746	47.3%	\$ 17,072,922	\$ 4,818,824
Sanitary Sewer - Note 2	\$ 6,198,500	\$ -	\$ 6,198,500	13.4%	\$ 8,866,510	\$ (2,668,010)
Transit Fleet & Equipment	\$ 4,662,000	\$ -	\$ 4,662,000	10.1%	\$ -	\$ 4,662,000
Building Capital Maintenance - Note 3	\$ 4,088,000	\$ 3,846,045	\$ 7,934,045	17.1%	\$ 5,618,914	\$ 2,315,131
Fire Fleet & Equipment	\$ 810,000	\$ -	\$ 810,000	1.8%	\$ 133,509	\$ 676,491
Public Works Fleet & Equipment - Note 4	\$ 1,804,831	\$ (266,450)	\$ 1,538,381	3.3%	\$ 1,334,413	\$ 203,968
Growth Projects - Note 5	\$ 500,000	\$ -	\$ 500,000	1.1%	\$ 1,273,640	\$ (773,640)
Landfill Upgrades	\$ 2,735,582	\$ -	\$ 2,735,582	5.9%	\$ 879,731	\$ 1,855,851
<b>TOTAL</b>	<b>\$ 38,628,519</b>	<b>\$ 7,641,735</b>	<b>\$ 46,270,254</b>	<b>100%</b>	<b>\$ 35,179,640</b>	<b>\$ 11,090,615</b>

Notes:

- 1 - Includes additional roadwork to be completed as a result of additional OCIF funding and NORDS funding approved after the 2022 Budget was finalized.
- 2 - Includes year-to-date spending on the West End Plant and MPS that was approved in previous years' capital budget.
- 3 - Includes amendments for the NG911 system which is funded from the Asset Management Reserve as well as the amendment required for the Mill Market Relocation.
- 4 - This amendment reflects the uncommitment of funds for a Tandem Axle Street Sander partially reallocated to two other Public Works fleet projects. These funds will be uncommitted, therefore the reserve will not be drawn upon.
- 5 - Includes year-to-date spending on the Downtown Plaza of which full project cost was approved outside of the 2022 Budget.



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

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Steve Facey, Manager of Finance  
DEPARTMENT: Corporate Services  
RE: 2023 User Fees

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**Purpose**

Under the Municipal Act, section 391(1) municipalities have the authority to impose fees or charges for any activity or service that they provide. Staff is seeking Council approval of the user fees included in the schedules of By-law 2022-189 found elsewhere on the agenda, with the effective date of January 1, 2023.

**Background**

User fees are one of the few controllable sources of revenue that can reduce the reliance on property taxes. The rationale for user fees is that those who benefit from the service should be the ones to pay for it, which creates tax fairness and equity. Constraints exist that prevent full cost recovery for some activities and services, such as market pricing and the ability to pay.

All departments have reviewed their applicable user fees taking into consideration the recommended benchmark for cost recovery and the plan to achieve. Appendix A provides the budget impact for 2023 based upon the fee increases. Service level changes are not reflected in the analysis and thus the total budget impact may be more or less than shown.

Where applicable, departments applied a 5.5% inflationary increase.

**Analysis**

Municipalities continue to look at user fees to help offset the impact of municipal services on property taxes. Services funded through taxation result in the general tax base funding whether or not they receive any direct benefit. There is also a range of services that are provided to benefit the common good of the community, which would be funded through all or in part through taxation.

### **Sanitary Sewer Revenue**

In addition, Staff are reviewing the sanitary sewer rate currently set at 70% of the full water rate (amounts to 62 per cent of the water bill for residential customers and 82 per cent for non-residential customers).

Staff are updating a five-year forecast using updated capital and expense projections, including information included within the Asset Management Plan for Wastewater Assets, as well as updated water consumption trends from Public Utilities Commission's Financial Plan for Water Supply Services, dated October 11, 2019. This forecast reflects significant capital requirements, which may require an adjustment to the sanitary sewer rate.

Historically, staff have sought direction within this report for the sanitary sewer rate. Due to the changes within the forecast, staff will be returning to Council with a recommended course of action to address future capital needs and operating requirements.

### **Financial Implications**

The change in the User Fees as recommended reflects an estimated increase in revenue of approximately \$154,110 net of reserve transfers. New user fees are reflected in the 2023 Preliminary Operating Budget.

There are no financial implications, at this time, with respect to the sanitary sewer rate. A future report will outline a recommended plan and the associated implications.

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

This is an operational matter not articulated in the Strategic Plan.

### **Recommendation**

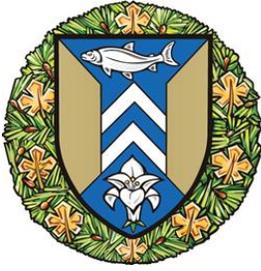
It is therefore recommended that Council take the following action:

The report of the Manager of Finance dated December 12, 2022 concerning 2023 User Fees be received as information.

By-law 2022-189 is listed under Agenda item 12 and will be read with all by-laws under that item.

Respectfully submitted,

Steve Facey, CPA, CMA  
Manager of Finance  
705.759.5356  
[s.facey@cityssm.on.ca](mailto:s.facey@cityssm.on.ca)



The Corporation of the  
City of Sault Ste. Marie

## COUNCIL REPORT

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Lisa Petrocco, CPA, CGA Manager of Taxation  
DEPARTMENT: Corporate Services  
RE: Property Tax Appeal – 145 Old Garden River Road

---

### **Purpose**

The purpose of this report is to provide Council with additional information on the property tax appeal under Section 357 of the *Municipal Act* for 145 Old Garden River Rd.

### **Background**

The property owner of 145 Old Garden River Road submitted an application under Section 357 of the *Municipal Act* for the 2022 Taxation year based upon entering into a lease with the Sault Area Hospital (SAH). The application was on the basis that hospitals are deemed to be exempt from property taxation by virtue of Section 3(1)(6) of the *Assessment Act*.

Section 357 of the *Municipal Act* allows property owners to apply for the cancellation, reduction or refund of property taxes for various reasons. Applications are received by the Property Tax Division throughout the year. The applications are forwarded to the Municipal Property Assessment Corporation (MPAC) to assist in determining whether a property qualifies for a property tax adjustment and/or to MTAG, the City's tax consultant.

### **Analysis**

MPAC reviewed the application and concluded that it had merit and advised that the property should be exempt effective January 1, 2022. Attached in Appendix B is MPAC's response to the application.

The City of Sault Ste. Marie utilizes a property tax consultant to assist with appeals. MTAG has provided their response and recommendation in Appendix C. MTAG agrees with the exemption, but recommends that it should be effective March 1, 2022, the start date of the lease payments. The rationale for the recommendation is contained in their response.

Property Tax Appeal – 145 Old Garden River Rd.

December 12, 2022

Page 2.

City staff agrees that the purpose and intent of the use of the property supports the exemption and also agrees that the start of the lease payments, March 1, 2022 is the most appropriate point for exemption to come into effect.

The impact on the taxpayer, whether municipal or provincial, needs to be considered. In discussions with SAH, it has been provided to the City that under the terms of their lease at 145 Old Garden River Road if the leased portion of the premises by SAH no longer qualifies for an exemption from municipal property taxation, that SAH would be responsible for that portion of the property tax. By not granting the exemption, SAH will have to re-direct operational funding for patient care to the payment of property taxes. Staff is of the opinion that this would not be in the best interests of the community or best use of taxpayer dollars.

**Financial Implications**

There is an annual budget allocation for tax write-offs. The decreased revenue of \$36,102.91 can be accommodated within the existing budget allocation.

**Strategic Plan / Policy Impact**

Not Applicable

**Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Taxation dated December 12, 2022 concerning the Property Tax Appeal for 145 Old Garden River Road be received and the recommendation that the tax records be amended pursuant to section 357 of the *Municipal Act* be approved, effective January 1, 2022 without precedent or prejudice.

Respectfully submitted,

Lisa Petrocco, CPA, CGA

Manager of Taxation

705.541.7065

[l.petrocco@cityssm.on.ca](mailto:l.petrocco@cityssm.on.ca)

APPLICATION TO COUNCIL TO CANCEL  
OR REFUND PROPERTY TAXES PURSUANT TO SECTION 357  
OF THE MUNICIPAL ACT, 2001

THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
PROPERTY TAX APPEALS

DATE: 2022 12 12  
PAGE: 1 of 1

ROLL #	PROPERTY ADDRESS	PERSON ASSESSED	TAX CLASS	REASON	APPEAL NO.	TAXES	INTEREST	TOTAL
030-080-077-00	00145 OLD GARDEN RIVER RD	DITOMASSO INVESTMENTS INC	CT>E	C	<b>2022</b> 22-025	(36,102.91)	-	(36,102.91)
<b>REPORT TOTAL</b>						<b>\$ (36,102.91)</b>	<b>\$ -</b>	<b>\$ (36,102.91)</b>

- A. CEASES TO BE LIABLE FOR TAX AT RATE IT WAS TAXED
- B. BECAME VACANT OR EXCESS LAND
- C. BECAME EXEMPT
- D. SICKNESS OR EXTREME POVERTY

- D(i). RAZED BY FIRE, DEMOLITION OR OTHERWISE
- D(ii). DAMAGED AND SUBSTANTIALLY UNUSABLE
- E. MOBILE UNIT REMOVED
- F. GROSS OR MANIFEST CLERICAL/FACTUAL ERROR
- G. REPAIRS/RENO'S PREVENTING NORMAL USE (MIN 3 MONTHS)

## Application made under Sec 357/358/359 of the Municipal Act, 2001

### MPAC's RESPONSE

Owner name(s)	DITOMMASO INVESTMENTS INC
Roll number	5761-030-080-07700-0000
Property location	145 OLD GARDEN RIVER RD
Property description	TARENTORUS PT SEC 32
Municipality/Local taxing authority	SAULT STE MARIE CITY
Application number	
Application reason	Became Exempt
Received date	June 23, 2022
Claim relief period	<b>From: January 01, 2022 - To: December 31, 2022</b>
Taxation year	2022

#### Current Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020-2023
OWNR COM C T	1,878,026	1,385,000	1,385,000	1,385,000	1,385,000	1,385,000
<b>Total</b>	<b>1,878,026</b>	<b>1,385,000</b>	<b>1,385,000</b>	<b>1,385,000</b>	<b>1,385,000</b>	<b>1,385,000</b>

#### Change to the Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020-2023
OWNR COM C T	685,446	505,500	505,500	505,500	505,500	505,500
OWNR COM E -	865,193	879,500	868,770	872,347	875,923	879,500
<b>Total</b>	<b>1,550,639</b>	<b>1,385,000</b>	<b>1,374,270</b>	<b>1,377,847</b>	<b>1,381,423</b>	<b>1,385,000</b>

#### MPAC Remarks

Exemption has been granted for the SAH lease area of 17,750 sqft (per architect drawings). Remainder of property remains in the COM/CT tax class.

MPAC's review provides rationale for the exempt status, based on three considerations:

1. Sault Area Hospital Treatment Facility - A 20-bed facility with registered medical professionals, clinical and support staff onsite. The Facility will include group therapy rooms, residential rooms, exam rooms, medical rooms, offices, and a kitchen.
2. Legislation –Section 3(1)6 of the Assessment Act provides exemption for "*Land used and occupied by a public hospital that receives provincial aid under the Public Hospitals Act but not any portion of the land occupied by a tenant of the hospital.*"
3. Case law - Case law from the University of Ottawa/Ryerson University decisions indicated that: "... both owners were deemed to be using an **Page 6 of 34** prior

*to construction of a building, and physical occupation. The case clarifies that the close involvement of the Universities in the development, planning, and execution process (e.g., zoning change submissions, building permit applications, meetings with contractors, architects, etc.) constituted as use and occupancy of the land, in the opinion of the court."*

As a result, MPAC's review determined that the area of the property dedicated to the Sault Area Hospital Treatment Facility is exempt since commencement of the lease.

*MPAC Representative:*

Tim Wishman

*Date:*

December 01, 2022

**DATE:** December 2, 2022

**To:** Lisa Petrocco, Manager of Taxation  
City of Sault Ste. Marie

**RE:** s.357 Application – 145 Old Garden River Road

---

## **Issue**

The Sault Area Hospital (SAH) has entered into a lease agreement to occupy space at 145 Old Garden River Road for the purpose of creating a 20 bed “Treatment Facility”. The owner of the property has filed an application under s.357 of *The Municipal Act* for the 2022 taxation year seeking to have City Council declare the space occupied by this Treatment Facility as exempt from property taxation.

In accordance with the City’s practice, MPAC was asked to comment on this s.357 application, and on December 1, 2022 submitted a revised “Response” confirming its initial conclusion that there was merit to this application, and indicating that in its opinion, City Council could consider granting the requested exemption effective January 1, 2022.

## **Analysis**

*The Assessment Act* states that where a tenant of a property would be exempt from taxation if it were instead the owner of said property, then it is reasonable to deem the leased and occupied space exempt from taxation. This is basis for the exemptions granted properties designated as *Municipal Capital Facilities*, for example.

As noted in MPAC’s Response regarding this s.357 application, hospitals are deemed to be exempt from property taxation by virtue of s.3(1)6 of *The Assessment Act*. City staff have confirmed that there is a formal lease agreement between the owner of this property and the SAH. Further, the use that the SAH will make of this property is consistent with the exemption granted under s.3(1)6 of *The Assessment Act*.

Therefore, it is reasonable to conclude that if the SAH was the owner of the space it is leasing from the owner of 145 Old Garden River Road, then the property would be exempt from property taxation. Accordingly, it is reasonable for City Council to grant the exemption being requested in this s.357 application.

There is, however, some question regarding when this exemption should begin. In its Response to this s.357 application MPAC is suggesting that the exemption be granted beginning January 1, 2022. With regard to this question, MTAG notes the following:

- The lease between SAH and the landlord is dated September 1, 2021
- The lease states that SAH's rent payments did not begin until 6 months later – March 1, 2022
- There is no clear indication when SAH obtained unrestricted access to its leased space
- SAH has yet to occupy its leased space

MTAG also notes that although SAH does not pay any “additional rent” on top of its “base rent”, that it is responsible for the maintenance, cleaning and utilities associated with its leased premises. Further, the lease contains a provision that states should the SAH's portion of the property remain taxable, then the landlord has the ability to pass these costs onto the hospital.

## **Discussion**

The decision on how to respond to an application under s.357 of the Municipal Act rests solely with City Council. MPAC's role, as is that of others such as MTAG, is to provide its expert opinion regarding the merits of the application and the implications of decisions approving or denying these applications.

MTAG agrees with MPAC that the space being leased by the SAH qualifies to be deemed as exempt from property taxation. The basis for this exemption is clearly articulated in *The Assessment Act*, and it is MTAG's professional opinion that SAH's use of its leased space at ~~at~~ 145 Old Garden River Road meets this definition. Where MTAG disagrees with MPAC is as to when this exemption should begin.

MPAC in its Response to this s.357 application cites a Court Decision involving the universities as the basis of its conclusion. It should also be noted that if the owners had filed a s.357 application for 2021 in time for it to be considered by City Council – which they did not – that MPAC may have also been suggesting that Council grant an exemption for the 2021 taxation year as well.

MPAC's basis for these suggestions revolves around a belief that the SAH and the landlord's discussions leading up to the signing of the lease agreement in 2021 could be considered to “constitute a use and occupancy of” the leased space. However, neither City staff nor MTAG have been provided with any documentary evidence to support such a contention, hence MTAG's recommendation that City Council consider granting the exemption effective March 1, 2022.

The final point that must be examined is what could be the consequences should City Council decide to reject this s.357 application or the owners' context Council's decision. In MTAG's opinion, if City Council rejects this application, it could expect the landlord to file an appeal and given the clear evidence that the space is being leased by an entity who in and of itself is exempt from property taxation, that the property owners would be successful in their appeal.

On the other hand, should Council grant the exemption with anything other than a commencement date of January 1, 2022, and the landlord context this, its is MTAG's opinion that the appeal could go either way. This is because of the lack of documentation and clarity surrounding this question.

## **Conclusion**

In reviewing the available facts and circumstances, MTAG is of the opinion that it is appropriate for City Council to grant this exemption from property taxation effective March 1, 2022. The reason for this is that this is when the SAH began paying rent and therefore represents the time period for which the landlord could, in theory, pass on the property taxes associated with its leased space to the SAH.

Accordingly, MTAG makes the following recommendations for City Council's consideration:

- 1. That it accept MPAC's determination that the space being leased by the SAH at 145 Old Garden River Road be considered as eligible to be deemed as exempt from property taxation**
- 2. That the appropriate date to make such an exemption effective is March 1, 2022.**

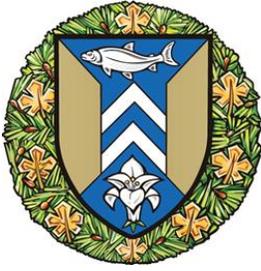
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Respectfully submitted.

John R Innes, BA(ACS), CPA, CA  
Senior Consultant

Tel: 519-670-0018

[john.innes@municipaltaxadvisory.com](mailto:john.innes@municipaltaxadvisory.com)



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

**C O U N C I L   R E P O R T**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Karen Marlow, Manager of Purchasing  
DEPARTMENT: Corporate Services  
RE: RFP Security Services – Ronald Irwin A. Civic Centre

---

**Purpose**

This report has been prepared for your information and consideration on behalf of the Evaluation Committee concerning proposals received for the provision of Security Services for the Civic Centre for a period of three (3) years commencing January 31, 2023 with the option to renew for up to two (2) additional years as required by the Building Services Division of the Public Works & Engineering Department. Staff is seeking Council approval of the Evaluation Committee's recommendation.

**Background**

The Request for Proposal was publicly advertised, and proposal document forwarded to all firms on our bidders list. Proposals were required to be submitted for consideration no later than 4:00 p.m. on November 9, 2022.

**Analysis**

Proposals from four (4) proponents were received prior to the closing date:

Commissionaires Ottawa, Ottawa, ON

Garda Canada Security, Ottawa, ON

Neptune Security Services, Mississauga, ON

Norpro Security & Investigations (Div. of N1Solutions) Sault Ste. Marie, ON

The proposals received have been evaluated by a committee comprised of staff from the Building and Building Services Divisions of Public Works & Engineering Services; and the Clerks Department.

It is the consensus of the Evaluation Committee that the proponent scoring the highest in the evaluation process is Commissionaires Ottawa of Ottawa, ON. Commissionaires Ottawa has had a long time role in providing Security Services at the Ronald A. Irwin Civic Centre.

**Financial Implications**

Based on estimated hours that Security Services will be required, the cost for these services will be approximately \$162,314 including the non-rebatable portion of HST for the first year. Sufficient funds have been allotted within the 2023 Preliminary Budget for the Building Services Division's Security account. Firm

pricing schedules have been provided for the three years of the contract, with extension for two additional years by mutual agreement.

**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 Manager of Purchasing dated December 12, 2022 concerning Security Services – Ronald A. Irwin Civic Centre be received and the recommendation to select Commissionaires Ottawa to provide the services as required by the Building Services Division of Public Works & Engineering Services be approved. The contract to commence January 31, 2023 for a period of three (3) years, with option to renew for up to two (2) additional years by mutual agreement.

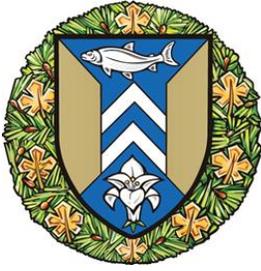
Respectfully submitted,

Karen Marlow

Manager of Purchasing

705.759-5298

[k.marlow@cityssm.on.ca](mailto:k.marlow@cityssm.on.ca)



The Corporation of the  
City of Sault Ste. Marie

## COUNCIL REPORT

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Karen Marlow, Manager of Purchasing  
DEPARTMENT: Corporate Services  
RE: Tenders for Automotive Supplies

---

### **Purpose**

Attached hereto for Council's information and consideration are the summaries of tenders received for the supply and delivery of automotive supplies for an initial 15-month term commencing January 1, 2023 with the option to renew for up to four (4) one-year periods by mutual agreement as required by Public Works, Transit and Fire Services. Staff is seeking Council approval of the tender recommendation.

### **Background**

The tenders were publicly advertised and tender documents forwarded to all firms on the bidders list. The closing date for submission of tenders was November 23, 2022 at 12:00 noon, and tender openings were conducted the same day with the Deputy City Clerk in attendance.

### **Analysis**

The tenders received have been thoroughly evaluated and reviewed by the staff at Public Works, Transit and Fire Services and the low tendered prices, meeting specifications, have been indicated on their respective summaries attached.

### **Financial Implications**

Funding for the purchase of these items as required will be drawn from various departmental operational accounts.

### **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 Manager of Purchasing dated December 12, 2022 concerning Automotive Supplies be received and the recommendation that the tenders for the supply and delivery for the initial 15-month term commencing January 1, 2023 with the option to renew for up to four (4) one-year periods by mutual agreement, be approved as follows:

Tenders – Automotive Supplies

December 12, 2022

Page 2.

Automotive Fasteners

Automotive Filters

Automotive Protective Lighting

Automotive Batteries

MSC Direct Industrial Supply, Mississauga ON

Reyco Automotive, Sault Ste. Marie ON

Traction, Sault Ste. Marie ON

Atlas Auto Parts, Sault Ste. Marie ON

Respectfully submitted,

Karen Marlow

Manager of Purchasing

705.759.5298

[k.marlow@cityssm.on.ca](mailto:k.marlow@cityssm.on.ca)

**FINANCE DEPARTMENT  
PURCHASING DIVISION**

**RECEIVED: November 23, 2022  
FILE: 2022PWE-PWT-35-T**

**BUDGET: Multi Department Inventory & Maintenance Charge Out Items**

**TENDER SUMMARY  
AUTOMOTIVE FASTENERS**

DESCRIPTION	Fastenal Company Ltd. Sault Ste. Marie, ON			MSC Industrial Supply Mississauga, ON		
	Net List	Disc.	Net/100	Net List	Disc	Net/100
1/4" x 2" NC Bolts	\$36.00	50.00%	\$18.00			\$8.10
3/8" x 2-1/2" NC Bolts	\$35.00	50.00%	\$17.50			\$19.00
1/4" Gr. 5 Washer	\$6.00	50.00%	\$3.00			\$1.10
3/8" Gr. 5 Washer	\$13.00	50.00%	\$6.50			\$3.70
1/2" Gr. 5 Washer	\$16.00	50.00%	\$8.00			\$5.10
3/4" Gr. 5 Washer	\$40.00	50.00%	\$20.00			\$10.20
3/4" Gr. 8 Heavy Nut	\$120.00	50.00%	\$60.00			\$26.50
1/4" NC Gr. 5 Hex Nut	\$6.00	50.00%	\$3.00			\$1.40
3/8" NC Gr. 5 Hex Nut	\$12.00	50.00%	\$6.00			\$2.10
5/8" x 3" Gr. 5 Carriage Bolt	\$250.00	50.00%	\$125.00			\$46.00
5/8" x 3-1/2" Gr. 5 Carriage Bolt	\$280.00	50.00%	\$140.00			\$48.00
5/8" x 4" Gr. 5 Carriage Bolt	\$488.00	50.00%	\$244.00			\$56.00
3/8" x 1-1/2" NC <b>Plated</b> Carriage Bolt	\$48.00	50.00%	\$24.00			\$8.75
5/8" x 2" NC Gr. 8 Plow Bolt	\$204.00	50.00%	\$102.00			\$47.00
5/8" x 2-1/2" NC Gr. 8 Plow Bolt	\$244.00	50.00%	\$122.00			\$55.00
5/8" x 3" NC Gr. 8 Plow Bolt	\$280.00	50.00%	\$140.00			\$69.00
5/8" Nut UNC, 2H H/D Gr. 8 Black	\$100.00	50.00%	\$50.00			\$19.00
1/4" X 1/2" S.S. Bolts Gr. 18-8	\$38.00	50.00%	\$19.00			\$4.40
1/2" X 2" S.S. Bolts Gr. 18-8	\$400.00	50.00%	\$200.00			\$42.00
			<u>\$1,308.00</u>			<u>\$472.35</u>
	Meets Specifications Pricing period not stated Meets Specifications			Meets Specifications Pricing held 15 months Jan. 1/23 to Mar. 31/24		

Note: The low tendered prices (HST extra) are boxed above.

It is my recommendation that the low tendered prices, submitted by MSC Industrial Supply be accepted.

Karen Marlow  
Manager of Purchasing

TENDER SUMMARY  
AUTOMOTIVE FILTERS

Reyco Sault Ste. Marie, ON				Traction Sault Ste. Marie, ON			
Wix	List	Disc	Net	Donaldson	List	Disc	Net
<b>Oil Filters</b>				<b>Oil Filters</b>			
WIX 7060MP			\$ 4.05	P550794	\$11.51	60.0%	\$4.60
WIX 1971			\$ 15.82	P552100	\$35.44	60.0%	\$14.18
WIX 1748XD			\$ 38.61	P553000	\$52.16	60.0%	\$20.86
WIX 1602			\$ 6.51	P558616	\$16.98	60.0%	\$6.79
WIX 1791			\$ 9.83	P551807	\$31.90	60.0%	\$12.76
WIX 1748XD			\$ 38.61	DBL7300	\$107.06	60.0%	\$42.82
WIX 1775			\$ 5.49	P550008	\$12.44	60.0%	\$4.98
WIX 7467			\$ 32.95	P574863	\$92.56	60.0%	\$37.02
WIX 1056			\$ 9.31	P551763	\$25.62	60.0%	\$10.25
WIX 1040MP			\$ 3.92	P550047	\$12.43	60.0%	\$4.97
WIX 1036MP			\$ 3.92	P550051	\$13.18	60.0%	\$5.27
WIX 1372MP			\$ 4.05	P550965	\$14.55	60.0%	\$5.82
WIX 1516MP			\$ 4.05	P550400	\$14.76	60.0%	\$5.90
WIX 7750S			\$ 13.94	P550779	\$33.89	60.0%	\$13.56
WIX 1334MP			\$ 4.05	P550162	\$16.98	60.0%	\$6.79
WIX 7708			\$ 43.35	P551145	\$109.25	60.0%	\$43.70
WIX 400107			\$ 36.46	P550949	\$105.51	60.0%	\$42.20
<b>Fuel Filters</b>				<b>Fuel Filters</b>			
WIX 3630			\$ 19.95	P551844	\$70.27	60.0%	\$28.11
WIX 3604			\$ 30.75	P551103	\$73.76	60.0%	\$29.50
WIX 3936			\$ 17.94	P550879	\$44.80	60.0%	\$17.92
WIX 600564			\$ 37.26	FF63009	\$79.57	60.0%	\$31.83
WIX 3120			\$ 8.36	P556916	\$17.73	60.0%	\$7.09
WIX 3118			\$ 8.01	P556915	\$17.55	60.0%	\$7.02
WIX 3002			\$ 2.18	P550012	\$10.32	60.0%	\$4.13
WIX 3626			\$ 13.14	P551315	\$26.95	60.0%	\$10.78
WIX 3936			\$ 17.94	P550774	\$32.11	60.0%	\$12.84
WIX 3682			\$ 15.42	P550881	\$42.41	60.0%	\$16.96
<b>Hydraulic Filters</b>				<b>Hydraulic Filters</b>			
WIX 7740XE			\$ 70.58	P560971	\$185.87	60.0%	\$74.35
R20C10CB			\$ 52.47	P171539	\$94.50	60.0%	\$37.80
WIX 1759			\$ 10.13	P165877	\$103.96	60.0%	\$41.58
WIX 1746			\$ 13.73	P550388	\$40.81	60.0%	\$16.32
WIX 1553			\$ 6.88	P551551	\$17.80	60.0%	\$7.12
<b>Air Filters</b>				<b>Air Filters</b>			
WIX 6644			\$ 40.45	P776765	\$193.49	60.0%	\$77.40
WIX 6883			\$ 40.09	P153551	\$140.76	60.0%	\$56.30
WIX 6433			\$ 21.83	P527484	\$72.23	60.0%	\$28.89
WIX 6744			\$ 36.85	P546597	\$41.95	60.0%	\$16.78
WIX 6744			\$ 36.85	P532966	\$95.32	60.0%	\$38.13
WIX 6562			\$ 31.76	P828889	\$76.28	60.0%	\$30.51
WIX 6569			\$ 18.49	P829333	\$44.08	60.0%	\$17.63
WIX 2330			\$ 39.30	P780522	\$87.40	60.0%	\$34.96
WIX 2816			\$ 24.74	P780523	\$54.08	60.0%	\$21.63
WIX 6870P			\$ 56.79	P606503	\$140.65	60.0%	\$56.26
WIX 2809			\$ 59.62	P607955	\$142.73	60.0%	\$57.09
WIX 2812			\$ 97.51	P607965	\$223.21	60.0%	\$89.28
WIX 9666			\$ 77.93	P608666	\$169.44	60.0%	\$67.78
WIX 9560			\$ 44.59	P601560	\$116.94	60.0%	\$46.78
<b>Coolant Filter</b>				<b>Coolant Filter</b>			
WIX 4084			\$ 36.24	DBC4085	\$107.78	60.0%	\$43.11
<b>Water Filter</b>				<b>Water Filter</b>			
WIX 4071			\$ 11.01	P554071	\$25.91	60.0%	\$10.36
<b>Transmission Filters</b>				<b>Transmission Filters</b>			
WIX 7740XE			\$ 70.58	P560971	\$185.87	60.0%	\$74.35
<b>Cabin Air Filters</b>				<b>Cabin Air Filters</b>			
WIX 9082			\$ 13.63	P614547	\$35.63	60.0%	\$14.25
<b>Fuel/ Water Filters</b>				<b>Fuel/ Water Filters</b>			
WIX 3231			\$ 26.47	P551855	\$69.20	60.0%	\$27.68
WIX 3827			\$ 17.54	P550904	\$44.27	60.0%	\$17.71
			<u>\$1,401.93</u>				<u>\$1,452.74</u>
Meets Specifications Pricing held for 1 year Jan. 1/23 to Dec. 31/23				Meets Specifications Pricing held for 3 months (then review) Jan. 1/23 to Mar.31/23			

Note: The low tendered prices are boxed above.  
Pricing showing does not include applicable HST & Stewardship Ontario Levies.  
It is my recommendation that the low tendered prices, submitted by Reyco Automotive be accepted.

Karen Marlow  
Manager of Purchasing

TENDER SUMMARY  
AUTOMOTIVE PROTECTIVE LIGHTING

Rush Sault Ste. Marie, ON				Traction Sault Ste. Marie, ON		
				List	Disc	Net
Grote 12020 Convex Mirror	\$73.00	16%	\$61.32	Grote 12020 Convex Mirror	\$104.03	\$61.41
Grote 12183 Convex Mirror	\$22.68	16%	\$19.05	Grote 12183 Convex Mirror	\$25.60	\$15.11
Grote 44710 Flasher	\$27.00	16%	\$22.68	Grote 44710 Flasher	\$31.25	\$17.31
Grote 44810 Flasher	\$9.45	16%	\$7.94	Grote 44810 Flasher	\$11.80	\$6.54
Grote 53422	\$57.68	16%	\$48.45	Grote 53422	\$82.20	\$44.16
Grote G4002 LED Lamp	\$25.24	16%	\$21.20	Grote G4002 LED Lamp	\$33.13	\$18.60
Grote 53762 Tail Lamp	\$40.66	16%	\$34.15	Grote 53762 Tail Lamp	\$57.95	\$32.54
Grote 73040 Backup Alarm	\$39.00	16%	\$32.76	Grote 73040 Backup Alarm	\$23.45	\$35.60
Grote 76943 Light Bar	\$455.26	16%	\$382.42	Grote 76943 Light Bar	\$648.75	\$359.32
Grote 82-1010 Plug w/ Guard	\$11.70	16%	\$9.83	Grote 82-1010 Plug w/ Guard	\$11.28	\$6.59
Grote 82-1015 Socket	N/A	16%		Grote 82-1015 Socket	\$20.20	\$11.79
Grote 82-1020 Socket	\$9.46	16%	\$7.95	Grote 82-1020 Socket	\$12.20	\$7.12
Grote 82-1021 Plug	\$6.76	16%	\$5.68	Grote 82-1021 Plug	\$7.95	\$4.65
Grote 82-1030 Tr. Connector	\$3.90	16%	\$3.28	Grote 82-1030 Tr. Connector	\$5.13	\$3.00
Grote 82-1034 Tr. Connector	\$2.58	16%	\$2.17	Grote 82-1034 Tr. Connector	\$3.38	\$1.97
Star Warning Systems 200A Strobe	\$208.48	16%	\$175.12	Star Warning Systems 200A Strobe	\$441.27	\$214.38
Star Warning Systems 200Z Strobe	\$103.97	16%	\$87.33	Star Warning Systems 200Z Strobe	\$234.10	\$113.73
Star Warning Systems 129 Bulb	\$51.94	16%	\$43.63	Star Warning Systems 129 Bulb	\$116.94	\$56.81
G1903	\$10.82	16%	\$9.09	Truck Lite 1960A	\$16.42	\$9.32
G1902	\$10.82	16%	\$9.09	Truck Lite 1960	\$16.10	\$9.14
G4603	\$16.22	16%	\$13.62	Truck Lite 2660	\$21.18	\$12.20
47242	\$11.85	16%	\$9.95	Truck Lite 35200R	\$15.72	\$8.92
47463	\$11.85	16%	\$9.95	Truck Lite 35200Y	\$17.83	\$10.12
Truck Lite 15205	\$39.65	16%	\$33.31	Truck Lite 15205	\$49.35	\$28.00
G4002	\$25.24	16%	\$21.20	Truck Lite 4050	\$33.24	\$18.86
G4003	\$25.24	16%	\$21.20	Truck Lite 4050A	\$36.83	\$20.90
G6003	\$28.48	16%	\$23.92	Truck Lite 6050-3	\$39.46	\$22.39
53422	\$57.68	16%	\$48.45	Truck Lite 91242R	\$131.15	\$74.42
55993	\$61.80	16%	\$51.91	Truck Lite 91241Y	\$148.80	\$84.43
Truck Lite 44166C	N/A	16%		Truck Lite 44166C	\$185.05	\$148.04
			<u>\$1,216.66</u>			<u>\$1,457.37</u>
Substitutes and N/A products Pricing firm for 3 months Jan. 1/23 to Mar. 31/23				Meets Specifications Pricing firm for 1 year Jan.1/23 to Dec. 31/23		

Note: The low tendered prices (HST extra) are boxed above.

It is my recommendation that the low tendered prices, submitted by Traction, be accepted.

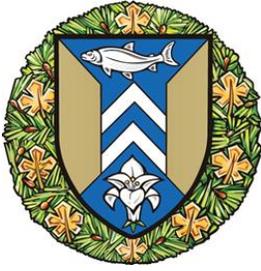
Karen Marlow  
Manager of Purchasing

TENDER SUMMARY  
AUTOMOTIVE BATTERIES

Atlas Auto Parts Sault Ste. Marie, ON				Reyco Automotive Sault Ste. Marie, ON				Traction Sault Ste. Marie, ON			
East Penn/Johnson	Net	Disc	Net	East Penn/ Can. Energy	Net	Disc	Net	East Penn	Net	Disc	Net
1131PMF			\$122.82	East Penn 31-90			\$176.61	BAT 31P			\$176.59
1131MF			\$122.82	East Penn 31-90S			\$159.54	BAT 31S			\$144.99
526MF			\$84.78	26R5 East Penn			\$84.40	BAT DT 75/86			\$224.64
765MF			\$118.72	65-6 East Penn			\$124.61	BAT 65MF			\$218.08
778PT			\$110.25	DT3478-7 East Penn			\$124.24	BATDT3478			\$194.92
708D			\$205.43	8D7 East Penn			\$249.25	BAT8D			\$312.92
8DBOLTHDBUS			\$279.60	8D9J East Penn			\$336.83	BAT8DHDS			\$305.97
8D BOLT HD 1100			\$279.60	EFB8D Canada Energy			\$444.27	BAT908DFT928			\$560.09
			<u>\$1,324.02</u>				<u>\$1,699.75</u>				<u>\$2,138.20</u>
Meets Requirements Pricing held for 15 months Jan. 1/23 to Mar. 31/24				Meets Requirements Pricing period not stated				Meets Requirements Pricing held for 6 months Jan. 1/23 to June 30/23			

Note: The low tendered prices (HST extra), meeting requirements for acceptable product, are boxed above.  
It is my recommendation that the low tendered prices, submitted by Atlas Auto Parts, be accepted.

Karen Marlow  
Manager of Purchasing



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

**C O U N C I L   R E P O R T**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Tom Vair, Deputy CAO, Community Development and  
Enterprise Services  
DEPARTMENT: Community Development and Enterprise Services  
RE: Downtown Activation

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**Purpose**

The purpose of this report is to respond to a Council resolution asking staff to bring a plan to Council for additional activation of Queen Street or nearby areas by working in conjunction with the Downtown Association.

**Background**

On February 22, 2022, City Council passed the following resolution:

Whereas in 2017 a motion was brought seeking a plan for downtown street closures; and

Whereas in January 2022, a staff report indicated that the Downtown Association had a number of concerns about weekend downtown street closures and staff was not recommending the weekend downtown street closures; and

Whereas Council expressed a desire to continue pursuing activating the downtown for additional events;

Now Therefore Be It Resolved that Council direct staff bring a plan to Council for additional activation of Queen Street or nearby areas by working in conjunction with the Downtown Association, but that such plan be the City of Sault Ste. Marie's plan.

**Analysis**

Staff have had a number of meetings and discussions with the BIA on Downtown Activation. With the planned completion in 2023 of the downtown plaza, a key component of activation will be coming available. This presents an opportunity for an exciting mix of events and activities that utilize the plaza, Roberta Bondar Pavilion, Mill Market and street closures.

1. Plaza

a. Activities

As reported to Council, the downtown plaza will be a dynamic hub that has both passive and programmed activation year-round. The passive activation comes from the features such as the skating rink, fountain, play structure and seating areas that invite community participation throughout the year.

Staff met with a number of organizations to undertake initial planning for programmed events and are excited at the potential and possibilities for plaza activation. A list of events were developed as the result of brainstorming activities and include seasonal events, recreation activities, music and theatre performances, cultural celebrations, markets and more.

In addition, Staff have obtained Letters of Interest from twelve organizations anticipating over 40 events in the plaza (Attachment A – Downtown Plaza Letters of Support). A list of these organizations is provided below:

- Downtown Association
- Algoma District School Board
- Huron-Superior Catholic District School Board
- Cultural Groups
  - ACCANO – African Caribbean Association of Northern Ontario
  - Sault Community Career Centre
  - Northern Ontario Latin-Hispanic Association
  - Filipino Canadian Community of SSM
  - Sault Canadian- Pakistani Community
  - Chinese Association
  - Islamic Association of SSM
- Soo Greyhounds
- Bon Soo

This demonstrates the interest in utilizing the plaza space and the great community programming that can take place with community partners. City staff look forward to connecting with additional organizations and community groups to continue to activate the plaza and downtown. It is believed that further opportunities will be identified as the space starts to be activated.

b. Resources Required

Council has already approved an annual operating budget for the downtown plaza which will provide funds for utilities, staff time and programming costs

With the demand identified from the groups above and also event activation opportunities identified by staff and the BIA, it was determined an additional budget of \$59,678 would assist in accommodating a full slate of activation activities. The additional funds would provide for the following expenses:

- Wages for Recreation Programmer (1,716 hrs) and PT Attendant (1,052 hrs) - \$42,478
- Budget for events - \$17,200
  - Performers - \$4,600 (local artists throughout Spring-Fall)
  - Materials, supplies and purchased services (e.g., purchasing a move) - \$12,600

Staff have engaged with sponsors that may be interested in assisting with downtown activation programming and will continue to pursue these opportunities.

## 2. Roberta Bondar Pavilion

### a. Activities

The Roberta Bondar Pavilion hosted 96 community events in 2019 prior to the Covid-19 pandemic. The site continues as an important component of the City's downtown activation plans.

Staff have been investigating the potential to enhance the summer concert series to include touring bands/musicians along with local talent. Both Sudbury (Summer Concert Series) and Thunder Bay (Live on the Waterfront) have increased their offerings in this way using City investment, sponsors and external funding.

The City of Thunder Bay has the most advanced programming pre-pandemic and is in the process of re-establishing their events. The annual budget for festivals is \$100,000 annually which includes:

- Live on the Waterfront Summer Concert Series
- Canada Day
- Winter Family Day

They have two fulltime staff dedicated to these events and three part-time staff. They have also gained \$100,000 in revenue annually from sponsors, grants and vendors. They have 2500-7500 participants attend weekly free concerts on Wednesdays through the summer concert series.

The City of Sudbury Summer Concert Series has been organized with an external promoter who organizes and operates the concerts within a City facility.

Currently, the City budget for events at the Roberta Bondar Pavilion consists of:

- Canada Day - \$10,500
- Summer Concert Series - \$11,200

Staff undertook research and talked with booking agencies to gather information on the cost of developing a concert series. As a very rough guide, up-and-coming talent that may be somewhat recognized is \$10,000-\$20,000 per show not including production, event and hospitality fees. The production, event and hospitality fees for a modest show can be in the range of \$20,000 for sound equipment, instruments, hospitality, security, transportation, advertising and SOCAN fees. Offsetting the cost of the concerts is revenue from any sales of food and beverage at the events.

A more recognizable band would be in the \$50,000-\$100,000 range plus production, event and hospitality fees. Top artists in the A-list vary dramatically in price and would likely not be feasible from a budget perspective for the Roberta Bondar Pavilion.

b. Resources Required

Staff recommend a concert fund of \$20,000 for the Roberta Bondar Pavilion (in addition to the current \$11,200) to establish a base budget that could be leveraged to attract additional funding and/or sponsorship. This will allow staff to improve the summer concert series and further activate the downtown in coordination with other events.

Tourism SSM recently committed \$25,000 towards waterfront activation which includes support for the summer concert series and other initiatives planned for the summer, which may include activation in the Roberta Bondar Pavilion when cruise ships arrive.

Staff will continue to pursue external funding and sponsorships to assist with the establishment of a robust summer concert series and pursue

3. Mill Market

a. Activities

The Mill Market organizes a series of events throughout the year that benefit downtown activation and will provide excellent synergies once established beside the downtown plaza. Past events have included:

- March
  - Wednesday Moonlight Market – St. Patrick’s Day (Licensed event)
  - Pancake Breakfast
- April
  - Easter Event

- May
  - Fibrefest (Wool)
- June
  - Garage sale
- July
  - Market and Moonlight for Canada Day
  - Strawberry Social
- August
  - Bus Tour
  - Blueberry Fest
- September
  - Pig Roast & BBQ
- October
  - Harvest Festival
  - Halloween / Trick or treat
- November
  - Remembrance
  - Moonlight Market
  - Santa and the Alpacas
- December
  - Moonlight Marker (Licensed event)
  - Basket Draw

b. Resources Required

The resources for these events are covered by the Mill Market and no further resources are required to continue with these activities.

4. Downtown Association

a. Activities

The BIA undertakes a number of events each year as part of their activities. In 2022, these events included:

- April
  - Easter Egg Hunt
- May
  - Spring Clean Up
  - Sidewalk Sale
- June
  - Longest Garage Sale
  - Summer Moon Fest (in collaboration with community partners)
  - Poutine Feast
- July
  - Street Party #1 (Pim-Spring Street)
- August

- Street Party #2 (Spring-Dennis Street)
- Sidewalk Sale
- September
  - Greyhound Opener
  - Sidewalk Sale
- October
  - Halloween on Queen
- November
  - Moonlight Magic

b. Resources Required

The resources for these events are covered by the BIA and no further resources are required to continue with the current slate of activities. The BIA Board approved adding an additional street closure in 2023 to have a Halloween Party. As well, the BIA is exploring options to make closing the street easier for planned events. One of the options under evaluation for 2024 is a budget allocation to contract out the work for closing and reopening Queen Street. The BIA is also looking to start programming at the March St. Stage on Saturdays in the summer and will work with City staff to facilitate.

5. Rotary

a. Activities

- July  
The Rotary Club of Sault Ste. Marie operates, "Rotaryfest, The Sault's Summer Festival!" in Clergue Park which typically runs in mid-July. 2022 was the 100th anniversary of Rotaryfest which began in 1922 with the first Community Night parade held as a fundraiser to purchase a car for the city nurse. Over the past century, the parade has grown and evolved into a three-day festival that hosts thousands of people of all ages.
- November  
Rotary Santa Claus Parade typically attracts more than 40 entries and thousands of spectators. The parade is recognized by the community as a kick-off to the Christmas season.

b. Resources Required

The Rotarfest and Santa Claus Parade events are organized by the Rotary Club and don't require a financial contribution from the City. City staff provide significant in-kind support for the Rotaryfest event each year.

6. Ermatinger Clergue National Historic Site

a. Activities

- June
  - Lilac and Lavender - Victorian High Tea
  - Poutine Feast - in partnership with BIA
- July
  - Strawberry Social
- August
  - Blueberry Festival
- September
  - Fall Rendezvous and Harvestfest - fall fair, longest table.
- October
  - Halloween House – Spirits in the Summer Kitchen. Food & Beverage & Spirits event - Ticketed - ages 19+.
  - Halloween on Queen – in partnership with the DTA

There are also a number of events and exhibitions at other important sites including:

- The Canal District
- Sault Ste. Marie Museum
- Art Gallery of Algoma
- Bushplane Museum
- Entomica
- Sault Ste. Marie Canal National Historic Site.

The community also has events put on by the private sector and volunteer groups including:

- The Festival of Beer
- Queen Street Cruise
- Oktoberfest

Put them all together, and you have a dynamic calendar full of opportunities for passive and active programming that currently, and will in the future, help to activate downtown year round. To promote and create awareness of these events, staff will utilize existing tools (tourism event calendar, social media, advertising, etc.) and work with community partners to amplify event promotion.

At this point, it is not felt that additional street closures are required. Utilizing the new assets (downtown plaza, Mill Market) and existing assets in combination with the current street closure events will provide a dynamic event schedule for the downtown. It should be noted that BIA members are split on further street closures and a number of businesses feel that the closures impede their business operations.

In order to ramp up activities in the downtown core, staff have recommended additional resources be utilized to increase activation in the downtown:

- 1) Event Funds - \$59,678
- 2) Concert Series - \$20,000 (additional to \$11,200)

At this point, staff are pursuing additional sponsorship and funding to help cover these costs. This report is for information purposes at this point and a final request will be referred to the 2023 budget deliberations.

### **Financial Implications**

There are no financial implications at this time. Any further consideration will take place within budget deliberations and pending sponsorship/funding support.

### **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:

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated November 21, 2022 concerning the Downtown Activation be received as information and that Council refer to the 2023 budget consideration of expanded downtown activation resources.

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)

2022 08 02

Tom Vair  
Deputy CAO, CDES  
City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, ON

P6A 5X6

Dear Tom:

**Re: Downtown Plaza Collaboration**

Ontario Winter Carnival Bon Soo is pleased to provide this letter indicating our interest to collaborate on events within the downtown plaza. The Ontario Winter Carnival Bon Soo will be celebrating our 60<sup>th</sup> annual carnival February 2023. The carnival is the largest Northern Ontario carnival offering ten days of excitement for all ages and interests.

Bon Soo - as we now know it - was originally the idea of Sault Ste. Marie businessman Henry Bullock. The first Carnival was held in 1964. In the beginning it was a collection of events that already existed in the City, but were encouraged by the Chamber of Commerce to come together in a Carnival Format. The primary purpose was to add excitement to the long winter season - but early organizers also recognized this great opportunity to boost Tourism and business during the historically slower first quarter of the year.

In the heart of winter at a time when the winter blues could set in, Bon Soo would bring families, friends, neighbours and visitors out of doors to enjoy the season. What better than a central community meeting center in the middle of our downtown core to bring people out of their homes and celebrating community spirit?

Our goal is to host 1-2 + events per year in the downtown plaza including winter events during Bon Soo February 3-12 (TBD 2023 schedule pending) onsite with visits with of our Mr. Bon Soo Mascot. We are very open to conversations and collaborations for other events and activities throughout the year where a presence for the Bon Soo Carnival can be involved. We look forward to working with City staff to finalize the details and participating in activating the plaza in 2023.

Best regards,

*Jeany White*

Jeany White  
Manager  
Bon Soo



2022 07 04

Tom Vair  
Deputy CAO, CDES  
City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, ON  
P6A 5X6

Dear Tom:

**Re: Downtown Plaza Collaboration**

African Caribbean Canadian Association of Northern Ontario (ACCANO) is pleased to provide this letter indicating our interest to collaborate on events within the downtown plaza.

ACCANO is organized exclusively as a not for profit, non political, and non-denominational association that seeks to develop, promote, and grow awareness of our cultural heritage, while promoting unity in our community. Its objectives include but are not limited to:

- a) To bring together all the residents of Northern Ontario of Black/African/West Indian (BAWI) descent, their families and friends
- b) To advance the common interest of all members
- c) To provide mutual aid and assistance as needed
- d) To provide a forum for social, cultural and business networking opportunities
- e) To create an environment for our children and the youth to learn about our diversity
- f) To share our culture and diversity in the community in which we live
- g) To promote and assist with the integration of new BAWI immigrants in the community
- h) To connect and build relationships with other groups in the community

Our goal is to host two main events per year in the downtown plaza including showcasing ACCANO's Arts and Cultural heritage. We look forward to working with City staff to finalize the details and participating in activating the plaza in 2023.

Best regards,

Gabriel Araba

ACCANO Vice President

Organization/Event: Showcasing ACCANO's Arts and Cultural Heritage

Tom Vair  
Deputy CAO, CDES  
City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, ON  
P6A 5X6

Friday, July 8, 2022

**Re: Downtown Plaza Collaboration**

Dear Tom Vair:

The Sault Community Career Centre is pleased to provide this letter indicating our interest in collaborating on events in the city's Downtown Plaza. We want to play our part in helping diversify and grow Sault Ste. Marie's economy so that it remains vibrant and healthy.

The Sault Community Career Centre is a not-for-profit employment service agency serving Sault Ste. Marie and area since 1992. We provide free support to job seekers, employers, and newcomers so that they can reach their professional goals.

We aim to host six events a year in the Downtown Plaza, including events focused on cultural celebrations such as Multiculturalism Day, English conversation circles, and other events aimed at helping newcomers settle in the community. We look forward to working with City staff to finalize details and participate in activating the Downtown Plaza in 2023.

Sincerely,



Adam Pinder  
Executive Director  
Sault Community Career Centre



2022 07 05

Tom Vair  
Deputy CAO, CDES  
City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, ON  
P6A 5X6

Dear Tom:

**Re: Downtown Plaza Collaboration**

The Northern Ontario Latin-Hispanic Association is pleased to provide this letter indicating our interest to collaborate on events within the downtown plaza.

The Northern Ontario Latin-Hispanic Association (NOLHA) is a non profit organization dedicated to promote and celebrate Latin-Hispanic culture and heritage. We strive to enhance cultural awareness and enrich our community, sharing ideas and providing experiences to further the understanding of our Latin/Hispanic culture. NOLHA was first started in 2013 in Sault Ste Marie, ON to promote and share the Latin-Hispanic culture through events, education, dance, music and social programs.

Our goal is to host 1 to 2 events per year in the downtown plaza including collaboration for multicultural events with community partners. Our organization intends to promote racial harmony among the greater community through the exposure of diverse educational, cultural, social and artistic events. We look forward to working with City staff to finalize the details and participating in activating the plaza in 2023.

Best regards,

Sandra Mongui  
Executive Director  
Northern Ontario Latin-Hispanic Association (NOLHA)

[nolhacan@gmail.com](mailto:nolhacan@gmail.com)



## Algoma District School Board

644 Albert St. East  
Sault Ste. Marie  
ON P6A 2K7  
Telephone: (705) 945-7111  
FAX: (705) 942-2540  
www.adsb.on.ca

CHAIR  
Jennifer Sarlo

DIRECTOR OF EDUCATION  
Lucia Reece

August 12, 2022

Tom Vair  
Deputy CAO, CDES  
City of Sault Ste. Marie  
99 Foster Drive,  
Sault Ste. Marie, ON P6A 5X6

Dear Tom:

### **Re: Downtown Plaza Collaboration**

The Algoma District School Board is pleased to provide this letter indicating our interest to collaborate on events within the downtown plaza.

As our mission is to develop and graduate "*Confident Learners, Caring Citizens*," we actively seek opportunities for community partnerships and to engage our students in community-based events and projects, as well as to showcase the talents of our students across the district. The plaza will provide a dynamic location for students to demonstrate their musical talent and potentially their culinary and woodworking skills. In addition, the site could provide access to skating for classes during the winter months as well as a venue to promote entrepreneurship or host specific school community family nights. As these are preliminary ideas, there is, of course, also the opportunity to engage students, through a youth committee, to provide insights and ideas about the use of the space.

Given the opportunities noted above, I anticipate that both school-level and Board-level use could occur during all seasons, and minimally, monthly. We would welcome the opportunity to work with City staff to finalize details and our participation in activating the plaza in 2023.

Best regards,

Lucia Reece  
Director of Education  
Algoma District School Board

cc: Jennifer Sarlo, Chair, Algoma District School Board



June 15, 2022

Tom Vair  
Deputy CAO, CDES  
City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, ON P6A 5X6

Dear Tom:

**Re: Downtown Plaza Collaboration**

Filipino Canadian Community of Sault Ste. Marie is pleased to provide this letter indicating our interest to collaborate on events within the downtown plaza.

Our goal is to host 2 -3 times events per year in the downtown plaza including Fil-Can Day Celebration the month of June and Filipino Christmas Party and some other events. We look forward to working with The City staff to finalize the details and participating in activating the plaza in 2023.

Best regards,

  
Roberto Rivera  
Founder / President  
Filipino Canadian  
Community of Sault Ste. Marie



2022 08 09

Tom Vair  
Deputy CAO, CDES  
City of Sault Ste. Marie  
99 Foster Drive,  
Sault Ste. Marie, ON P6A 5X6

Dear Tom:

**Re: Downtown Plaza Collaboration**

The Huron-Superior Catholic District School Board is very pleased to provide this letter indicating our interest to collaborate on events within the downtown plaza set to launch in 2023.

The Huron-Superior Catholic District School Board serves close to 3500 students in the Sault Ste. Marie and surrounding areas and welcomes the opportunity to provide an additional venue like the Downtown Plaza for our students to attend exciting events and even more, showcase their gift and talents.

There are a multitude of opportunities that our students can engage in that extend beyond the classroom and align with Ontario Ministry of Education expectations, particularly as they relate to the Arts, including music and dance. Students hold Talent Shows in their schools and this would be a wonderful venue to showcase their talents to the community members, along with their family and friends. Moreover, our students at St. Mary's College have organized an annual Arts Festival that has taken place at the SSM City Hall in the past and this can now be a new option for them to consider. I know our principals and educators would be supportive of providing this opportunity for our students at this wonderful venue.

We are genuinely looking forward to working with City staff to finalize the details and participating in activating the plaza in 2023.

Best regards,

Danny Viotto  
Director of Education

cc Sandra Turco, Chair of the Board



496 Queen St. E  
Sault Ste Marie, ON  
P6A 1Z8

July 21, 2022

Tom Vair  
Deputy CAO, CDES  
City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, ON  
P6A 5X6

Dear Tom:

**Re: Downtown Plaza Collaboration**

The Downtown Association is pleased to provide this letter indicating our interest to collaborate on events within the downtown plaza.

As part of our Strategic Plan and the desire of our Board, the Association is continuously looking for ways to activate the Downtown with events and programming. The Downtown Plaza will be another asset that our Organization can look to when planning programming each year. This addition will allow us to further our Organizational Goals while also encouraging people to experience Downtown Sault Ste. Marie.

Our goal is to host at least three events per year in the downtown plaza, and will be looking for ways to expand that number as we become more familiar with the area. Our Organization has brainstormed a number of potential events that we could utilize the space for and will be pursuing options for making them a reality. We also look forward to assisting others looking to use the space with the process to making their event a reality. We look forward to working with City staff to finalize the details and participating in activating the plaza in 2023.

Best regards,

---

Salvatore Marchese  
Executive Director  
Queenstown Downtown Association

2022 06 29

Tom Vair  
Deputy CAO, CDES  
City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, ON  
P6A 5X6

Dear Tom:

**Re: Downtown Plaza Collaboration**

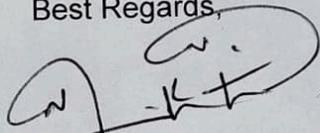
Sault Canadian-Pakistani Community is pleased to provide this letter indicating our interest to collaborate on events within the downtown plaza.

Our Canadian-Pakistani community has been serving the beautiful City of Sault Ste. Marie in various departments and occupations, including three Pakistani Restaurants i.e. Tandoori Gardan, La Spicy Grill, and Popeye's franchise

Being enthusiastic immigrants, we chose Sault Ste. Marie explicitly to settle here, and we consider Sault Ste. Marie as our home-away-from-home. Our children were born and being raised in Sault Ste. Marie. Our goal is to host at least 4 events per year in the downtown plaza including, but not limited to, Eid ul Fitr, Eid ul Adha, Pakistan Independence Day, Pakistan National Day and so on. This would furnish our children with a valuable chance to celebrate and commend their traditional occasions with their loved ones.

We look forward to working with City staff to finalize the details and participating in activating the plaza in 2023.

Best Regards,



Nasir Khan  
Product Development and Metallurgical Engineer - Tenaris  
Member of Canadian-Pakistani Community  
Cell: 705 254 8077  
Email: nkhaan99@gmail.com

2022 06 13

Tom Vair  
Deputy CAO, CDES  
City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, ON

P6A 5X6

**Re: Downtown Plaza Collaboration**

Dear Tom:

The Chinese Association in Sault Ste. Marie is pleased to provide this letter indicating our interest to collaborate on events within the downtown plaza.

It is a great news that the Soo has a new social location for local communities starting in 2023. Our goal is to host one event per year in the downtown plaza to enjoy the beautiful summer and to showcase Chinese culture. We look forward to working with City staff to finalize the details and participating in activating the plaza in 2023. Please let us know if we can be of any assistance.

Best regards,



Chunhua Zhang

President  
Chinese Association in Sault Ste. Marie, ON

[Zhangch2000@gmail.com](mailto:Zhangch2000@gmail.com)  
(705) 255-6603



**Islamic Association of Sault Ste. Marie**  
2 Towers Street, Sault Ste. Marie ON P6A 2B1  
[www.iasm.ca](http://www.iasm.ca)

2022.07.15

Tom Vair

Deputy CAO, CDES  
City of Sault Ste. Marie  
99 Foster Drive, Sault Ste. Marie, ON  
P6A 5X6

Dear Tom:

**Re: Downtown Plaza Collaboration**

Islamic Association of Sault Ste. Marie is pleased to provide this letter indicating our interest to collaborate on events within the downtown plaza.

Islamic Association of Sault Ste. Marie holds regular family gatherings and events throughout the year. Some are celebrations of religious holidays, others are fun activity days for kids, youth and families in the community.

Our goal is to host 2 events per year in the downtown plaza including Eid Celebrations. We look forward to working with City staff to finalize the details and participating in activating the plaza in 2023.

Best regards,

Kemal Kan

President

Islamic Association of Sault Ste. Marie

# SOO GREYHOUNDS HOCKEY CLUB

269 Queen Street East · Sault Ste. Marie, Ontario



Tel. (705)-253-5976 · Fax (705)-945-9458

info@soogreyhounds.com  
www.soogreyhounds.com

www.facebook.com/soogreyhounds  
www.twitter.com/@OHLHoundPower

**2022 06 20**

**Tom Vair  
Deputy CAO, CDES  
City of Sault Ste. Marie  
99 Foster Drive  
Sault Ste. Marie, ON  
P6A 5X6**

**Dear Tom,**

**Re: Downtown Plaza Collaboration**

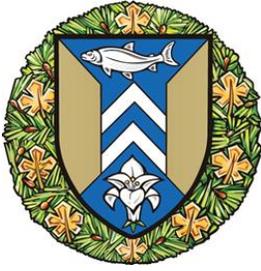
**The Soo Greyhounds Hockey Club is pleased to provide this letter indicating our interest to collaborate on an annual event within the downtown plaza.**

**The Soo Greyhounds would be willing to host a skate with the Greyhounds on the Outdoor Skating pad in the new downtown plaza at a date to be determined.**

**Best regards,**

A handwritten signature in blue ink, appearing to read 'Tim Lukenda', with a long horizontal flourish extending to the right.

**Tim Lukenda  
President / Governor  
Soo Greyhounds Hockey Club**



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

**C O U N C I L   R E P O R T**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Tom Vair, Deputy CAO, Community Development and  
Enterprise Services  
DEPARTMENT: Community Development and Enterprise Services  
RE: Downtown Ambassador Program Expansion

---

**Purpose**

The purpose of this report is to respond to a Council resolution seeking information on the cost to expand coverage of the Downtown Ambassador Pilot program to include the area from the Business Improvement Area through Jamestown, bordered on the north by the railroad tracks. Further, the report outlines options and relevant costs should Council wish to consider continuing the Downtown Safety Initiatives Pilot Program beyond the pilot phase.

**Background**

On August 8, 2022, City Council passed the following resolution:

Whereas the Downtown Ambassador Pilot program, run in partnership between the City of Sault Ste. Marie, the Sault Ste. Marie Downtown Association and the Canadian Mental Health Association, has already shown signs of success; and

Whereas Sault Ste. Marie does not have dedicated street outreach for citizens who are homeless, mentally ill or struggling with addiction; and

Whereas this population of people extends beyond the traditional boundaries of the Downtown Association Business Improvement Area

Now Therefore Be It Resolved that staff be requested to prepare a report on the cost to expand coverage of the Downtown Ambassador Pilot to include the area from the Business Improvement Area through Jamestown, bordered on the north by the railroad tracks and that the cost be referred to 2023 budget deliberations.

## **Analysis**

### Ambassador Program Expansion

The budget approved by City Council for the Downtown Ambassador pilot program was \$100,913. This provided for the Downtown Ambassador foot patrol Monday-Friday 4-8pm and Saturday/Sunday 10am-6pm.

In discussions with CMHA, to expand the program to cover the additional territory from the Business Improvement Area through Jamestown, bordered on the north by the railroad tracks with similar hours would require an additional two ambassador staff (an additional \$100,913) assuming similar hours to current operations.

To date, the program has received positive response from businesses in the BIA and the Downtown Ambassadors have been responsive to calls for support and assistance with questions/training. Metrics provided by the CMHA can be found in Attachment A – Downtown Safety Pilot Stats Dec 2022.

There have been some discussions amongst the stakeholders to revisit the hours of service for the Downtown Ambassadors, possibly moving to early morning and daytime versus after hours on weekdays. This discussion is ongoing and will be finalized amongst the stakeholders to maximize the benefit of the program (within the same budget for the remainder of the pilot term).

### Downtown Safety Initiatives Pilot Program

It should be noted that the Downtown Safety Initiatives program was a pilot program utilizing funding from the Community Development Fund. Should Council wish to continue the Downtown Ambassador Program and/or the Security Patrol program continue, a permanent source of funding from the levy or external funding will be required as the pilot concludes in 2023.

For the downtown security patrols, metrics provided by NorPro Security (a division of N1 Solutions) can also be found in Attachment A – Downtown Safety Pilot Stats Dec 2022.

It should be noted the security patrol pilot was adjusted as of November 7, 2022 to shift the security patrols to 6am-4pm coverage. There was a desire by the BIA to trial a shift to daytime hours as some expressed limited value to the nighttime patrols and wanted to shift the pilot to evaluate daytime patrols.

To continue with the existing Downtown Ambassador Program and Security Patrol and expand the Downtown Ambassador program to cover the additional territory would result in a total estimated cost of \$309,226. The BIA contributed \$5,000 previously to the Downtown Safety Initiatives program and, should this contribution level continue, it would leave a total cost to the City of \$302,226. This item will be referred to 2023 budget deliberations.

Downtown Ambassador Program Expansion

December 12, 2022

Page 3.

City staff have had further discussions with project stakeholders to explore options moving forward. Options include continuing with all programs or reducing/eliminating components of the pilot program. From the discussion at a BIA Board meeting, a desire was expressed to continue with all programs and the the hopes that funding may be able to be secured to support the cost of continuing the pilot program. At this stage, Staff have not been able to identify a funding program that supports these costs.

If external funding cannot be found to continue the full program, Council could consider scaling back the program in a number of ways. Based on feedback to date, Staff would recommend that the Ambassador Program be continued and perhaps expanded to assist with safety. The cost for different options are outlined in the table below:

<b>Downtown Safety Initiatives</b>	
<i>Existing Pilot</i>	
Ambassador Program Pilot (BIA)	\$ 100,913
Security Patrol Pilot	\$ 105,378
<i>Expansion of Ambassador Program</i>	\$ 100,913
<b>Total Estimated Costs</b>	<b>\$ 307,204</b>

<b>Option A - All Programs</b>	
All programs above	\$ 307,204
Less BIA Contribution	\$ 5,000
<b>Option A City of SSM Total</b>	<b>\$ 302,204</b>

<b>Option B - Ambassador Program Only with Expanded Territory (James Street area)</b>	
Ambassador Program with James Street Expansion	\$ 201,826
Less BIA Contribution	\$ 5,000
<b>Option B Total</b>	<b>\$ 196,826</b>

<b>Option C – Current Ambassador Program Only</b>	
Ambassador Program Downtown Only	\$ 100,913
Less BIA Contribution	\$ 5,000
<b>Option C Total</b>	<b>\$ 95,913</b>

<b>Option D - Ambassador Program and Reduced Security</b>	
Ambassador Program (Expanded Territory)	\$ 201,826
Security Patrol	\$ 52,689
Less BIA Contribution	\$ 5,000
<b>Option D Total</b>	<b>\$ 249,515</b>

Downtown Ambassador Program Expansion

December 12, 2022

Page 4.

It should be noted that the Downtown Ambassador program was delayed in starting and began in May 2022. Therefore, should Council wish to continue the current program eight months of funding would be required for 2023. The security patrols began in March 2022 which would require nine months of funding in 2023.

Staff have been in discussion with project stakeholders and, if no outside funding can be secured to continue the program, recommend that Option B or C be considered.

The BIA could consider support of security patrols on an as-needed basis and at different times throughout the year (as undertaken in the past) to continue the positive impact of the year-long pilot.

### **Financial Implications**

Any financial implications for continuing the Downtown Safety Initiatives program are referred to 2023 budget deliberations.

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

This item aligns with the Corporate Strategic Plan in the Quality of Life focus area:

Vibrant Downtown Areas – We are striving to create a vibrant and attractive downtown that contributes to the vitality and resiliency of our City. Downtown areas play a central role in defining the character of our City.

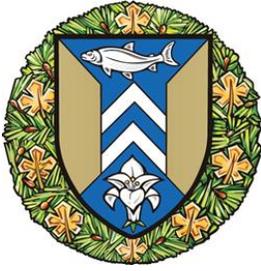
### **Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated December 12, 2022 concerning an expansion of the Downtown Ambassador program and the Downtown Safety Initiatives be received as information and that the continuation of the Ambassador Program and service level be referred to the 2023 Budget.

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)



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

**C O U N C I L   R E P O R T**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Virginia McLeod, Manager of Recreation and Culture  
DEPARTMENT: Community Services Department  
RE: Designated Heritage Property Tax Rebates 2022

---

**PURPOSE**

To provide Council with a summary of, and to seek Council's approval for, the tax rebates being recommended for the 2021 tax year by the Sault Ste. Marie Municipal Heritage Committee for those owners of heritage properties enrolled in the Heritage Property Tax Rebate Program.

**BACKGROUND**

The Ontario Government, under the *Municipal Act*, allows municipalities to grant tax rebates of 10% to 40% on the value of an "eligible" heritage property in order to stimulate the restoration and preservation of Ontario's unique heritage assets. In the spring of 2005, City Council passed a resolution accepting the implementation of a 40% Tax Rebate Program in our community. By-law 2005-186 outlines the guidelines for those enrolled in the program.

Heritage properties are an important community resource; however, increased costs are often associated with their restoration and maintenance. Programs such as the *Sault Ste. Marie Heritage Property Tax Rebate Program* recognize these costs, and are seen as an investment in the community by preserving our City's unique cultural heritage and supporting owners of heritage properties. Currently there are 13 owners of 14 heritage properties enrolled in the program. There are a total of 38 heritage sites in the city of Sault Ste. Marie designated under Part IV of the Ontario Heritage Act, and 6 registered sites of cultural heritage value under section 27(1.2) of the Act. Enrolment into the program requires the completion of a Heritage Easement Agreement between the City and the property owner which is then registered on the property title.

**ANALYSIS**

Owners enrolled in the Heritage Property Tax Rebate Program must complete an annual application for the rebate and indicate what work they plan to do to maintain their heritage property. Property inspections are conducted annually by members

of the Sault Ste. Marie Municipal Heritage Committee and a City Building Inspector to ensure that adequate ongoing maintenance is occurring and that owners are following their maintenance plans. Recommendations for owners to receive the tax rebate are made based upon current and previous inspections and the owners maintenance record.

Applications for the 2021 tax rebates have been received from 13 owners for 14 designated heritage properties in the City.

The following properties and owners qualify for the Heritage Property Tax Rebate for the 2021 tax year.

1. *875 Queen Street – Forest Insect Laboratory*
2. *69 Church Street – Air Service Hanger.*
3. *10 Kensington Terrace, Unit #1- Upton House*
4. *10 Kensington Terrace, Unit #2 – Upton House*
5. *193 Pim Street – Wellington Square Townhouses*
6. *242 - 246 Queen Street East – Hussey Block*
7. *864 Queen St. East – Algonquin Hotel*
8. *358 – 366 Queen Street – Barnes/ Fawcett Block*
9. *143 McGregor Avenue – McLeod Family Residence*
10. *36 Herrick Street*
11. *780 Wellington*
12. *83 Huron Street – Machine Shop*
13. *115 Upton Rd*

The Sault Ste. Marie Municipal Heritage Committee passed the following resolution at their November 2, 2022 meeting:

“Resolved that the Sault Ste. Marie Municipal Heritage Committee endorse the 2022 property inspection report for those designated heritage properties enrolled in the Designated Heritage Property Tax Rebate program and that the inspection report and letter be sent to the property owners outlining the recommendations; Further, based on the results of the property inspections the Municipal Heritage Committee, recommends to City Council that the Designated Heritage Property Tax Rebate for the 2021 tax year be paid to all qualified owners of designated heritage properties enrolled in the program.”

#### **FINANCIAL IMPLICATIONS**

The amount of the rebate varies annually depending on the number of applicants. The rebate for the 2021 tax year is \$87,690.83 of which the municipal portion is \$69,041.03 and the education portion \$18,649.80. This is pending Council’s approval and final calculations by the Finance Department.

**STRATEGIC PLAN / POLICY IMPACT**

Focus Area – Quality of Life: Promotion of our City’s arts, culture, historic and heritage sites is an essential component in achieving economic health.

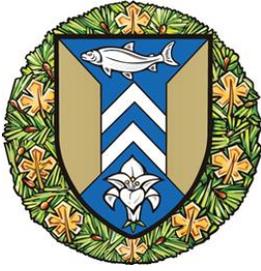
**RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Recreation and Culture dated December 12, 2022 concerning Designated Heritage Property Tax Rebates be received and that the recommendation of the Sault Ste. Marie Municipal Heritage Committee that the designated heritage property tax rebates for the 2021 tax year be paid to the qualified owners of designated heritage properties enrolled in the program be approved.

Respectfully submitted,

Virginia McLeod  
Manager of Recreation and Culture  
705.759-5311  
[v.mcleod@cityssm.on.ca](mailto:v.mcleod@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**

December 12, 2021

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Virginia McLeod, Manager of Recreation and Culture  
DEPARTMENT: Community Development and Enterprise Services  
RE: Designated Heritage Property Grant – 36 Herrick Street  
Stair Restoration

---

**Purpose**

The purpose of this report is to seek Council's approval for an additional \$300 grant to assist with the repair and replacement of the front stairs at 34-36 Herrick Street, which is a designated heritage property.

**Background**

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

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

Through the Designated Property Grant Program, owners may apply to receive one grant per calendar year for work done on the heritage features of their designated heritage property or on specific structures, which ensure the ongoing integrity of their heritage property. The grants do not exceed 67% of the approved project cost and are generally limited to a maximum of \$3,000 for a single applicant.

34-36 Herrick Street is a heritage building designated under Part IV of the *Ontario Heritage Act* in 1981 and qualifies for funding under the program.

**Analysis**

The designated heritage property grant application was reviewed by the SSMMHC and the final cost of the project came in higher than projected and a request for

additional funding was made to the MHC to support the project. The following resolution was passed at the October 6, 2022 meeting of the SSMMHC:

“Resolved that the Sault Ste. Marie Municipal Heritage Committee approve a designated property grant in the amount of \$300.00 to Gabrielle Sarlo for the work completed at 34-36 Herrick Street”

**Financial Implications**

City reserves include a commitment of \$3,000 due to previous years' unspent funds. The remaining \$300 can be accommodated within the 2022 property grant budget.

**Strategic Plan / Policy Impact**

Focus Area – Quality of Life: Promotion of our City's arts, culture, historic and heritage sites is an essential component in achieving economic health

**Recommendation**

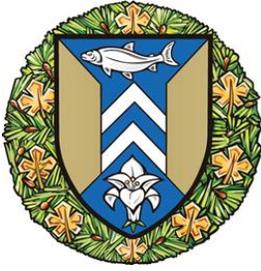
It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Recreation and Culture dated December 12, 2022 concerning the Designated Heritage Property Grant – 36 Herrick Street Stair Restoration for a grant in the amount of \$300 to support the replacement front stairs at 34-36 Herrick Street be approved.

Respectfully submitted,



Virginia McLeod  
Manager of Recreation and Culture  
705.759-5311  
[v.mcleod@cityssm.on.ca](mailto:v.mcleod@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**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Virginia McLeod, Manager of Recreation and Culture  
DEPARTMENT: Community Development and Enterprise Services  
RE: Public Art Project Funding – Downtown Plaza Indigenous  
Screen

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**Purpose**

The purpose of this report is to seek Council's approval to allocate \$40,000 in funding from the Community Development Fund - Public Art Reserve towards Downtown Plaza Indigenous Screen as recommended by the Cultural Vitality Committee.

**Background**

The Community Cultural Plan 2019-2024 implementation plan identified goals and action items. The Downtown Plaza Indigenous Screen, which is being recommended for funding, is in alignment with the plan and address the following goal:

Goal Four: Downtown Activation

Identified the need to create greater street level animation. Public art plays a vital role in creating vibrant spaces and helps establish the downtown as a core destination for cultural activity.

The project was presented to the Cultural Vitality Committee and on November 16, 2022. The committee passed the following resolutions:

“Resolved that the Cultural Vitality Committee recommend that City Council support the Downtown Plaza Indigenous Screen Project and approve \$40,000 in Public Art Funding.”

Carried

**Analysis**

The Indigenous Screen will be located in the downtown plaza and will be approximately 1.8 m high by 10 m long (Attachment A – Indigenous Screen Overview). The design for the Indigenous Screen was created by the Indigenous design practice at Brook McIlroy. The team undertook a consultative process with invitations sent to local First Nations and Métis communities. The team engaged throughout the process with representatives from Garden River First Nation,

Historic Sault Ste. Marie Métis Nation and Algoma University Shingwauk Anishinaabe Students' Association.

An initial meeting discussed the potential of having an art piece recognizing our Indigenous and Métis heritage and get their thoughts on the concept, discuss the region's history and what may be appropriate. The designers came back and presented an initial concept to obtain additional feedback and the screen concept was fine-tuned and finalized with ongoing input from the local First Nations and Métis representatives.

Staff appreciate and would like to acknowledge the contribution from Barbara Nolan for her assistance with proper spelling of Anishnaabe words and Stephen Gjos from the Historic Sault Ste. Marie for Métis words.

The overall concept of "Baawiting – 'the rapids', Sault Ste. Marie - The Gathering Place were integral in the design. Elements of the Anishinaabe Migration and the seven stops centering around Baawiting and influences from the east and west are part of the narrative. Imagery captured in the design includes important elements and stories of each stop in the migration.

Métis design elements are incorporated into the screen to honour and acknowledge the history and culture in the area.

The fabrication of the screens will be done locally in collaboration with China Steel. The Indigenous screen public art piece will feature prominently in the downtown plaza and recognize the history of this area. There is an opportunity for additional public art and storytelling through signage and the digital screen in the future. Staff are excited to see this project come to life in the plaza and appreciate the input from local First Nations and Métis representatives to finalize the design.

### **Financial Implications**

The Community Development Fund – Public Art Reserve has an uncommitted balance of \$55,150 and can support the \$40,000 request.

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

This project supports the Corporate Strategic Plans Focus Area: Quality of Life - Promote, Grow and Support Art and Culture and the Cultural Plan Implementation.

### **Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Recreation dated December 12, 2022 concerning Public Art Projects Funding – Downtown Plaza Indigenous Screen be received and that \$40,000 in funding from the Community Development Fund - Public Art Reserve to support the public art projects be approved.

Respectfully submitted,

Public Art Project Funding – Downtown Plaza Indigenous Screen  
December 12, 2022  
Page 3.

Virginia McLeod  
Manager of Recreation and Culture  
705-759-5311  
[v.mcleod@cityssm.on.ca](mailto:v.mcleod@cityssm.on.ca)



# **Downtown Plaza Indigenous Screen Public Art Project**

**December 12, 2022**

# Engagement

The design was created by the Indigenous design practice at Brook McIlroy. The team undertook a consultative process with invitations sent to local First Nations and Metis communities. The team engaged throughout the process with representatives from Garden River First Nation, Historic Sault Ste. Marie Métis Nation and Algoma University Shingwauk Anishinaabe Students' Association .

- Initial meeting discussed the potential of having an art piece recognizing our Indigenous and Metis heritage and get their thoughts on the concept, discuss the region's history and what may be appropriate
- The designers came back and presented an initial concept and obtained additional feedback
- The screen concept was fine-tuned and finalized with input from local First Nations and Metis representatives
- Appreciate and acknowledge the contribution from Barbara Nolan for assistance with proper spelling of Anishnaabe words and Stephen Gjos from the Historic Sault Ste. Marie Metis Nation

# Design Team

## **Ryan Gorrie, BFA, M.Arch / MAA, MRAIC –**

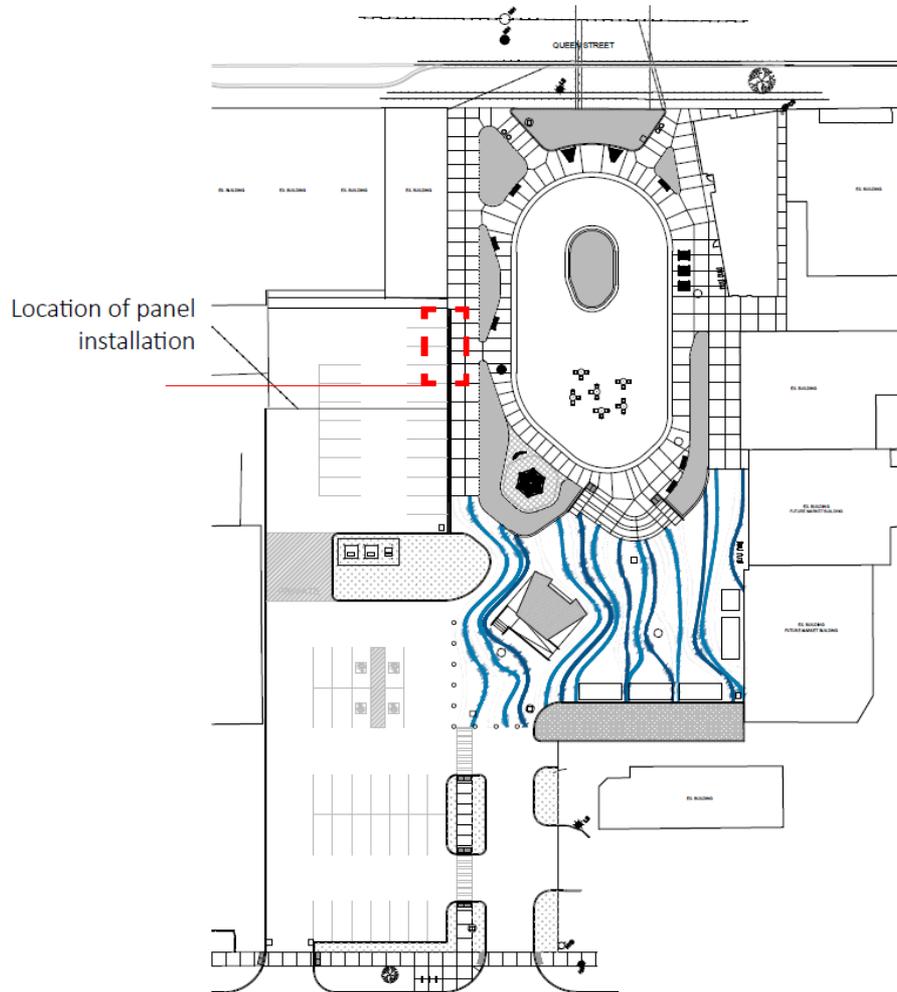
- Ryan Gorrie has been collaborating with Brook McIlroy since 2009, when he was retained as a key member of the design team for the award-winning Spirit Garden in Thunder Bay, and formally joined the firm in 2016 to lead the Winnipeg office and the Indigenous Design Studio. Ryan is a member of Bingwi Neyaashi Anishinaabek (Sand Point First Nation on Lake Nipigon) and strives to ensure the perpetuation of Indigenous culture through creative opportunities ranging from the crafting of traditional items for ceremonial use to large-scale landmark architecture. He is a licensed architect in Manitoba.

In 2018, Ryan's work was showcased in UNCEDED: Voices of the Land at the Venice Biennale along with the work of 17 other Indigenous architects and designers across Turtle Island. His work has been recognized with awards from professional bodies including the Ontario Association of Architects, Royal Architectural Institute of Canada, and Ontario Wood Works.

## **Danny Roy - B.A.Hon., M.Arch / MRAIC, MCIP, RPP**

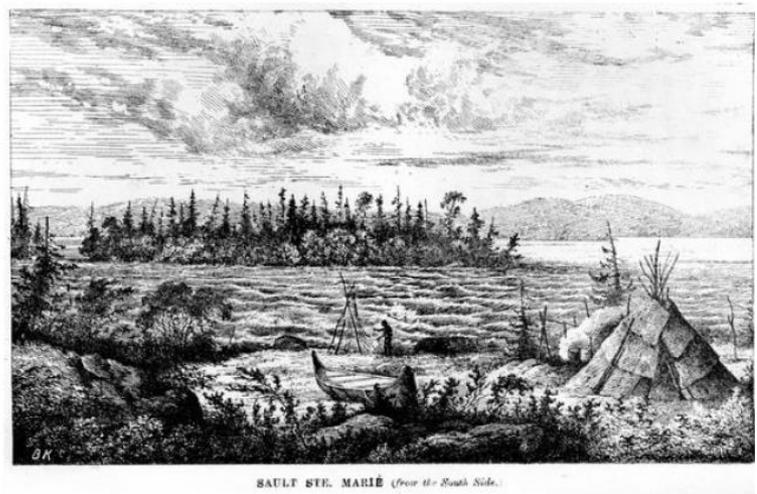
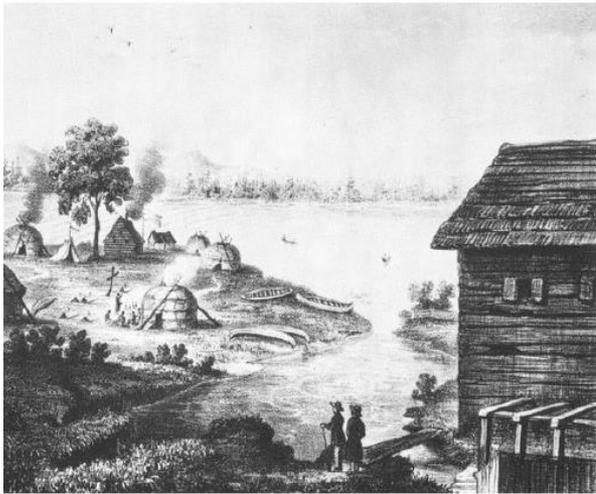
- Danny Roy is an Intern Architect and Planner at Brook McIlroy and is part of the Indigenous Design Studio. He is a member of English River Dene Nation in Treaty 10 territory and Cree-Métis from the northern community of Sakitawak (Île-à-la-Crosse, Saskatchewan). He holds a Master of Architecture degree from the University of Calgary and a Bachelor of Arts Honours degree from the University of Saskatchewan in Regional and Urban Planning. Danny was formally a Senior Regional and Community Planner practicing in Saskatchewan and has had the opportunity to work with numerous municipalities and Indigenous communities to help develop sustainable planning frameworks. This included being co-author and facilitator to the award-winning City of Prince Albert Municipal Cultural Action Plan and project lead to the Black Lake First Nation Community Land-Use Plan.

# Context/Location of Panel



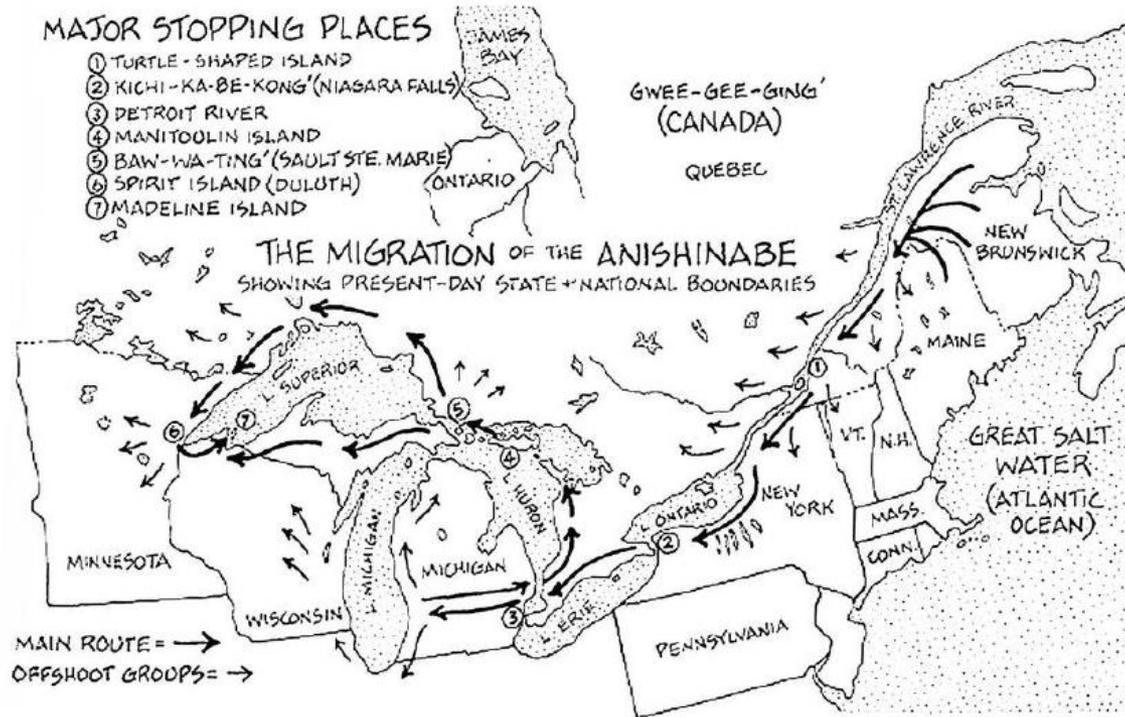


# Narrative Elements



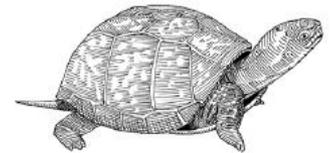
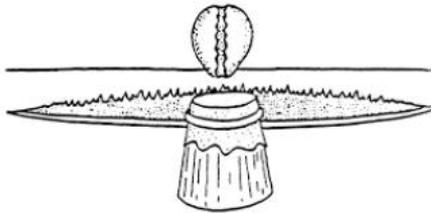
Overall concept of Baawiting- 'the rapids' - Sault Ste. Marie  
The Gathering Place

# Narrative Elements (cont'd)



Elements of the Anishinaabe Migration and the seven stops  
Centering around Baw-wa-ting and the influences from the east and west

# Narrative Elements (cont'd)



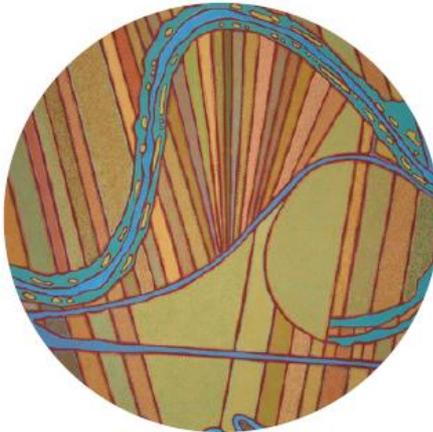
Noting the important elements/stories of each stop in the migration story

# Narrative Elements (cont'd)



Incorporating Métis design elements to honour and acknowledge the history and culture in the area

# Narrative Elements (cont'd)



Incorporate design motifs such as Métis beadwork, or taking inspiration for patterning from the Métis sash and the river lot system.

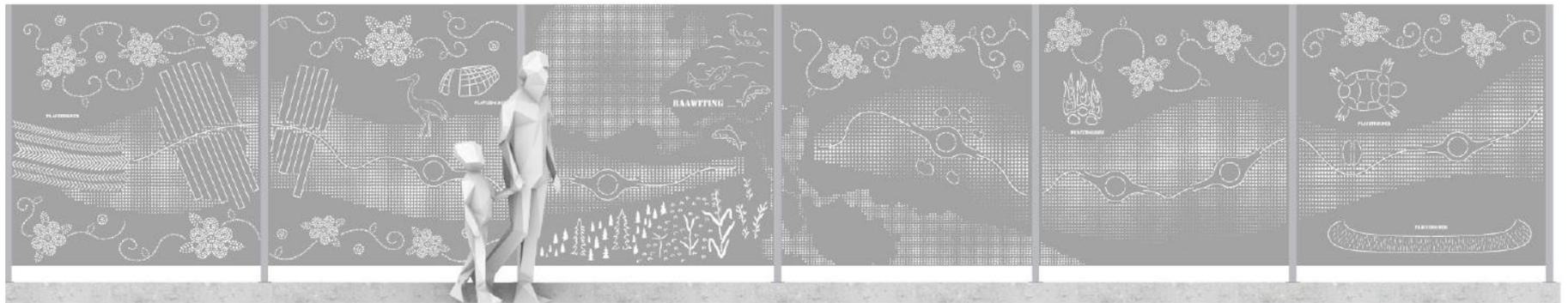


# Indigenous Screen Layout





# Design Overview



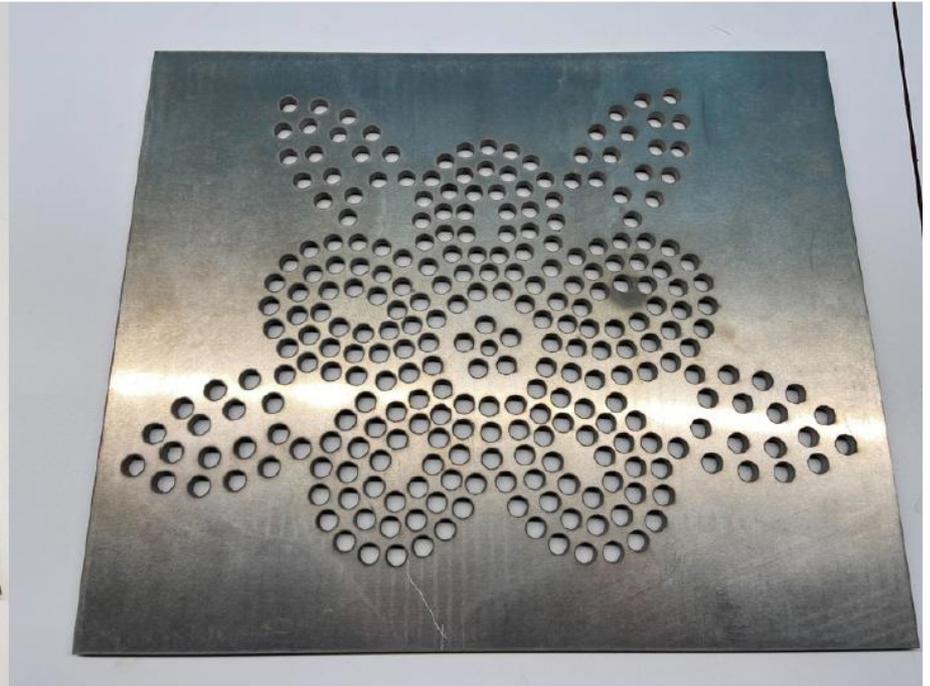


# Design Overview (cont'd)





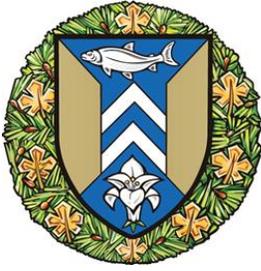
# Sample Cuts





# Summary

- The Indigenous screen public art piece will feature prominently in the downtown plaza and recognize the history of this area
- The piece was created by the Indigenous design practice of Brook McIlroy in consultation with local First Nations and Metis representatives
- The fabrication of the screens will be done locally in collaboration with China Steel
- There is an opportunity for additional public art and storytelling through signage and the digital screen in the future
- Staff are excited to see this project come to life in the plaza and appreciate the input from local First Nations and Metis representatives to finalize the design



The Corporation of the  
City of Sault Ste. Marie

## COUNCIL REPORT

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Travis Anderson, Director Tourism & Community  
Development  
DEPARTMENT: Community Development and Enterprise Services  
RE: TDF Applications: Hogan's Homestead and Art Gallery of  
Algoma

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### **Purpose**

This report provides recommendations to City Council from City staff and the Tourism Sault Ste. Marie Board of Directors regarding the distribution of Tourism Development Funds

### **Background**

The Tourism Development Fund (TDF) was implemented June 1, 2021 to provide financial support to the broader tourism sector in different two 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).

Consideration is given to support 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 SSM

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**

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

September 22, 2022 and October 27, 2022 the Tourism Sault Ste. Marie Board reviewed the following applications respectively:

1. Hogan's Homestead Sweetest Destination (\$50,000)
2. Art Gallery of Algoma (\$34,000)

### Hogan's Homestead

Spencer and Erica Hogan started their homestead as a hobby and a dream that one day it would grow with their family. One tap turned into two, then turned into hundreds and now thousands. Hogan's currently offers an organically certified 30,000 tap operation in Northern Ontario, making them one of the largest maple syrup producers in North America.

Hogan's Homestead is creating the "Sweetest Destination" by constructing three small sugar shacks on the Homestead to be used for an immersive visitor experience where guests can participate first hand in the maple syrup making experience. Visitors will begin with collecting the sap from the maple trees and ending bottling their own product to take home. Throughout their day of maple syrup making guests will enjoy guided snowshoe hikes, shop in the gift shop, enjoy picturesque photo opportunities and immerse themselves in everything maple. This experience will be marketed to the international tourist, group tour operators (domestic and international) and independent travellers. The Tourism Development Funds will be used for construction costs, maple equipment and supplies and represents ~ 50% of the total investment in the project including labour and physical costs.

Hogan's Homestead Sweetest Destination will provide many benefits to the local tourism economy, including but not limited to;

- Infilling a historically lower tourism season (Jan-May) with a new product that is unique and attractive to individuals and tour groups.
- Bring awareness to an iconic Northern Ontario Product; maple syrup. This product resonates extremely well in the International market to attract tour group operators seeking an iconic Canadian experience.
- Grow existing partnerships with other tourism operators (Blaq Bear Eco Adventures guided snowshoe tours and sugarbush hikes) to create a well-rounded experience for guests.
- Complement existing tourism drivers by offering a new product that may extend the stay of tourists travelling for other primary reasons.
- Increase revenues for local businesses as all maintenance, supplies and catering will be sourced locally
- Job Creation: The Sweetest Destination will create 2 new FTE jobs

- Economic Impact: Contributing an annual estimated direct economic impact potential of \$350,000 (180 sugar bush days in season, 12 people per day x\$150pp)

In recognition of the positive impact The Sweetest Destination will have on the local tourism industry the Board of Tourism Sault Ste. Marie passed the following resolution:

Be it resolved that Tourism Sault Ste. Marie recommend a contribution up to \$50,000 through the Tourism Development Fund- Attractions and Product Development Stream to support Hogan's Homestead on the development of the Sweetest Destination and that a report be submitted to City Council for consideration and approval.

### Art Gallery of Algoma

The Art Gallery of Algoma (AGA) was incorporated in 1975, and moved 5 years later into their current physical space in 1980. The Gallery houses a permanent collection of over 5,000 artworks (largely well-know Canadian artists) and offers an average of 15 exhibitions per year.

Research confirms that Art and Culture continue to attract tourists to visit an area and with vibrant cultural community travellers tend to stay longer resulting in increased economic activity. Tourists currently represent 50% of AGA visitation. The AGA is currently undergoing a feasibility study to source solutions to their current challenges including: insufficient space to house travelling exhibitions, limited space for current exhibitions and no space for guests to enjoy the community waterfront. The feasibility study is underway with a projected timeline of March 31, 2023 for completion. The overall cost of the study is \$211,000 with multiple financial supporters already in place including:

- Canadian Department of Heritage Cultural Spaces Fund (CCSF) \$96,000
- Ontario Tourism Economic Development and Recovery Fund (TEDRF) \$25,000
- Destination Northern Ontario (DNO) \$35,000
- Art Gallery of Algoma \$34,000

As a result of this study, the AGA plans to develop new strategies and new building plans to improve overall visitors' experience and offer new tourism products. As part of this study new products will be developed such as: permanent space for the high-profile traveling exhibitions from other galleries, Indigenous art and programming, the Group of Seven exhibition and product, Dr. Roberta Bondar exhibition space and environmental/climate change program, local artists and an improved educational space. Based on the findings of the feasibility study the AGA will proceed with securing funding for the construction project. AGA plans to work on the next step immediately after the results of the feasibility study are available. Funding applications for the construction will be submitted to different levels of

government and donations, partnerships and sponsorships will be pursued with a capital campaign to be launched in 2023.

Currently viewed as a trip enhancer, AGA plays an important role in extending the stay of visitors and increasing the dollars spent in the community. Tourism Sault Ste. Marie uses \$150 per visitor day to calculate the economic impact of visitors to the community. While it is more challenging to quantify the economic impact of extended stays, a conservative estimate would attribute \$20.00/visitor day. As an example, in 2019 Sault Ste. Marie attracted 61,000 visitors x \$20.00 would result in an economic impact of \$1,200,000.00. It is anticipated that if the AGA proceeded with the construction of a new gallery the attraction could transition to a destination driver for the community with the overall economic benefit to the community increasing.

In recognition of the positive impact the Algoma Art Gallery will have on the local tourism industry the Board of Tourism Sault Ste. Marie passed the following resolution:

Be it resolved that Tourism Sault Ste. Marie recommend a contribution of \$34,000 through the Tourism Development Fund- Attractions and Product Development Stream to support the Art Gallery of Algoma feasibility study and that a report be submitted to City Council for consideration and approval.

#### **Financial Implications**

No new funds required. The Tourism Development Fund currently has \$158,610 uncommitted for the purposes of financial assistance to the tourism sector and can accommodate the amounts requested.

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

This item supports the Corporate Strategic Plans Focus Area:

- Community Development and Partnership focus of Maximizing Economic Development & Investment with the commitment to maintain financial viability.
- Community Development- Develop partnerships with key stakeholders and reconciliation

#### **Recommendation**

It is therefore recommended that Council take the following action:

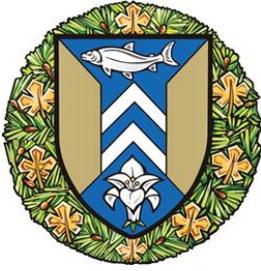
Resolved that the report of the Director of Tourism and Community Development dated December 12, 2022 concerning Tourism Development Fund Applications for Hogan's Homestead and Art Gallery of Algoma Feasibility Study be received and that the recommendation of the Tourism Sault Ste. Marie Board of Directors to allocate \$84,000 be approved.

1. Hogan's Homestead (\$50,000)
2. Art Gallery of Algoma (\$34,000)

Tourism Development Fund Applications: Hogan's Homestead & Art Gallery of  
Algoma Feasibility Study  
December 12, 2022  
Page 5.

Respectfully submitted,

Travis Anderson  
Director, Tourism and  
Community Development  
705.989.7915  
[t.anderson@cityssm.on.ca](mailto:t.anderson@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**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Andy Starzomski, Manager of Traffic and Communications  
DEPARTMENT: Public Works and Engineering Services  
RE: Everett St. Parking Prohibition

**Purpose**

The purpose of this report is to seek Council approval to impose a winter parking prohibition on the north side of Everett Street to mitigate a potential safety concern associated with the City’s snow storage site.

**Background**

Public Works – Operations uses an area located on the north side of Everett St. for the storage for snow that has been removed from city streets. Everett St. is a two lane road, approximately 9m wide. Past practices of parking private vehicles on the roadway during winter events has created a safety issue with heavy equipment accessing the snow storage area.

**Analysis**

Public Works – Operations has reviewed the area and have communicated the concerns with all the parties involved. Most have cooperated with the request of Public Works - Operations staff, but, some vehicles continue to park on the street impeding safe access of the site. As a result, Public Works – Operations is requesting an addition to Bylaw 77-200 Schedule-A Parking Prohibited.

Add:

Street	Side	From	To	Prohibited Times or Days
Everett Street	North	Peoples Road	East end of Everett Street	Nov. 1 to Apr. 30

**Financial Implications**

There is no financial impact with this request, as the associated signage will be installed under the Traffic Division’s operation budget

**Strategic Plan / Policy Impact**

This is an operational matter not articulated in the Corporate Strategic Plan.

Everett Street Parking Prohibition

December 12, 2022

Page 2.

**Recommendation**

It is therefore recommended that Council take the following action:

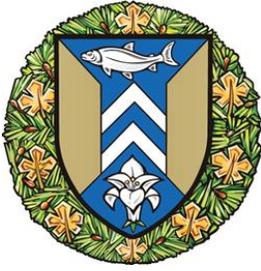
Resolved that the report of the Manager of Traffic and Communications dated December 12, 2022 concerning the parking prohibition on the north side of Everett Street be received and the Legal Department be directed to draft the appropriate modifications to Bylaw 77-200 Schedule-A to be brought back to Council at a later date.

Respectfully submitted,

Andy Starzomski  
Manager of Traffic and  
Communication

705.574.1074

[al.starzomski@cityssm.on.ca](mailto:al.starzomski@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**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Dan Perri, Municipal Services and Design Engineer  
DEPARTMENT: Public Works and Engineering Services  
RE: 2023 Aqueduct Repairs – Engineering Consultant Selection

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**Purpose**

The purpose of this report is to obtain Council approval to single source professional engineering services for design and contract administration for the 2023 Aqueduct Repairs contract.

**Background**

At the August 8, 2022 Council meeting, Council accepted the Two Year Capital Transportation Program (2023-2024) as information which includes the recommendation that portions of the small Central Creek Aqueduct be replaced in 2023 as per engineering recommendations from biennial structural inspections completed by Tulloch Engineering.

**Analysis**

To ensure public safety and to satisfy the recommendations of our structural engineering specialist, Tulloch Engineering, the City should continue with the aqueduct repairs on two sections located north of McAllen Street in 2023. The total length of repairs will measure 33m.

In accordance with the Procurement Policies and Procedures By-law, section 22(3), it is recommended that the work be single sourced to Tulloch Engineering. The staff at this firm have completed inspection, design and administration of the rehabilitation to these aqueducts for many years, and such continuity is in the best interests of the City.

**Financial Implications**

The engineering fee estimate for the 2023 aqueduct repairs is \$137,000 excluding HST. As part of the 2022 budget process, \$200,000 was approved for Engineering work related to the 2023 Capital Transportation Program. Tulloch's 2022 work can be accommodated with the \$200,000 previously approved. Additional work and costs will not commence until such time that Council approves the 2023 Capital Budget.

**Strategic Plan / Policy Impact**

Rehabilitation of aqueducts is linked to the existing infrastructure component of the strategic plan.

**Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Municipal Services and Design Engineer dated December 12, 2022 concerning 2023 Aqueduct Repairs be received and that design and contract administration services be awarded to Tulloch Engineering.

An individual engineering agreement will be brought to Council for approval at a future meeting.

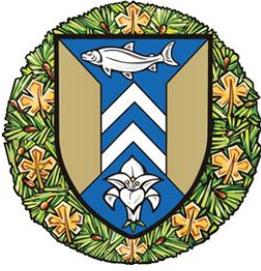
Respectfully submitted,

Dan Perri, P.Eng.

Municipal Services and Design Engineer

705.759.5329

[d.perri@cityssm.on.ca](mailto:d.perri@cityssm.on.ca)



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

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Nicole Maione, Manager of Transit & Parking  
DEPARTMENT: Community Development and Enterprise Services  
RE: Municipal Law Enforcement Officers

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**PURPOSE**

The purpose of this report is to update By-law 90-305, which appoints municipal law enforcement officers.

**BACKGROUND**

By-Law 90-305 is a By-law appointing municipal law enforcement officers and is amended from time to time.

**ANALYSIS**

Not applicable.

**FINANCIAL IMPLICATIONS**

There is no budgetary impact.

**STRATEGIC PLAN / POLICY IMPACT**

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

**RECOMMENDATION**

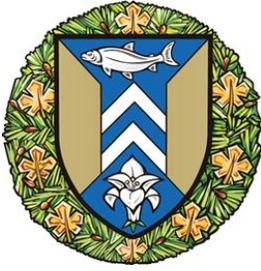
It is therefore recommended that Council take the following action:

By-law 2022-196 appears elsewhere on the Agenda and is recommended for approval.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Nicole Maione'.

Nicole Maione  
Manager of Transit and Parking  
705.759.5434  
[n.maione@cityssm.on.ca](mailto:n.maione@cityssm.on.ca)



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

**COUNCIL REPORT**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Susan Hamilton Beach, P. Eng.  
DEPARTMENT: Public Works and Engineering Services  
RE: Waste Management – Sale of Recycling Carts to GFL

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**Purpose**

The purpose of this report is to seek Council approval to enter into an agreement with Green For Life ('GFL') regarding the sale of recycling carts due to the transition of the City's recycling program to producers and to direct the revenue from the sale of the carts to the Landfill Reserve.

**Background**

Staff has last reported on the matter of the City's recycling program and the upcoming changes on January 31, 2022. Since that time Circular Materials Ontario ('CMO') have been selected as the Producer Responsibility Organization ('PRO') and a number of request for proposals have been issued to establish the contractor for the various responsibilities across Ontario. GFL is in the process of negotiating its contract for the City of Sault Ste. Marie area and ownership of the collection carts has become an issue to address.

As of 2012, residents and small businesses have used a unique split body cart for the collection of recyclable materials in our city. As part of GFL's contract extension with the City of Sault Ste. Marie in 2012, the collection carts were included and provided to each civic address. GFL has also been responsible for their maintenance and replacement if broken or damaged (part or whole).

GFL now proposes to pay the City \$250,000 to gain ownership of the carts. Given the very rugged construction, in particular, due to the split body it is anticipated that these carts have additional life beyond the original ten (10) year financing and life expectancy. CMO is requiring GFL to own the collection carts.

It has been offered by GFL that should the City require the carts back within their ownership at any time in the future (ie. should another service provider be contracted by CMO to collect material for the area or future regulations return the responsibility to the City) GFL agrees to sell the carts back to the City for \$1.00.

An agreement outlining the terms of payment and possible future return of ownership is found elsewhere on Council's agenda.

**Analysis**

Staff recommend the acceptance of the offer of GFL to the City. The carts came with a 10 year warranty. We are now beyond that period of time (2022) and there is the possibility that maintenance and replacement will become more a significant issue in upcoming years.

Staff and GFL are in agreement that there remains service life in the majority of the carts originally distributed in 2012 and that we do not want replacement City-wide with a new collection cart. This would potentially result in unplanned and unnecessary landfill space being taken up by the original carts should they be disposed of by the resident.

**Financial Implications**

As noted above, staff recommend accepting GFL's offer. This was not a planned revenue stream due to the transition of the recycling program to the PROs, however, both ownership and useful life of these carts have become items to be addressed by the future contractor. It is recommended this revenue be assigned to the Landfill Reserve as any future funding of waste and recycling capital items would come from the same source.

**Strategic Plan / Policy Impact**

The topic of this report is related to an Operational item and not articulated in the Corporate Strategic Plan.

**Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Public Works dated December 12, 2022 be received, further that Council approve By-law No. 2022-198 which is the related agreement with GFL found elsewhere on this agenda tonight and furthermore that Council approve the revenue be directed to the Landfill Reserve.

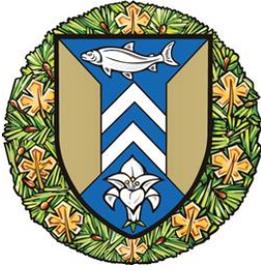
Respectfully submitted,

Susan Hamilton Beach, P. Eng.

Director Public Works

705.759.5207

[s.hamiltonbeach@cityssm.on.ca](mailto:s.hamiltonbeach@cityssm.on.ca)



The Corporation of the  
City of Sault Ste. Marie

**COUNCIL REPORT**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Susan Hamilton Beach, P. Eng.  
DEPARTMENT: Public Works and Engineering Services  
RE: Waste Management – Sale of Recycling Carts to GFL

---

**Purpose**

The purpose of this report is to seek Council approval to enter into an agreement with Green For Life ('GFL') regarding the sale of recycling carts due to the transition of the City's recycling program to producers and to direct the revenue from the sale of the carts to the Landfill Reserve.

**Background**

Staff has last reported on the matter of the City's recycling program and the upcoming changes on January 31, 2022. Since that time Circular Materials Ontario ('CMO') have been selected as the Producer Responsibility Organization ('PRO') and a number of request for proposals have been issued to establish the contractor for the various responsibilities across Ontario. GFL is in the process of negotiating its contract for the City of Sault Ste. Marie area and ownership of the collection carts has become an issue to address.

As of 2012, residents and small businesses have used a unique split body cart for the collection of recyclable materials in our city. As part of GFL's contract extension with the City of Sault Ste. Marie in 2012, the collection carts were included and provided to each civic address. GFL has also been responsible for their maintenance and replacement if broken or damaged (part or whole).

GFL now proposes to pay the City \$250,000 to gain ownership of the carts. Given the very rugged construction, in particular, due to the split body it is anticipated that these carts have additional life beyond the original ten (10) year financing and life expectancy. CMO is requiring GFL to own the collection carts.

~~It has been offered by GFL that should the City require the carts back within their ownership at any time in the future (ie. should another service provider be contracted by CMO to collect material for the area or future regulations return the responsibility to the City) GFL agrees to sell the carts back to the City for \$1.00.~~

**It has been offered by GFL that should the Government of Ontario transition the recycling program responsibility from the Producer Responsibility back to Municipal Responsibility, GFL agrees to sell the carts back to the City for the total sum of \$1.00**

Recycling Carts Sale to GFL

December 12, 2022

Page 2.

An agreement outlining the terms of payment and possible future return of ownership is found elsewhere on Council's agenda.

### **Analysis**

Staff recommend the acceptance of the offer of GFL to the City. The carts came with a 10 year warranty. We are now beyond that period of time (2022) and there is the possibility that maintenance and replacement will become more a significant issue in upcoming years.

Staff and GFL are in agreement that there remains service life in the majority of the carts originally distributed in 2012 and that we do not want replacement City-wide with a new collection cart. This would potentially result in unplanned and unnecessary landfill space being taken up by the original carts should they be disposed of by the resident.

### **Financial Implications**

As noted above, staff recommend accepting GFL's offer. This was not a planned revenue stream due to the transition of the recycling program to the PROs, however, both ownership and useful life of these carts have become items to be addressed by the future contractor. It is recommended this revenue be assigned to the Landfill Reserve as any future funding of waste and recycling capital items would come from the same source.

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

The topic of this report is related to an Operational item and not articulated in the Corporate Strategic Plan.

### **Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Public Works dated December 12, 2022 be received, further that Council approve By-law No. 2022-198 which is the related agreement with GFL found elsewhere on this agenda tonight and furthermore that Council approve the revenue be directed to the Landfill Reserve.

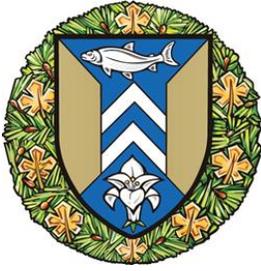
Respectfully submitted,

Susan Hamilton Beach, P. Eng.

Director Public Works

705.759.5207

[s.hamiltonbeach@cityssm.on.ca](mailto:s.hamiltonbeach@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**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Jeffrey King, Solicitor  
DEPARTMENT: Legal Department  
RE: Prince Township Agreement for Building Inspection Services

---

**Purpose**

The purpose of this report is to seek Council's approval to renew an agreement (the "Agreement") between the City of Sault Ste. Marie (the "City") and the Township of Prince (the "Township"). The Agreement outlines the terms and conditions of the plans examination and building inspection services (the "Plans Examination & Inspection Services") that the City provides to the Township.

**Background**

In 2014, the City and the Township entered into an agreement whereby the City would provide Plans Examination & Inspection Services to the Township for an annual fee of \$7,000 plus H.S.T., plus an additional \$50 per hour for any non-residential development Inspection Services. The 2014 agreement was renewed in 2019 under a new fee structure that uses current building permit fees as paid for by the applicant directly to the City. The fees paid by the applicant are increased annually as part of the City's user fee by-law update. The 2019 agreement fee method for cost recovery proved to be more accurate to the number of permits issued and work taken on by the Building Department in comparison to the 2014 fee structure, returning \$126,847.64 in fees for the City. The Agreement has the same fee structure as the 2019 agreement.

**Analysis**

As both parties wish to renew the agreement and continue the said services, the Legal Department has drafted the above mentioned Agreement. The Agreement follows the same terms, save for the duration, and the City will continue to collect fees directly from the permit applicant. The fees for the required permit are based on the service index as listed in Schedule "E" to the User Fee By-law and are the same as the fees paid by residents of the City of Sault Ste. Marie. This amount shall comprise the full cost of The Building Division Plans Examination & Inspection Services inclusive of enforcement and clerical duties, mileage and miscellaneous expenses for inspections related to all Building Classification. The term of the Agreement will be approximately four years commencing on January 1, 2023 and

ending December 31, 2026, to continue to align with the election years. Either party can cancel the Agreement at any time by giving thirty days' notice.

**Financial Implications**

The Building Division collects permit fees from residents of the Township, which covers the costs of the Plans Examination & Inspection Services.

**Strategic Plan / Policy Impact**

This is an operational matter and not articulated in the Strategic Plan.

**Recommendation**

It is therefore recommended that Council take the following action:

By-law 2022-179 authorizing the execution of the Renewing Agreement appears elsewhere on the agenda and is recommended for approval.

Respectfully submitted,

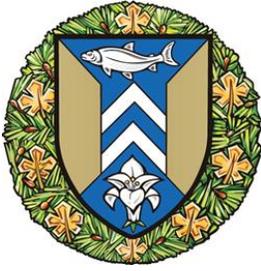
Jeffrey King

Solicitor

705.759.2662

[j.king3@cityssm.on.ca](mailto:j.king3@cityssm.on.ca)

JK/lv



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

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Dan Perri, Municipal Services and Design Engineer  
DEPARTMENT: Public Works and Engineering Services  
RE: Strategies for Managing Traffic Speed Update

---

**Purpose**

The purpose of this report is to provide Council with a progress update from the Speed Management Task Force.

**Background**

The following resolution was passed on September 13, 2021:

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.

A further resolution was passed on June 13, 2022:

Resolved that the report of the Director of Engineering dated June 13, 2022 concerning Strategies for Managing Traffic Speed be received as information and the recommendation that Council support, in principle, the multi-tiered, holistic approach to managing traffic speed as outlined below:

1. Establishment of a Speeding Task Force with representation from Police Service, Public Works and Engineering Services Department and Clerk's Division (Communications);
2. Collection of data through various means during the calendar year;
3. Analysis of data by the Speeding Task Force to better define issues;
4. Development of a public education campaign; and
5. Reporting progress to Council.

The Task Force met on October 6, 2022. The Analysis section of this report will provide an update on the five items listed in the June 13, 2022 resolution, as well as providing additional recommendations from the Task Force.

### **Analysis**

1. **Establishment of a Speeding Task Force with representation from Police Service, Public Works and Engineering Services Department, and Clerk's Division (Communications)** – the Speed Management Task Force has been established with relevant staff. The next meeting of the Task Force will be held in February 2023. In addition to City staff, the Task Force is recommending the appointment of two Councillors to the Task Force.
2. **Collection of data through various means during the calendar year** – speed studies were carried out at 86 locations throughout the City in 2022. Locations were selected based on requests from the public, City and Police Service staff, and in conjunction with other traffic related studies. The data was compiled onto a map and will be displayed on the City website.
3. **Analysis of data by the Speeding Task Force to better define issues** – staff is currently analyzing data and will report back to Council with a prioritized list of road sections that would benefit from additional speed management efforts.
4. **Development of a public education campaign** – the Task Force recommends approaching public education in three ways:
  - a. Providing on-road education to road users to remind them of their responsibilities. Tools such as radar display boards and additional speed limit signage will be used to accomplish this.
  - b. Providing information to road users at a community-wide level as it pertains to speed reduction policies, procedures, and strategies. This will be accomplished using social media, the City website, and media releases to the local news outlets.
  - c. Engaging members of the public and relevant stakeholders. This will be accomplished by providing speed and collision data on the City

website, hosting public information centres related to proposed strategies, and creating an online speeding complaint tool.

5. **Reporting progress to Council** – staff will provide Council with an annual report of Task Force activities and additional reports as necessary.

The updates noted above represent a broad strategy to managing speed in the community. As work progresses, additional strategies will target more specific areas. The Task Force recommends the following next steps for 2023:

1. **Appointment of two members of Council to the Speed Management Task Force** – speed management requires a holistic approach to be successful. Having members of Council on the Task Force would be beneficial to speak on behalf of the residents they represent.
2. **Undertake a City-wide speed limit review** – ensuring posted speeds match the expectations of drivers based on roadway classification, function, and physical characteristics is an integral step in managing speeding in the community. Staff have engaged our traffic advisory services consultant to perform a review of the current posted speed limits in the City and to recommend alternative speeds, where deemed appropriate. Once the recommended alterations are submitted to staff, a report will be brought forward to Council for consideration.
3. **Update the Traffic Calming Policy** – staff have also engaged our traffic advisory services consultant to review the current Traffic Calming Policy and compare the document against best practices used across Ontario. The intent of this update is to convert the policy to a set of Traffic Calming Guidelines that can be used for all types, classes, and cross sections of roadways within the City. The main goal of these guidelines will be to provide a toolkit for staff to respond consistently and objectively to speed complaints, implement appropriate traffic calming measures where warranted, and proactively identify areas in the community that would benefit from traffic calming.
4. **Create a speed management dashboard and mapping tool to be displayed on the City website** – the tool may show statistics on collision data, traffic projects, community safety zones, school zones, traffic calming, road closures, and other related traffic information.
5. **Create a speeding complaint tool on the City website** – to be more accessible to residents making complaints and to keep good records of previous complaints to avoid duplication. A process for addressing and responding to complaints and traffic calming requests will be included in the updated Traffic Calming Guidelines.

6. **Prioritize capital improvements that support road diets/lane reductions** – the Transportation Master Plan (2015) identified eight candidate locations for further study which may benefit from a “road diet”. The following candidate locations are remaining:

- Wellington Street East (Trunk Road to Texas Avenue)
- Bennett Boulevard (Texas Avenue to Boundary Road)
- Wallace Terrace (Korah Road to Brookfield Avenue)
- Goulais Avenue (Second Line West to Korah Road)

As roads on this list become in need of reconstruction or resurfacing, additional analysis will be performed to determine if lane reductions are appropriate.

7. **Implementation of Community Safety Zones** – Community Safety Zones (CSZ) are sections of roadways where public safety is of special concern. CSZs may include roadways near parks/playgrounds, day care centres, recreation areas, hospitals, and senior centres/residences. Like School Zones, traffic related fines are increased in CSZs. Implementation of CSZs require a By-Law and a warrant/selection process. Proposed locations will be brought forward to Council by the Task Force for approval in the first quarter of 2023, for implementation Spring 2023.
8. **Consideration of Automated Speed Enforcement** – Automated Speed Enforcement (ASE) is an automated system that uses a camera and a speed management device to help enforce speed limits in School Zones and CSZs. The Highway Traffic Act only authorizes the use of ASE in school zones and CSZs. The Task Force is currently gathering additional information regarding the implementation of ASE including costs, staff requirements, and effectiveness. Council will be updated on these findings.

### **Financial Implications**

There are no immediate financial implications to this report; however, future speed management implementations may result in additional funding requests. It is anticipated that all implementations planned for 2023 can be accommodated through Public Works and Engineering Services capital and operating budgets.

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

This report is linked to the Infrastructure and Quality of Life focus areas of the Corporate Strategic Plan.

### **Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Municipal Services and Design Engineer dated December 12, 2022 concerning Strategies for Managing Traffic Speed Update be

Strategies for Managing Traffic Speed Update

December 12, 2022

Page 5

received and that Councillors \_\_\_\_\_ and \_\_\_\_\_  
be appointed to the Speed Management Task Force.

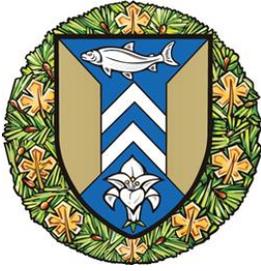
Respectfully submitted,

Dan Perri, P.Eng.

Municipal Services and Design Engineer

705.759.5329

[d.perri@cityssm.on.ca](mailto:d.perri@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**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Karen Fields, City Solicitor and Freddie Pozzebon, Chief  
Building Official  
DEPARTMENT: Legal Department  
RE: Update on 941 and 995 Queen Street East Properties

---

**Purpose**

This report is in response to a Council resolution from the November 21, 2022 Council meeting. The resolution states:

Whereas in 2006 and 2016, Sault Ste. Marie initiated a Downtown Development Strategy with a focus on building a vibrant and mixed use neighbourhood; and

Whereas the goal is to have the downtown serve as a centre for entertainment, cultural, and retail experience, with a relatively greater degree of accessibility and mobility; and

Whereas a large sum of private and city investment has already taken place, giving the downtown new positive energy; and

Whereas the downtown is reviving amongst the great stock of impressive historic buildings; and

Whereas the former General and Plummer hospital sites are located on the edge of the downtown and play a significant role in revitalizing the downtown core;

Now Therefore Be It Resolved that staff report back to City Council on December 12, 2022 regarding the status of property standards enforcement or other steps being taken with regard to the old hospital sites.

In discussing the resolution, a 2018 resolution was also referred to regarding this property. That resolution was made on June 11, 2018 and it stated:

Whereas the maintenance and security of the former hospital properties has been sorely neglected; and

Whereas it appears very unlikely this prime waterfront area will be further developed in the foreseeable future; and

Whereas the former hospital buildings are crumbling and action needs to be taken for the elimination of personal risk, and to address the aesthetics of this property; and

Whereas this area is part of the community's prime waterfront and is situated along a main east-west corridor creating an eyesore which impacts the reputation of the City to visitors and is discouraging to local residents; and

Whereas a number of serious concerns have been cited by the residents of Riverwalk Condominiums who are literally living in the midst of this abandoned property site, including the following: Unrestricted vehicular access; cars and trucks regularly using the area for high speed, dangerous driving and illegal drug activity is observed daily. People are frequently seen on the roof of the former General Hospital and risk of serious injury is a concern to those living adjacent. Health concerns are great due to an extensive rat infestation and evidence of a haven for roosting and breeding for pigeons in both the former renal site and General Hospital building; and

Whereas the demand on policing is substantial and associated costs are high due to the inordinate number of complaints received from concerned citizens over the past two years regarding these properties because the site is an unsecured magnet for intruders; and

Whereas the state of this property does directly affect the residents of the Riverwalk Condominium and those in the surrounding neighbourhood; and

Whereas the entire City suffers as this prime waterfront area appears so poorly and could discourage investment in our community by a seeming lack of commitment to maintain high property standards;

Therefore Be It Resolved that appropriate staff be requested to investigate and report back to City Council by the first meeting in September on all options to exercise the full authority available to the municipality to address this serious issue; and

Further Be It Resolved that staff recommend a specific course of action that can be taken to resolve this matter.

### **Background**

On June 14, 2018 an inspection was conducted for both the old General Hospital site, (941 Queen Street East) and the former renal building site (995 Queen Street East). Orders against the properties were issued on August 7, 2018 for 941 Queen

Street East and August 16, 2018 for 995 Queen Street East pursuant to section 15.1 of the *Building Code Act* (“BCA”).

### Report to Council

A report was provided to Council in a closed session in September 2018, responding to the 2018 resolution. It was provided in closed session as it contained information that was solicitor client privilege as the Orders had just been appealed by the then owners, the TVM Group (“TVM”).

### Appeal of Orders

TVM appealed the orders to the Property Standards Committee, which is the next required appeal route pursuant to the BCA. While the Orders were under appeal they could not be successfully prosecuted for non-compliance. A number of delays took place in those hearings by the appellant. In June 2019 the old owner TVM, sought a consent adjournment because the buildings were being sold and TVM did not want to prejudice the new owner’s ability to continue the appeal. The City opposed that request pointing to the significant delays the owner had already engaged in. Upon the sale of the property, the new owner Leisure Meadows Community Living Inc. (“Leisure Meadows”), agreed to rectify the items in the Orders, and the City was further able to further itemize the compliance requirements. The City then provided a compliance date of September 6, 2019 to reach compliance. Because it was now an Order on consent, failure to comply with the Orders would allow the City to move directly to a court to enforce the Orders rather than having to continue in the Property Standards process. There were legal advantages to proceeding this way. One of the Orders required that the new owner provide an engineering report on the structural stability of the building. On September 3, 2019, the new owner had confirmed that they had hired a contractor to affect the repairs and confirmed that some of the repairs had been completed but were not yet in full compliance. A site visit was held on October 30<sup>th</sup> for purposes of review. The resulting review showed that some work had been done but many of the Orders remained outstanding as well there was no engineering report. The Court procedures continued until March 2020 when the City was provided with the ordered engineering report. The engineer’s report stated that the building was structurally sound. The report made some recommendations on the property and those were incorporated into the orders.

The COVID pandemic then closed the courts. As the Courts remained closed and the matter would not be moving forward otherwise, Minutes of Settlement were entered in to and executed on January 20, 2021. This matter was in appeals and court for a period of two years and 5 months. The Orders issued were complied with but the order that the building be secured, has been an ongoing issue. Even when the doors were welded shut, they would be pried open.

### Report to Council June 8, 2020

On June 8, 2020, another report was provided to Council in a closed session under Solicitor-Client privilege. This report updated Council on the status of the Orders and the on-going Court proceedings for these two properties.

### Ongoing reviews

In 2018 the City had one property standard By-law Enforcement Officer, for all property standards issues and not just these two buildings. On January 28, 2019, a report to Council by the Chief Building Official, set out the need for an additional By-law Enforcement Officer, and in the 2019 budget it included increased funding for a second Officer.

The properties referred to in this report have been attended at on a regular basis by the City's assigned By-law Enforcement Officer. To date, there have been 72 visits to 941 Queen Street East since April 6, 2020, and 36 visits to 995 Queen Street East since June 2020. The City currently has two and a half Officers, with one Officer attending on this site on a regular basis, and as complaints are received.

### Building Permits and Taxes

In the past five years there have not been any building permits applied for on either of these two properties. As well, both properties have outstanding taxes on both buildings.

### Task Force and By-Law Amendment and Report to Council July 13, 2020

On June 3, 2019, by way of Council resolution, a Task Force was struck to look at property standards, yard maintenance and to review best practices for obtaining improved compliance. In the July 13, 2020 report to Council the recommendations of the Task Force were set out. One of the recommendations, was to amend the City's Property Standards By-Law 2012-09 to include enhanced regulation specifically relevant to vacant buildings.

On June 14, 2021, in a report to Council the amendments to the Property Standards By-Law regarding provisions for vacant property and enforcement were set out for Council. The By-law was drafted, presented to Council and approved by Council on June 14, 2021. The revisions enabled different enforcement with respect to vacant properties that cause a public safety hazard and nuisance. The over all goal is to have effective means of achieving compliance of the standards.

### Successes

On September 19, 2022, Legal brought a report to Council with an update on the activities since the amendments adding the vacant property provisions to the City's

Property Standards By-Law that was enacted on June 14, 2021. After June 14, 2021, by-law enforcement and legal staff worked on implementing the amendments to its administrative and court processes, which included preparing wording changes and the creation of the new forms of notices.

In 2021 By-Law issued 635 Orders to Comply and 713 in 2022 to the end of November. There were 325 Orders to remedy violations issued on buildings (including vacant) in 2021 and 301 by the end of November 2022. In 2021 there were 185 requests to Legal for legal action to be commenced and 200 so far in 2022. There have been 179 charges sworn in 2021 and 160 to the end of November in 2022. What should also be considered, is that in each case that proceeds before the court, our By-law Enforcement Officer is required to be in court to provide the evidence, which in turn shortens their time in the field.

### **Analysis**

#### Should the City become the Legal Owner of the Properties?

Should the City end up owning the 2 properties on Queen Street East, we would then be responsible for the demolition of the building(s), insurance costs, and environmental liabilities.

Demolition Costs It is estimated as of today to be in the range of \$6 million to demolish the two properties. That cost will increase over time. Even if the City does not own the property but decides to demolish it, the costs will be incurred by the City.

Environmental Costs: There is the likelihood of environmental contamination that would have to be dealt with.

Recouping our Costs: Given that these corporations are likely asset free, the opportunity to recover any of our costs will be difficult if not impossible.

Expropriation: Should the City decide to go through the process of expropriating the property, the cost would include the cost to litigate it, the fair market value price of the land, and legal fees of legal counsel.

#### Next Steps on these two properties

By-law served a vacant building notice on April 25, 2022 requesting that openings to both of these properties be secured. By-law has acted on the Order to secure, although the buildings continue to be in noncompliance. Subsequently the Officer has now issued Orders to be complied with, and these Orders are posted on the properties.

**Financial Implications**

The financial implications of acquiring these properties would be great but cannot at this time be estimated until we know which avenue City Council wishes to pursue.

**Strategic Plan / Policy Impact**

This is of an operational nature and not linked to the Strategic Plan.

**Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the City Solicitor and the Chief Building Official dated December 12, 2022 concerning the properties at 941 Queen Street East and 995 Queen Street East be received as information and in response to the Council resolution of November 21, 2022 noted above.

Further be it resolved that, as it pertains to the buildings located at 941 and 995 Queen Street East, since the City is not in a financial position to move beyond the current enforcement measures, that staff continue to seek funds in order to further such enforcement, which may include demolition, and report to Council once financially able to.

Respectfully submitted,

Karen Fields  
City Solicitor  
705.759.5407  
[k.fields@cityssm.on.ca](mailto:k.fields@cityssm.on.ca)

and

Freddie Pozzebon  
Chief Building Official  
705.541.7151  
f.pozzebon@cityssm.on.ca

# HERITAGE COMMUNITY LIVING AT LAKEVIEW INC.

27 Roytec Rd, Suite 1C, Vaughan, ON, L4L 8E3, Canada Tel: +1 (905) 264 1555

Mayor Shoemaker and members of city council.

We are the owner of the property located at 941 Queen Street East which is one of several properties which we own in Sault Ste. Marie. We have had very positive experiences with most of our tenants in your city. As in all cases for commercial landlords, there are matters that arise with tenants which through time are eventually resolved. We are naturally not immune to these circumstances.

We are fully aware of the videos that have been circulating through social media and through the media about 941 Queen Street. We have learned through the media that our property at 941 Queen Street will be the subject of discussion at your upcoming council meeting this evening.

Unfortunately due to our becoming aware of our property being a topic of discussion at tonight's council meeting with such short-notice in this fashion, we were not able to arrange to attend in person to address any questions you may have. We wish to reassure council that we are committed to this property.

To confirm, we have been working with city staff in following the rules that have been put in place for maintenance of this property. Our engagement with city staff has been cordial and cooperative at all levels.

We commissioned an engineering report by a local firm shortly after our purchase in the scope of our future development plans. We undertook works using local contractors to address certain matters that were identified to us through that process. We regularly dispatch local contractors immediately after becoming aware of issues in order to repair and secure the building when it is unlawfully entered. We have local security monitoring the site overnight. We have also engaged local development and design professionals for the ongoing planning for the development of the property and continue to pursue those endeavours vigorously. We believe our actions to date underline our attention to our property.

We appreciate that council must address concerns brought to them by residents about properties in their neighbourhoods. In keeping with our approach to date, we welcome the opportunity to be included in all discussions with council and city staff regarding our property and look forward to being a part of the solution.

Sincerely,



Mike Anobile  
*President*

# Leisure Meadows Community Living Inc

27 Roytec Road, 1C, Vaughan, ON L4L 8E3 Tel: 905 264 1555

December 12, 2022

Mayor Shoemaker and members of city council,

Enclosed in this package, please find the following items in order:

- #1 *Leisure Meadows Community Living* - letter introducing Mr. Italo Ferrari as the GM of the corporation, dated December 9, 2022
- #2 *RLP Security Services* - letter confirming security services for the site as of November 14, 2022
- #3 *STEM Engineering Group* - Structural Condition Review report, dated February 27, 2020
- #4 *United Stated Liability Insurance Company* - insurance policy for the site, dated July 21, 2022
- #5 *David Ellis Architect* - proposed design development concept for the property, dated March 20, 2020
- #6 *Trafalgar Environmental Consultants* - environmental report for the property, dated June 25, 2021
- #7 Application for development of a new Long-Term Care campus for seniors on this site and a letter from Ministry of Long-Term Care of Ontario, dated November 11, 2021
- #8 Application renewals for Long-Term Care homes, dated December 9, 2022

Sincerely,

Leisure Meadows Communities Inc

# Leisure Meadows Community Living Inc

27 Roytec Road, 1C, Vaughan, ON L4L 8E3 Tel: 905 264 1555

December 9, 2022

Mayor Shoemaker and members of city council,

This letter is to inform council that Mr. Italo Ferrari will be appearing in front of you and your council in speaking on matters regarding our properties 941 and 995 Queen Street East, Sault Ste. Marie.

For the record, Mr. Ferrari is the general manager of Leisure Meadows Community Living properties.

He has authority to speak about the matters of the company and making decision on those matters.

Sincerely,



Mike Anobile

*President*

CP 6222783C

Renewal of Number

**United States Liability Insurance Company**  
4080 Confederation Parkway, Mississauga, Ontario L5B 0G1

POLICY DECLARATIONS

No. CP 6222783D

**THIS POLICY CONTAINS A  
CLAUSE THAT MAY LIMIT THE  
AMOUNT PAYABLE**

NAMED INSURED AND ADDRESS:

**LEISURE MEADOWS COMMUNITY LIVING INC.  
27 ROYTEC RD STE 1C  
WOODBIDGE, ON L4L 8E3**

POLICY PERIOD: (MO. DAY YR.) From: 07/27/2022 To: 01/27/2023

12:01 A.M. STANDARD TIME AT YOUR  
MAILING ADDRESS SHOWN ABOVE

FORM OF BUSINESS: Corporation

BUSINESS DESCRIPTION: Vacant Building without Renovation

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE  
WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED.  
THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

	PREMIUM
Commercial Liability Coverage Part	\$495.00
Commercial Property Coverage Part	\$4,560.00
Wholesaler Broker Fee	\$125.00
ON Retail Sales Tax	\$414.40
<b>TOTAL:</b>	<b>\$5,594.40</b>

Coverage Form(s) and Endorsement(s) made a part of this policy at time of issue  
**See Endorsement EOD (1/95)**

Agent: APRIL CANADA, INC. (5621)

Issued: 07/21/2022 11:25 AM

Broker: JD Smith & Associates Insurance Brokers Inc.

By:   
Authorized Representative

UPD (08-07) THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART DECLARATIONS,  
COVERAGE PART COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF,  
COMPLETE THE ABOVE NUMBERED POLICY.

## EXTENSION OF DECLARATIONS

**Policy No. CP 6222783D**

Effective Date: **07/27/2022**

12:01 AM STANDARD TIME AT YOUR MAILING ADDRESS

### FORMS AND ENDORSEMENTS

**The following forms apply to multiple coverage parts**

<i>Endt#</i>	<i>Revised</i>	<i>Description of Endorsements</i>
CP0321 CAN	04/17	Windstorm or Hail Percentage Deductible
CP0450 CAN	03/17	Vacancy Permit
IL 001 CAN	04/18	Statutory Changes
IL0017 CAN	03/17	Common Policy Conditions
IL0935 CAN	01/19	Exclusion of Certain Computer-Related Losses
Jacket CAN	02/17	Policy Jacket
L 224 CAN	02/17	Punitive or Exemplary Damages Exclusion
L-395 CAN	04/17	Vacant Building Protection Warranty
L-610 CAN	02/17	Expanded Definition of Bodily Injury
LLQ100 CAN	02/17	Who Is An Insured?
LLQ368 CAN	02/17	Separation or Insureds Clarification Endorsement

**The following forms apply to the Commercial Liability coverage part**

<i>Endt#</i>	<i>Revised</i>	<i>Description of Endorsements</i>
CG0001 CAN	11/16	Commercial General Liability Coverage Form
CG2104 CAN	02/17	Exclusion - Products-Completed Operations Hazard
CG2107 CAN	04/17	Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability - Limited Bodily Injury Exception Not Included
CG2109 CAN	06/17	Exclusion - Unmanned Aircraft
CG2136 CAN	02/17	Exclusion - New Entities
CG2139 CAN	02/17	Contractual Liability Limitation
CG2144 CAN	11/18	Limitation of Coverage to Designated Premises, Project or Operations
CG2147 CAN	02/17	Employment - Related Practices Exclusion
L 819 CAN	03/21	Swimming Pool, Hot Tub or Spa Exclusion
L-232s CAN	02/17	Classification Limitation Endorsement
L-278 VAC CAN	02/17	Independent Contractors/Subcontractors Exclusion
L-500 CAN	10/18	Bodily Injury Exclusion - All Employees, Volunteer Workers, Temporary Workers, Casual Laborers, Contractors and Subcontractors
L-532 VAC CAN	02/17	Exclusion - Construction Operations
L-540 CAN	02/17	Exclusion - Exterior Work Over 15 Meters (50 Feet)
L-783 CAN	03/17	Amendment of Liquor Liability Exclusion

**The following forms apply to the Commercial Property coverage part**

<i>Endt#</i>	<i>Revised</i>	<i>Description of Endorsements</i>
CP 101 CAN	03/17	Maintenance of Heat Condition
CP 110 CAN	04/17	"Equipment Breakdown" Enhancement Endorsement
CP 117 CAN	04/17	Multiple Deductible Form
CP 141 CAN	04/17	Actual Cash Value Definition
CP 142 CAN	03/17	Protective Devices or Services Provisions

## EXTENSION OF DECLARATIONS

Policy No. CP 6222783D

Effective Date: 07/27/2022

12:01 AM STANDARD TIME AT YOUR MAILING ADDRESS

### FORMS AND ENDORSEMENTS

CP 224 CAN	03/17	Asbestos Material Exclusion
CP 225 CAN	03/17	Exclusion - Lead Contamination
CP 226 CAN	03/17	Absolute Pollution Exclusion - Property
CP 227 CAN	04/17	Mold, Fungus, Bacteria, Virus or Organic Pathogen Exclusion
CP 250 CAN	08/17	Theft Exclusion
CP0010 CAN	03/17	Building and Personal Property Coverage Form
CP0090 CAN	03/17	Commercial Property Conditions
CP1010 CAN	04/17	Causes of Loss - Basic Form (Named Perils)
CP1032 CAN	03/17	Water Exclusion Endorsement
CP1056 CAN	03/17	Sprinkler Leakage Exclusion
CP1075 CAN	12/20	Cyber Incident Exclusion

**COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS**

**Policy No. CP 622783D**

Effective Date: 07/27/2022  
12:01 STANDARD TIME

**DESCRIPTION OF PREMISES**

Prem	Bldg	Location, Construction, Occupancy and Other Information	Territory	Fire Code
1	1	941 Queen St. East, Sault Ste. Marie, ON P6A 2B7 Description: <b>Vacant Building without Renovation</b> Covered Causes of Loss: <b>Basic (Named Perils) Excluding Sprinkler Leakage</b> Construction: <b>Modified Fire Resistive</b> Number of Stories: 3 Special Deductible: <b>2%</b> Special Deductible Type: <b>Wind and Hail</b>	980	1180
			FUS Grade	1
			Square Footage:	32000
2	1	995 Queen St East, Sault Ste. Marie, ON P6A 2B7 Description: <b>Vacant Building</b> Covered Causes of Loss: <b>Basic (Named Perils) Excluding Sprinkler Leakage</b> Construction: <b>Modified Fire Resistive</b> Special Deductible: <b>2%</b> Special Deductible Type: <b>Wind and Hail</b>	980	1180
			FUS Grade	1
			Square Footage:	28000

**COVERAGES PROVIDED - INSURANCE AT THE DESCRIBED PREMISES APPLIES ONLY FOR COVERAGES FOR WHICH A LIMIT OF INSURANCE IS SHOWN**

Prem	Bldg	Coverage	Limits of Insurance	Deductible	Coinsurance % or Monthly Indemnity	+ Valuation	Premium
1	1	Building	\$822,000	\$5,000	80%	ACV	\$1,628
1	1	Business Personal Property	\$25,000	\$5,000	80%	ACV	\$53
	1	Equipment Breakdown	Included	\$1,000			\$92
2	1	Building	\$1,322,000	\$5,000	80%	ACV	\$2,618
2	1	Business Personal Property	\$25,000	\$5,000	80%	ACV	\$53
2	1	Equipment Breakdown	Included	\$1,000			\$116

**MINIMUM PREMIUM FOR PROPERTY COVERAGE PART: \$308**

**TOTAL PREMIUM FOR PROPERTY COVERAGE PART: \$4,560**

MP - minimum premium

+ Valuation: ACV - Actual Cash Value; RC - Replacement Cost; RC/ACV - Replacement Cost/ACV Roof  
FBV - Functional Building Value; AA - Agreed Amount; ALS - Actual Loss Sustained

**LOSS PAYABLE(S): NONE**

verage Form(s)/Part(s) and Endorsement(s) made a part of this policy at time of issue:

**See Endorsement EOD (01/95)**

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

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**COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS**

Policy No. CP 6222783D

Effective Date: 07/27/2022  
12:01 STANDARD TIME

**LIMITS OF INSURANCE**

Each Occurrence Limit	\$2,000,000
Personal & Advertising Injury Limit (Any One Person/Organization)	\$2,000,000
Medical Payments Coverage	\$25,000
Tenant's Legal Liability	\$100,000
Products/Completed Operations Aggregate Limit	Excluded
General Aggregate Limit	\$5,000,000

**LIABILITY DEDUCTIBLE**

\$0

**LOCATIONS OF ALL PREMISES YOU OWN, RENT OR OCCUPY**

Location	Address	Territory
1	941 Queen St. East, Sault Ste. Marie, ON P6A 2B7	980
2	995 Queen St East, Sault Ste. Marie, ON P6A 2B7	980

**PREMIUM COMPUTATION**

Loc	Classification	Code No.	Premium Basis	Annual Rate		Advance Premium	
				Pr/Co	All Other	Pr/Co	All Other
1	Vacant Buildings - not factories - Other than Not-For-Profit	68606	32,000 Per 1,000 Total Area	Excluded	16.364	Excluded	\$264
2	Vacant Buildings - not factories - Other than Not-For-Profit	68606	28,000 Per 1,000 Total Area	Excluded	16.364	Excluded	\$231

**TOTAL PREMIUM FOR GENERAL LIABILITY COVERAGE PART:**  
(This Premium may be subject to adjustment.)

**\$495**

Coverage Form(s)/Part(s) and Endorsement(s) made a part of this policy at time of issue:  
MP - minimum premium  
See Form EOD (01/95)

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.  
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This endorsement modifies insurance provided under the following:

**BUILDING AND PERSONAL PROPERTY COVERAGE FORM  
CONDOMINIUM ASSOCIATION COVERAGE FORM  
CONDOMINIUM COMMERCIAL UNIT-OWNERS COVERAGE FORM  
STANDARD PROPERTY POLICY**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**VACANCY PERMIT**

**SCHEDULE**

Prem. No.	Bldg. No.	Excepted Causes of Loss		Permit Period		Effective Date
		Vandalism	Sprinkler Leakage	From	To	
1	1		X	07/27/2022	01/27/2023	07/27/2022
2	1		X	07/27/2022	01/27/2023	07/27/2022

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

A. The VACANCY Loss Condition does not apply to direct physical loss or damage:

1. At the locations; and
  2. During the Permit Period;
- shown in the Schedule or in the Declarations.

B. This Vacancy Permit does not apply to the Excepted Causes of Loss indicated in the Declarations or by an "X" in the Schedule.



November 11, 2022

**LEISURE MEADOWS COMMUNITY LIVING INC.**  
**27 Roytec Road, Unit 1C**  
**Vaughan, ON L4L 8E3**  
**Attention: Mike Anobile**

Dear Sir,

This letter shall confirm that we have been engaged by your company to perform uniformed security services, effective **November 14, 2022** at the following locations in Sault Ste. Marie, Ontario:

- 1) 941 Queen Street East (aka: former Sault General Hospital)  
and surrounding areas including 10 Lucy Terrace
- 2) 955 Queen Street East
- 3) 995 Queen Street East (aka: former Plummer Hospital)
- 4) 369 Queen Street East

The scope of our engagement per your direction is to provide uniformed on site security surveillance in addition to "marked vehicle" mobile coverage, during the hours of 1800-0400 daily, and an additional shift of, 1000-1800 on weekends and holidays.

Should you have any immediate inquiries, please do not hesitate to contact our offices.

Yours truly,

A handwritten signature in black ink, appearing to read "Nicolas Rabaa".

Nicolas Rabaa (President)



RLP Security Services Ltd.

[nrabaa@rlpss.ca](mailto:nrabaa@rlpss.ca)

[www.rlpss.ca](http://www.rlpss.ca)

1 (877) 586-8180 ext #1

REPORT OF

**Structural Condition Review  
941 Queen St. E.  
Sault Ste. Marie, Ontario  
-Former General Hospital Site**

FOR:

**Leisure Meadows Community Living Inc.  
Att: Italo Ferrari**

PREPARED BY:

STEM Engineering Group Inc.  
875 Queen Street E. Suite 2  
Sault Ste. Marie, ON  
P6A 2B3

(705)942-6628 tel  
(705)942-7515 fax

DATE:

February 27, 2020

STEM Project No:

19168

## Distribution List

# of Hard Copies	PDF Required	Association/Company Name
	1	Leisure Meadows Community Living Att. I. Ferrari
	1	Laidlaw, Paciocco, Dumanski, Spadafora & Johnson Att: P. Johnson

## Revision Log

Revision #	Revised By	Date	Revision Description

## STEM Signatures

Report Prepared by:

  
 Randy Beltramin, P.Eng.



Report Reviewed by:

  
 Mark Coleman, P.Eng..



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4.0 Observations and Comments..... 1

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**APPENDICES**

- A: Photos
- B: Statement of Qualifications and Limitations

## 1.0 INTRODUCTION

The subject building was visited on various occasions over the past year (June 6, 13, 25, October 30 and November 11, 2019) to provide a high-level opinion on its structural condition, as required by the City of Sault Ste. Marie to address one of the conditions in their Order to Remedy placed against the building.

## 2.0 BACKGROUND

The building is a multi-storey steel framed structure. Its frame generally consisted of beams, columns, open web steel joists, metal roof decks and concrete floor slabs on metal deck. The exterior of the building had a brick veneer.

The property was the site of the former General Hospital, which amalgamated with the adjacent Plummer Memorial Public Hospital in the 2002 to form the Sault Area Hospital. The combined hospital was relocated to a new facility in 2010, leaving the original buildings abandoned and unheated since that time. There has been minimal maintenance of this building since it was vacated. Partial demolition of interior finishes took place from about 2014 to 2017 by a previous developer, who intended to convert the building into condominiums.

The building has experienced significant water penetration over the years, resulting in wet floors throughout. The water has primarily entered through roof leaks, damaged roof leaders, and numerous vandalized windows. This has raised concern by the City with respect to deterioration of the steel frame structure, and the potential for partial or complete collapse, which would pose a public safety hazard. In response to this concern the City has included in its 'Order To Remedy' the requirement for a 'high-level' review by a structural engineer to determine whether there were any obvious signs of structural concern.

## 3.0 STUDY METHOD

The inspections were based on a high-level ( cursory) visual review of exposed structural components. In conjunction with this a review of intact building finishes (i.e. exterior brickwork, interior lathe & plaster walls/ceilings, etc.), not damaged by vandalism or the partial demolition, were also reviewed for evidence of damage caused by failure/movement of the underlying structure. The entire interior of the building was walked through and the perimeter reviewed from both ground and roof level. The accuracy of this study is therefore limited to the extent of visible information available at the time of our site visits, with no intrusive inspection or monitoring having been performed. See Addendum B for further qualifications and limitations.

## 4.0 OBSERVATIONS & COMMENTS

The following observations were documented during our review.

- 4.1 Glazing (windows, doors, and skylights) were broken from vandalism throughout the building. Many were also boarded up. It was our understanding the boarding of windows has been an ongoing effort to address damaged glazing caused by the vandalism.
- 4.2 Partial demolition of pipe chases, ceilings, and walls to salvage building materials such as copper pipes and wiring has resulted in debris piled up throughout all floors of the building. Broken cast iron pipes, typically used as rain water leaders in buildings of this age, were noted in some of the demolished vertical mechanical chases.
- 4.3 A leak was observed around the roof access hatch in the penthouse over the south wing.
- 4.4 The above conditions have allowed rain and snow entering through the damaged openings and pipes, resulting in wet floors throughout all levels of the building.

- 4.5 The structural framing was fully exposed in the 3 rooftop penthouses. All steel framing and metal roof decks were in good condition with negligible corrosion present.
- 4.6 Building finishes covered a majority of the structural framing throughout the remainder of the hospital. The structure was therefore only visible where finishes were removed by the partial demolition.
- 4.7 The suspended acoustic ceiling on the top floor of the south wing was mostly removed to salvage wiring, exposing the roof structure above. The framing was performing as intended with deterioration or corrosion visible.
- 4.8 All other areas where the structure was exposed (i.e. removed ceilings, walls and pipe chases) revealed no evidence of duress, deformation, or corrosion in the visible steel components.
- 4.9 All floors were solid, flat, and with no visible signs of sagging, cracking, or excessive deflection.
- 4.10 Steel columns and beams were exposed in several locations in the basement, but were covered with sprayed on fire proofing. The fire proofing was intact and dry, indicating the steel below had not been affected by corrosion.
- 4.11 The remaining intact wall and ceiling finishes, which accounted for a majority of the building, had no noticeable signs of duress from damage/movement of the underlying steel structure (i.e. cracking, warping, buckling, or bulging).
- 4.12 The basement floor slab was flat with no cracks or heaves caused by frost action, indicating that area was either not affected by freezing conditions or it remained warm enough during winter conditions to prevent frost development in the soil below.
- 4.13 The boiler room was located in a deeper basement in the south wing. It was flooded during our initial site visits, but dewatered prior to our last visit and accessed for review. Though we could not confirm where the water originated, it was our opinion that ground water likely seeped into the basement once power to the sump pumps was deactivated. There was no staining on the walls from water flowing down through the upper basement door openings. However, water staining on the walls did indicate the water level having never exceeded roughly a 1metre deep, which would correlate closely with the ground water table in the area.

Drywall finishes around the columns had fallen off below the flood line exposing the steel columns. Surface corrosion was visible but no rust flaking or pitting had developed indicating there was no appreciable loss of steel section. There was also no damage from ice pressure on the perimeter concrete basement walls.

- 4.14 The exterior brickwork was reviewed from the roof and ground levels. The walls were plane and intact with no signs of bulging/buckling, indicating the brick ties were performing as intended. No major cracks were visible in the masonry veneer indicating the building's lateral bracing systems and foundations were also functioning properly.
- 4.15 The exposed exterior top of concrete foundations did not have any significant cracks caused by settlement or deterioration, further confirming the foundations were functioning properly.

## 5.0 CONCLUSIONS & RECOMMENDATIONS

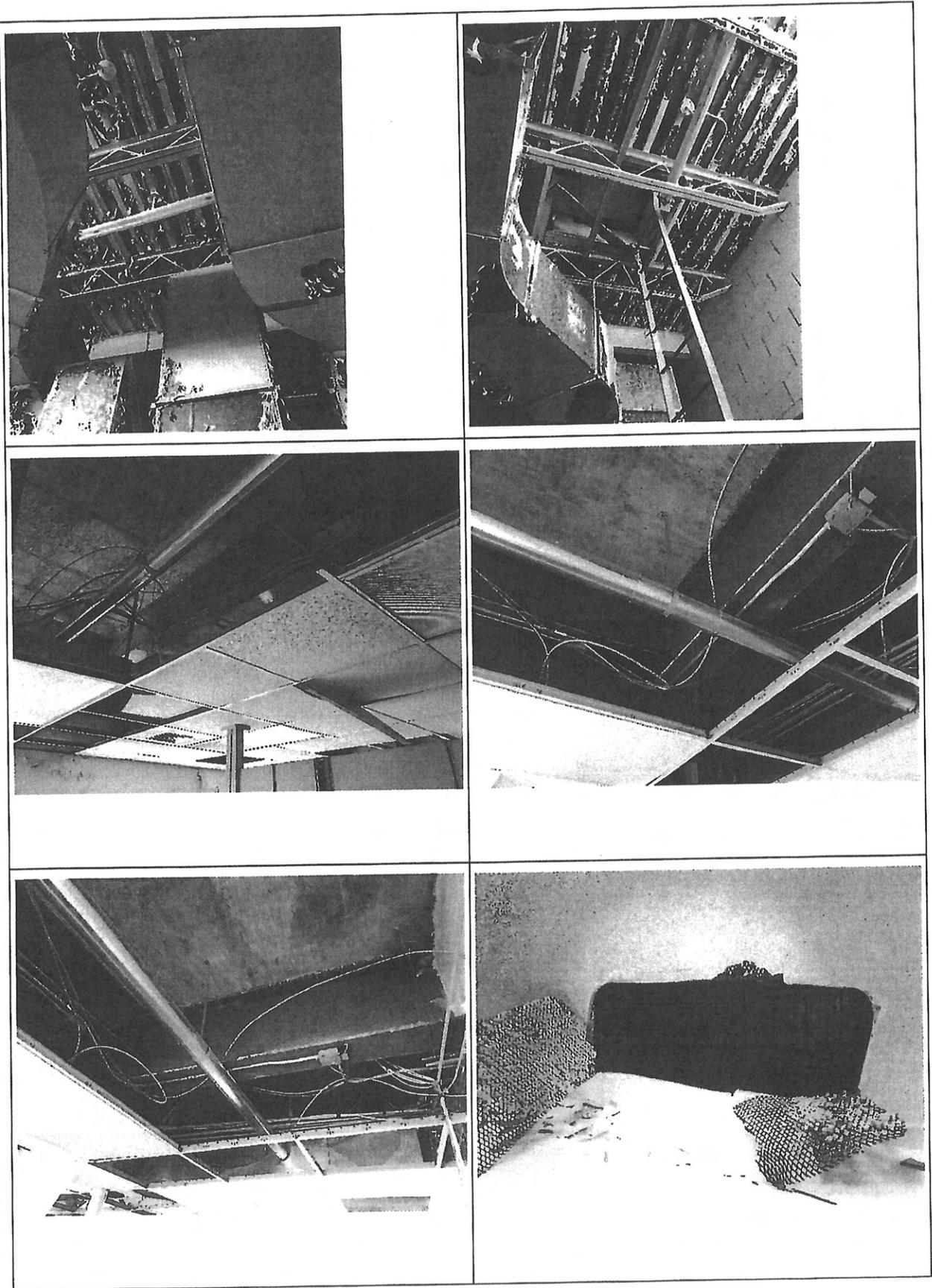
### 5.1 Conclusions

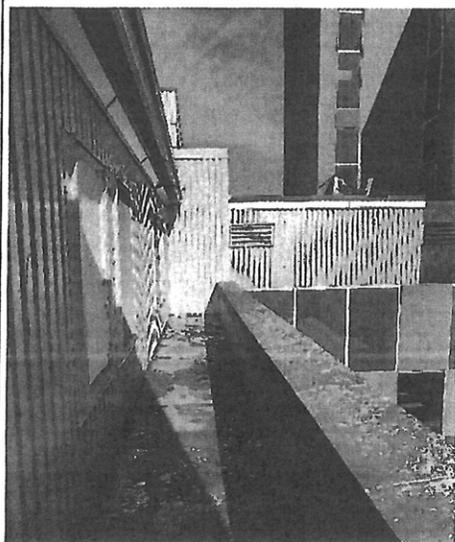
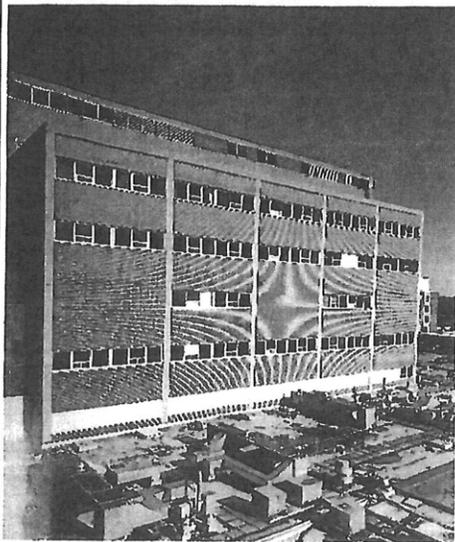
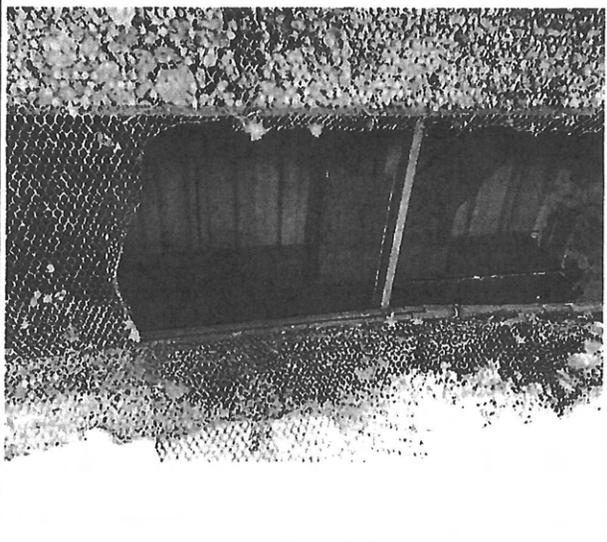
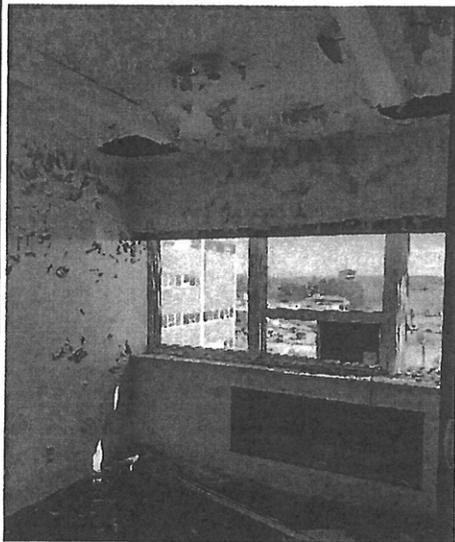
Based on our visual inspection we have developed the following conclusions:

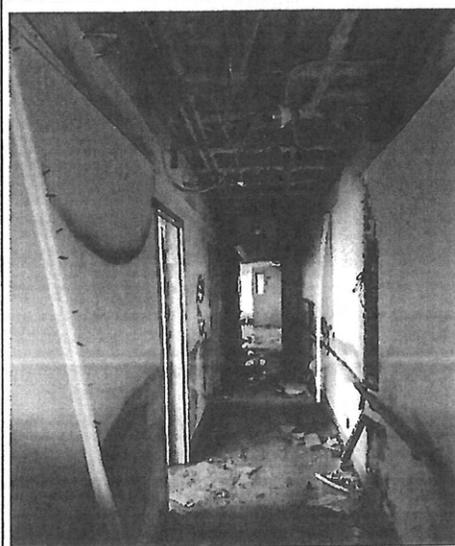
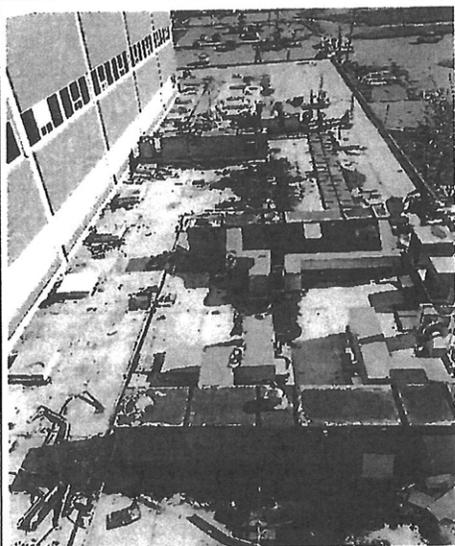
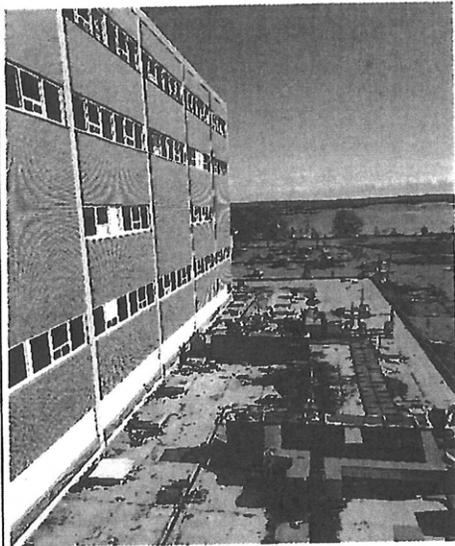
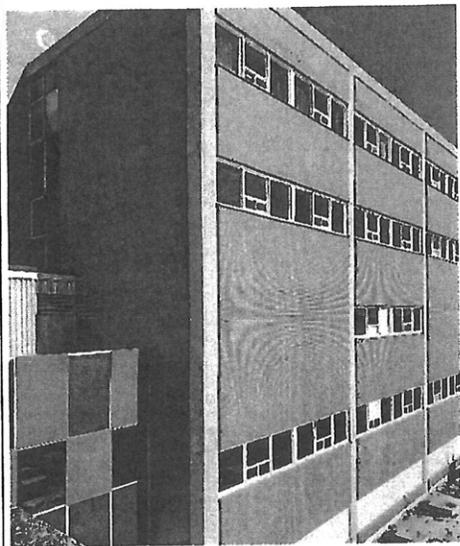
- 5.1 At the time of inspection the building structure did not exhibit signs of duress or appreciable deterioration from exposure to wet and freezing conditions.
- 5.2 The current program of boarding up damaged windows should be continued to minimize water penetration into the building.
- 5.3 Damaged skylights should be closed up.
- 5.4 Damaged roof drain leaders should be repaired or redirected to the exterior (i.e. replumb the roof drain with plastic piping out through a top floor window.
- 5.5 The basement should be allowed to flood, with water depths stabilizing at the ground water level. Since there is no permanent power in the building, dewatering would be periodic, exposing the steel to cycles of water and air, accelerating the corrosion process.
- 5.6 Should redevelopment of the building not be scheduled for the upcoming year annual inspections by a structural engineer should be completed to monitor the performance of the building structure and exterior envelope on an ongoing basis.

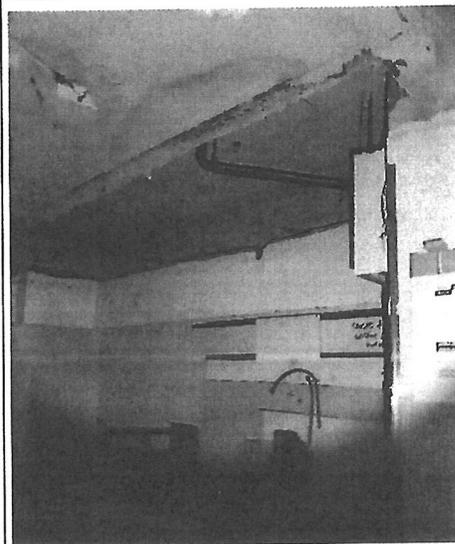
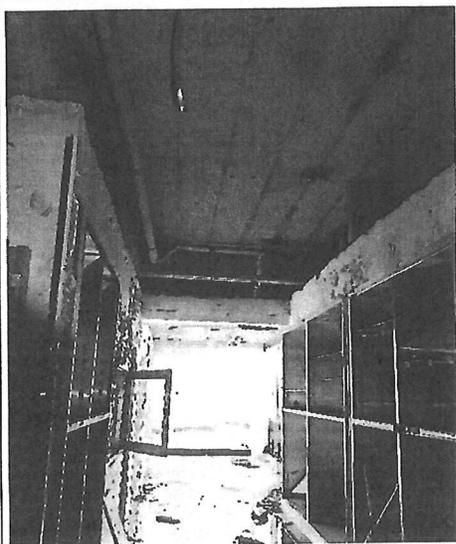
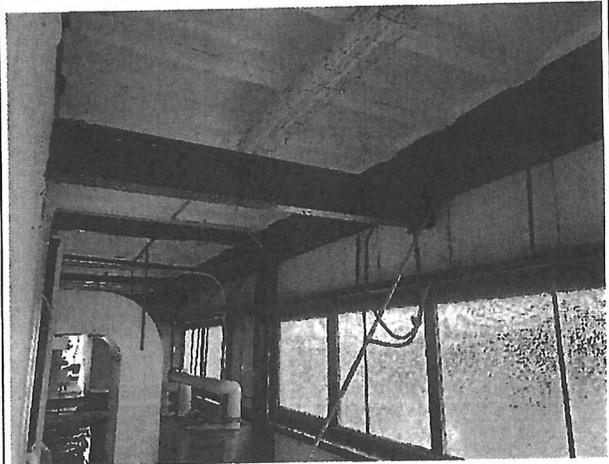
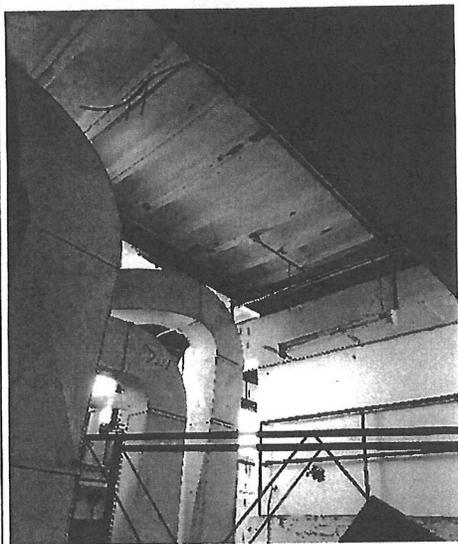
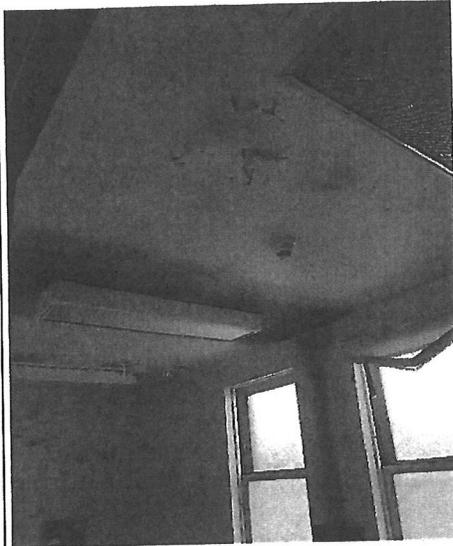
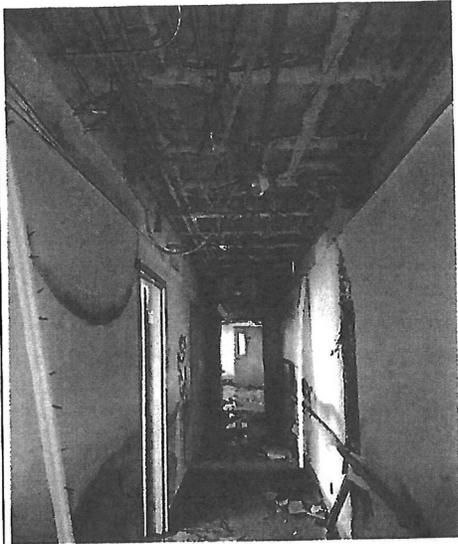
# **Appendix A**

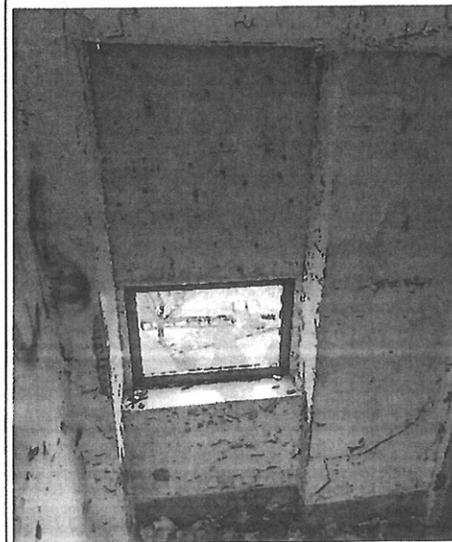
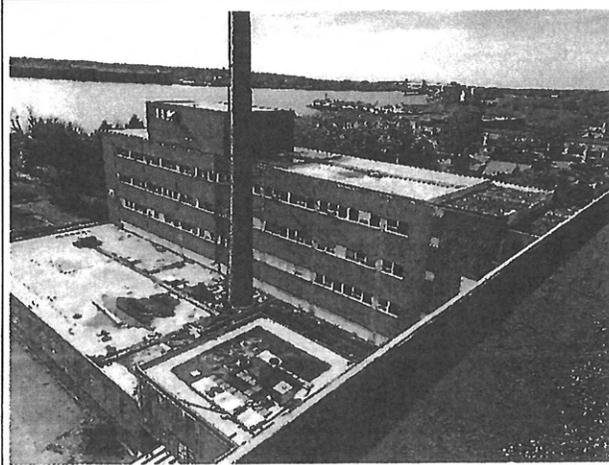
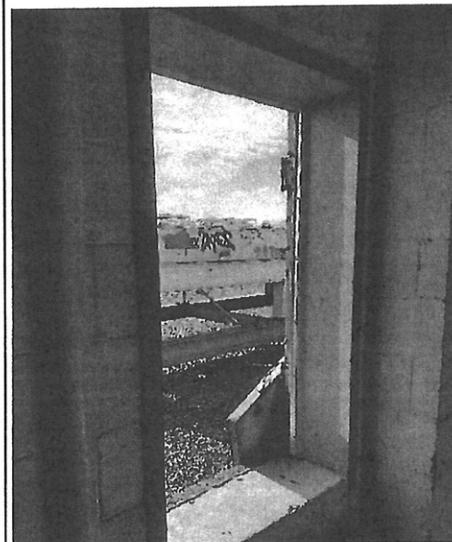
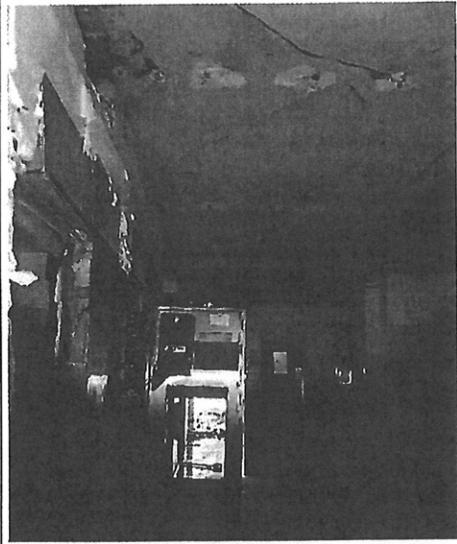
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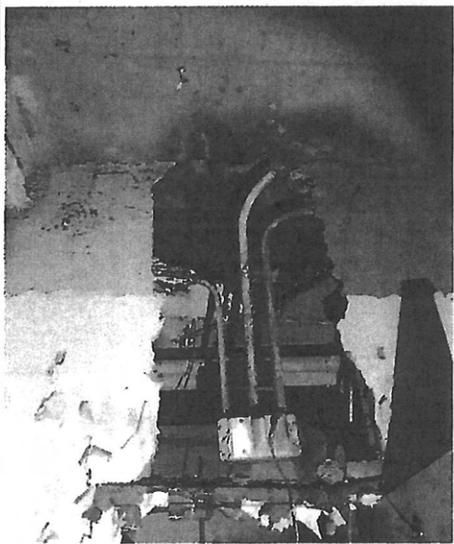
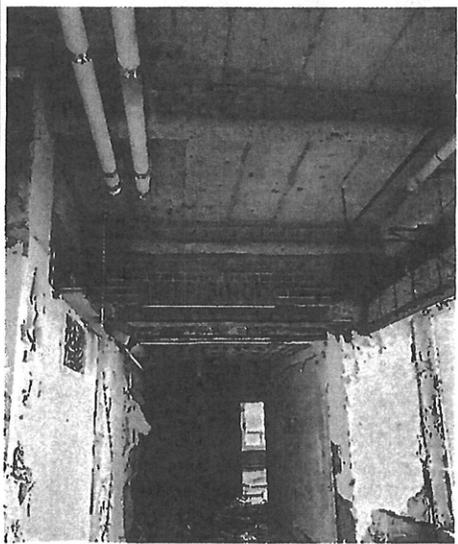
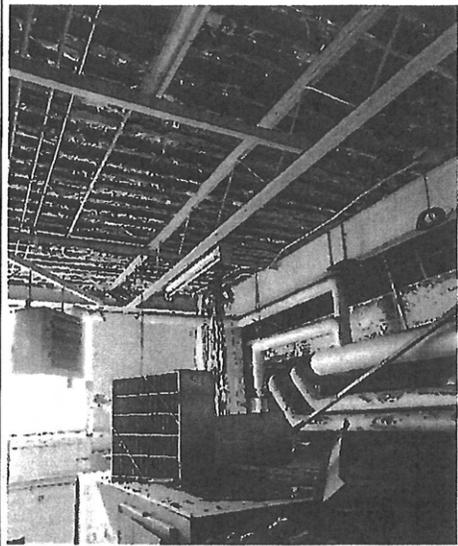




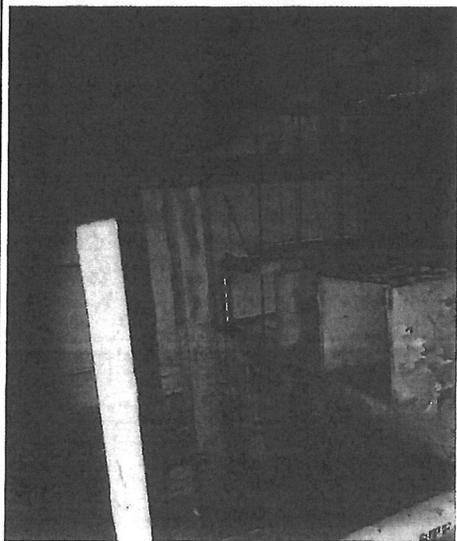
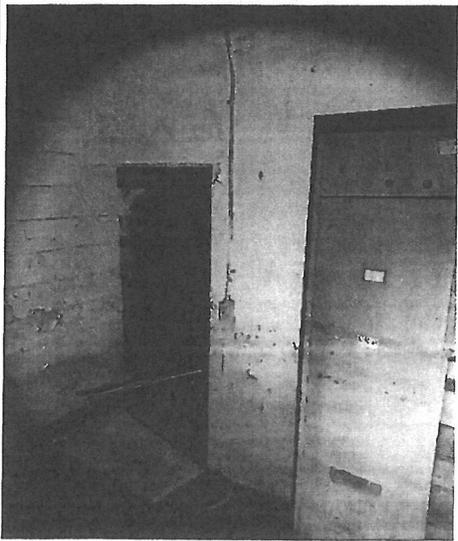
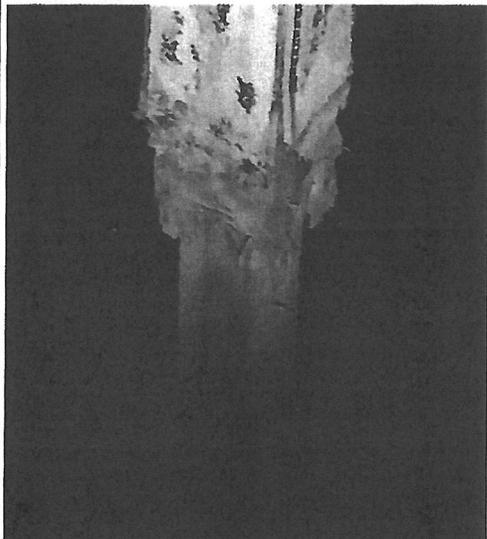
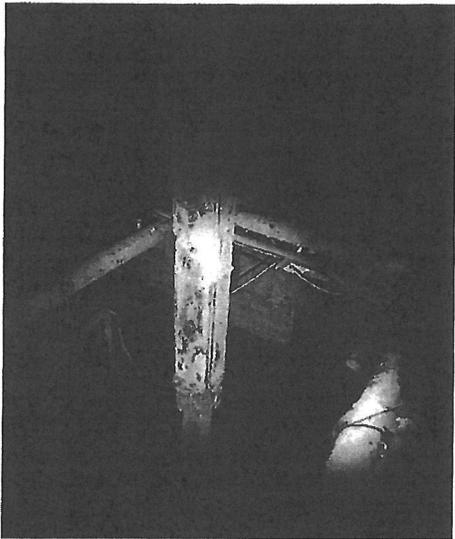
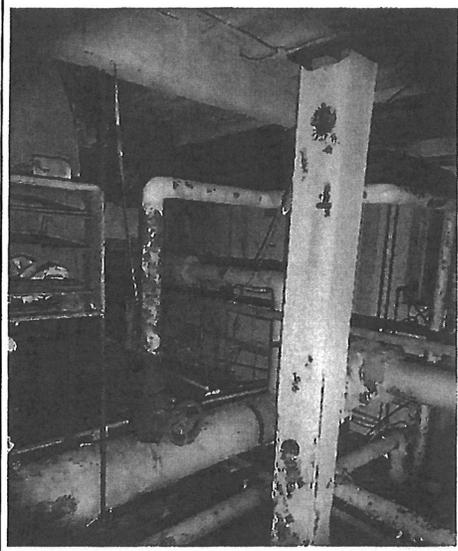
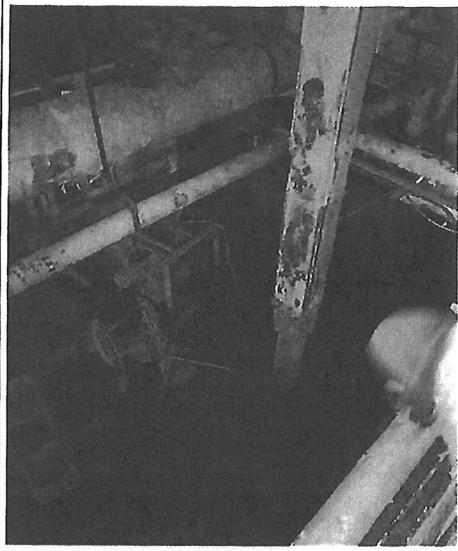












**Appendix B**  
**Statement of Qualifications and Limitations**

## **STATEMENT OF QUALIFICATIONS AND LIMITATIONS**

This report has been prepared by STEM Engineering Group Inc. (STEM) and is intended solely for the Client named.

The material contained in the report:

- reflects our best judgment in light of the information reviewed by STEM at the time of preparation
- represent STEM's professional judgement in light of these Limitations and industry standards for the preparation of similar reports
- may be based on information provided to STEM which has not been independently verified
- shall not be used to express or imply warranties as to the fitness of the property for a particular purpose, unless otherwise agreed in writing by STEM
- is not a certification of compliance with past or present regulations
- must be read in its entirety and sections thereof should not be read out of such context
- has not been updated since the date of issuance of the report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued

Unless expressly stated to the contrary in the report:

- This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with a property
- No physical or destructive testing, no intrusive exploration, and no design calculations have been performed unless specifically recorded
- Conditions existing but not recorded were not apparent given the level of study undertaken; further investigation can be performed on items of concern if so required
- Any time frame given for deterioration represents an educated guess based on apparent condition. Failure of the item, or the optimum repair/replacement process, may vary from our estimate
- Responsibility for detection of or advice about pollutants, contaminants or hazardous material is not included in our mandate
- Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties.

We accept no responsibility for any decisions made or actions taken as a result of this report unless we are specifically advised of and participate in such action, in which case our responsibility will be as agreed to at that time. Any user of this report specifically denies any right to claims against the Consultant, Sub-Consultants, their officers, agents and employees in excess of the fee paid for professional services.

This Statement of Qualifications and Limitations is attached to and forms part of the report.



# proposal

Proposed Design Services  
for  
Italo Ferrari  
Wilsondale Assets Management

## Appendix Site Inspection



# proposal

## Proposed Design Services for Italo Ferrari Wilsondale Assets Management

It is with great pleasure that david **ELLIS** architect inc. submits this proposal for the provision of architectural design services for the proposed redevelopment of the previous Sault Area Hospital site.

For over forty years, dEa has been dedicated to the design and construction of leading edge, well crafted and functionally sound buildings and facilities. As a result, we have developed exceptional expertise and the unique ability to create functional and caring architecture that supports its users, with a concern for quality, cost, craftsmanship and delight.

We are known for our commitment to the integration of architecture and humanity, with special consideration given to the creation of indoor and outdoor spaces that stimulate the imagination and enhance the human experience within. Additionally, we possess the extensive knowledge and experience required to complete the design, prepare construction documents and administer the construction of this building from our past involvement in similar projects.

Our firm has been involved with several major apartment projects over the years. Projects include the OFRA senior's apartments, Pinecrest Village, two waterfront condominium towers, the LUINA apartments, Phoenix Rising Non Profit Apartments, the New Davey Home 374 suite, long term care residence, senior's buildings in Echo Bay and Richard's Landing, an apartment tower at the old Sacred Heart School site, and a new heavy timber 12 storey apartment complex proposed on MacDonald Avenue. We have also been involved in other re-purposing of buildings into residential complexes on Estelle and John Streets and recently prepared conceptual designs for the re-purposing of St. Hubert's School.

We also have been involved in several significant single family residences, including one that was the focal point in a feature length movie, with the alumni of the film, 'Four Weddings and a Funeral'. We have designed homes in Australia on Great Ocean Drive, a cottage that was runner up in the Candian Wood Council Wood Awards, an island retreat constructed from containers that closes up like a tin can when un-occupied, the restoration of Dan Blocker's (of TV's 'Ponderosa' fame) island home and a few with significant accessibility features, such as elevators, etc

Relating directly to your project, we have made an inspection of the existing Renal Building and found it to be in a state of disrepair, with mould and evidence of asbestos throughout. We suggest two ways to approach this project.

The first would be to completely remove everything except the structure from the inside shell...drywall claddings over columns, partitions, ceilings, all finishes, etc, so you can be sure all mould has been removed and then utilize anti-fungal treatments to any remaining surfaces. This is quite labour intensive, but you do gain a building shell and foundations.

However, depending on the actual internal layouts required, compromises may be made trying to fit them into an existing shell. For example lately when you have an intensive renovation, we are required to provide full accessibility to the building and in one instance, we had to execute a very extensive and expensive re-grading around the building to enable entrance at grade. It is also typical one pays more to renovate, rather than build new, as the tradespeople have to work around existing structures, rough or misaligned surfaces, etc. Additionally, we are proposing additional floors, so an analysis of the capacity of the structure to take two more floors should be made, if not already.

Therefore, you could look at the second alternative, to demolish the building and start anew. Depending on the extent of work required to renovate, this may be a viable option.

Finally, we have attached a concept of what could be done with the existing building. It was designed in a vacuum, without consultation, but also therefore without those constraints.

We look forward to discussing all this with you.

Thank you for the opportunity to submit this proposal.

Sincerely,

David Ellis  
OAA RAIC NCARB LEED AP

david **ELLIS** architect  
267 cathcart street  
sault ste. marie, ontario  
P6a 1e5  
T 705 253 4333  
E david.ellis@ellisdesign.ca



## Scope of Work

This fee proposal is for Phase One of your project;

Either the renovation and addition to the existing Renal Building, at the old Plummer Hospital, or the demolition of the existing and build new on the site.

We can not confirm the final construction cost until a thorough analysis of your anticipated intent and approach has been done and of course the design finalized. Therefore, we have provided a percentage fee projection based on average techniques, scheduling and construction costs, for the renovation of the existing building, plus the addition of two additional floors, plus exterior modifications, or a completely new building.

Our fees are based on the provision of architectural services only. You had mentioned you had acquired engineering services, so we make the assumption the engineering firm will be providing standard civil structural, mechanical and electrical design and contract administration. Our fee however, includes the cost of co-ordinating our work with the engineering disciplines.

## Professional Fees

For the scope of work to renovate the existing building and add two floors, we propose a fee of **3.75%, plus applicable taxes, of the Construction Cost inclusive of HST**, plus any disbursements at cost.

For the scope of work to remove the existing building and construct a new three, or four, storey building on its site, we propose a fee of **3.4%, plus applicable taxes, of the Construction Cost inclusive of HST**, plus any disbursements at cost.

## Qualifications

Our involvement during construction will be limited to General Review. General Review will consist of periodic site visits throughout construction to document compliance to the design documents. For purposes of pricing, dEA has allowed for 20 visits throughout the construction, which include follow-up reports with photo backup.

### General:

Geotechnical investigation to be provided by others. We can assist you obtaining these services if required

Project deliverables to be pdf's of contract documents.

All permit and application fees associated with approvals by others (City, PUC, etc.).

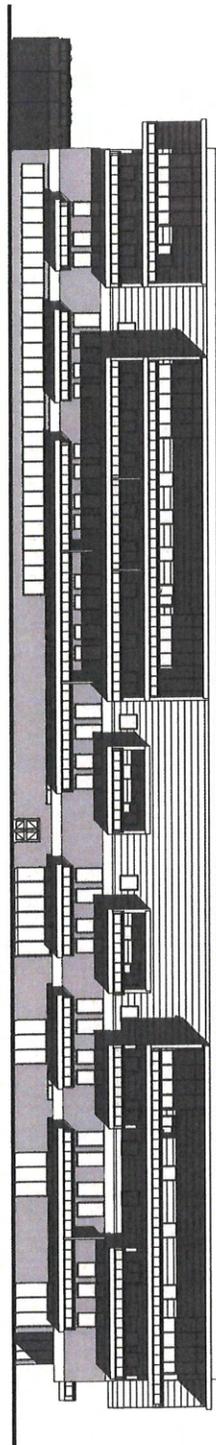
Fees quoted herein assume this portion of the design (Renal Unit) design will not be phased.

Legal surveys by others.

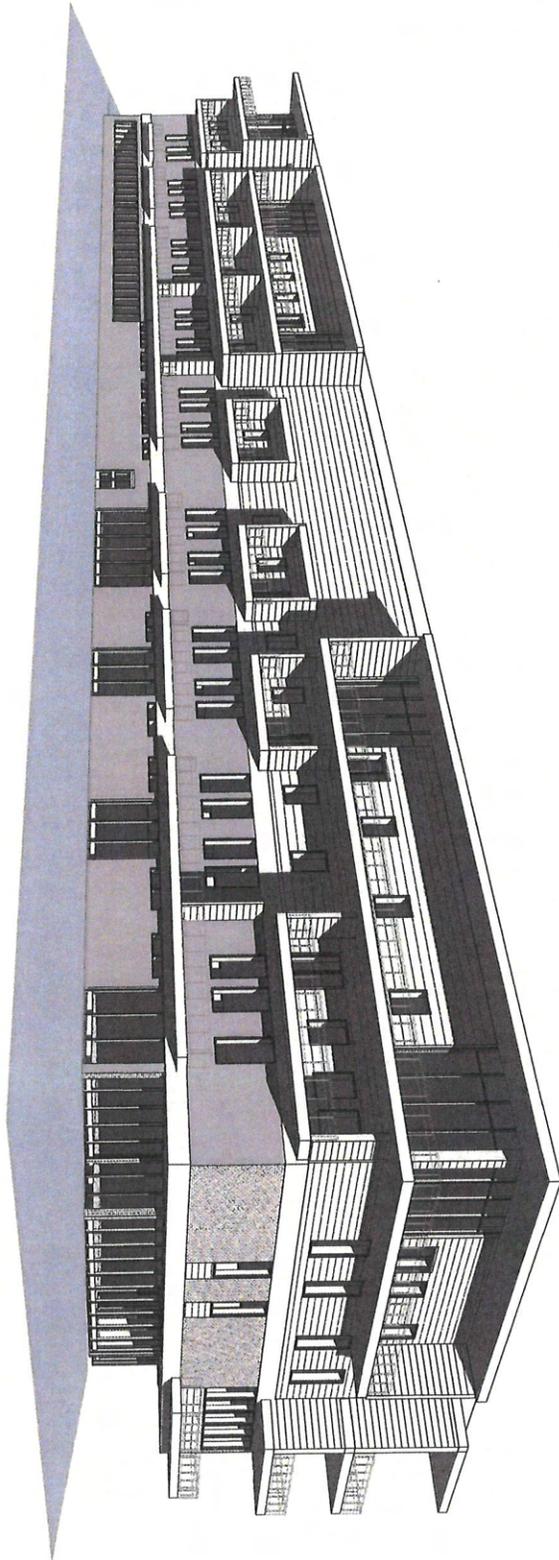
Material testing (i.e. soils compaction, concrete cylinders, etc.) by others

3 preliminary and three final 3D full colour renders of the project will be provided

1  
1" = 30'-0"  
NORTH ELEVATION



2  
3D VIEW



drawing  
Proposed elevation  
sheet number  
a-1.0  
date  
12.15.04  
project number  
2004

revisions

project  
Renovation of the Old Hospital  
into apartment building  
sault ste. marie ontario

david ELLIS architect inc.  
267 cathcart street sault ste. marie p5a 1e5 ph:706 253 4333 e:david.ellis@ellsdesign.ca

not to be used for any other project without the written consent of david ellis architect inc.

SCALE

## **Residential Development Configuration:**

Parking Area

Mail Box

Lounge Area

Restaurant

Multipurpose Rooms

Pool Area

Fitness Center

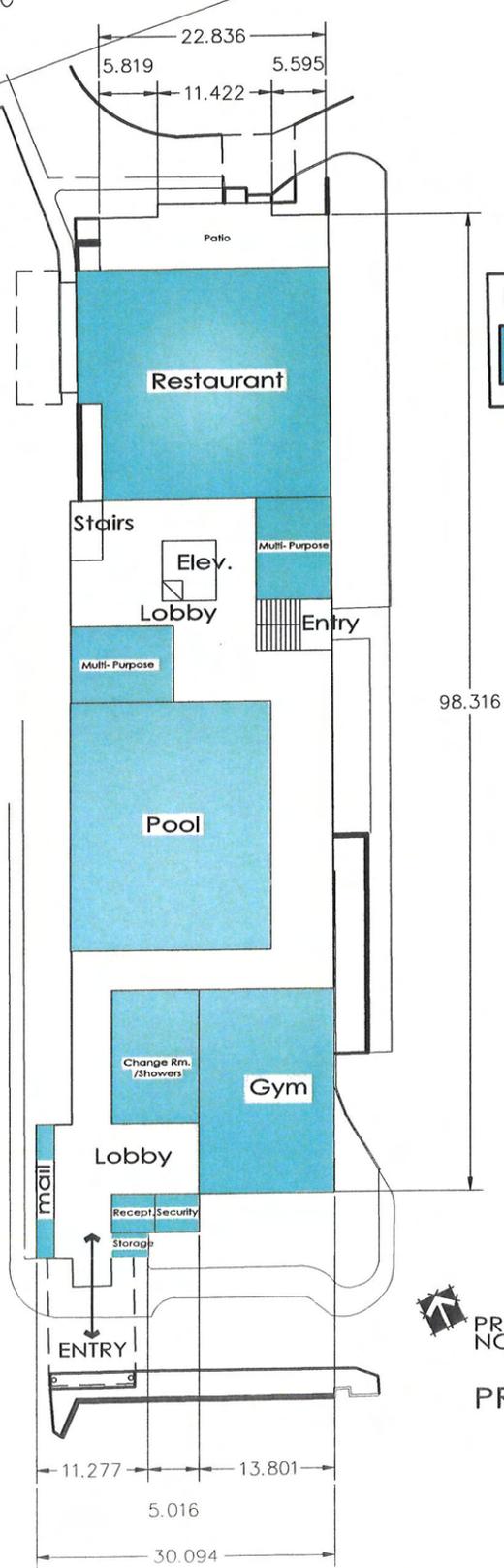
Roof top garden

1 Bedroom Apartment

2 Bedroom Apartments

3 Bedroom Apartments

Queen Street East



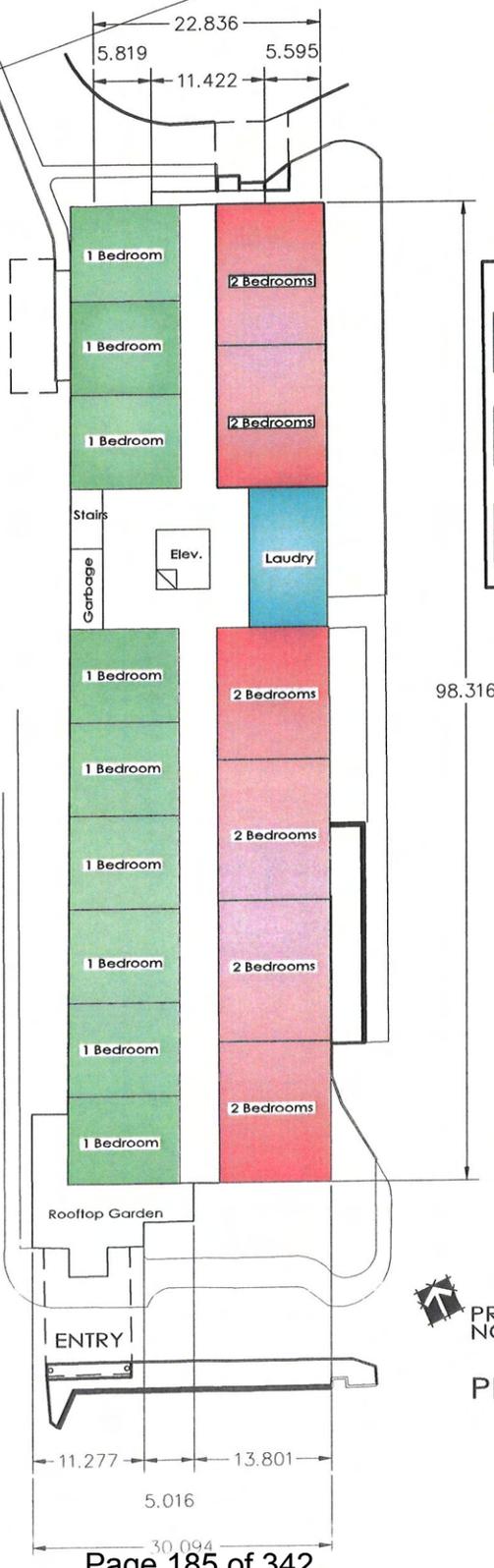
**LEGEND**

Common Spaces



PROPOSED LEVEL 1

Queen Street East



**LEGEND**

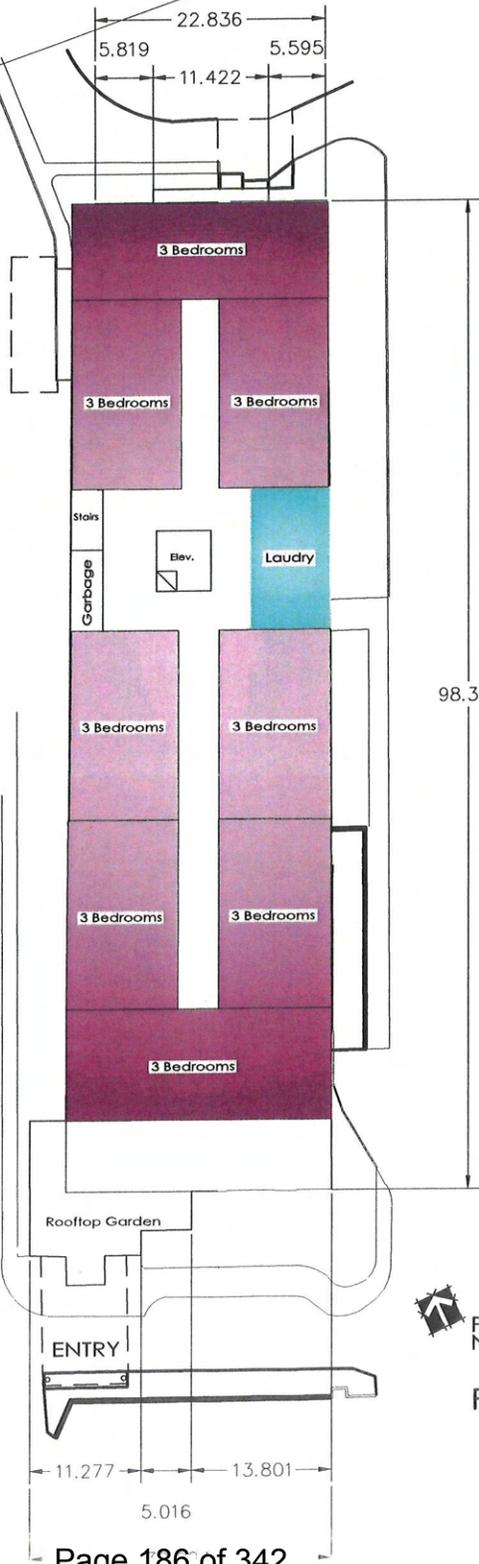
- Common Spaces
- 1 Bedroom Unit
- 2 Bedroom Unit



PROJECT NORTH

PROPOSED LEVEL 2-3

Queen Street East



**LEGEND**

- Common Spaces
- 3 Bedroom Unit

PROJECT NORTH  
PROPOSED LEVEL 4

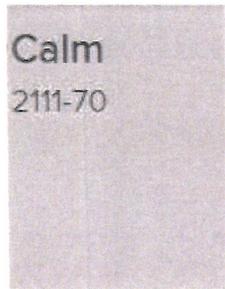
# Proposed Exterior Finishes



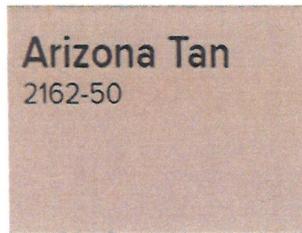
## Plummer Hospital Conversion / Apartment Building Colour Palette

### Paint Colour

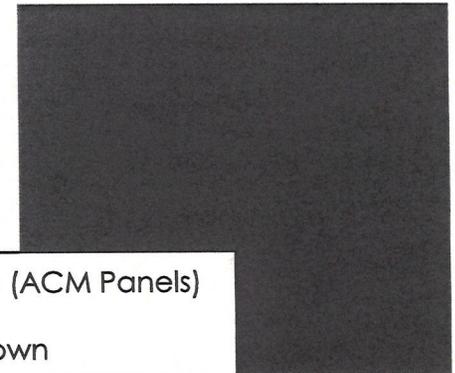
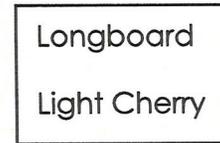
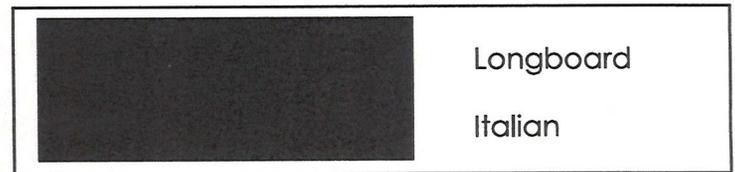
Base Colour



Accent Colour



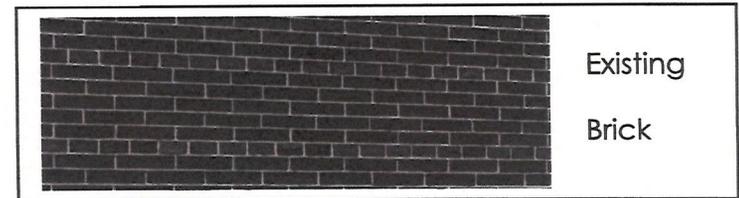
### Component Materials



Clear/Green

Tinted

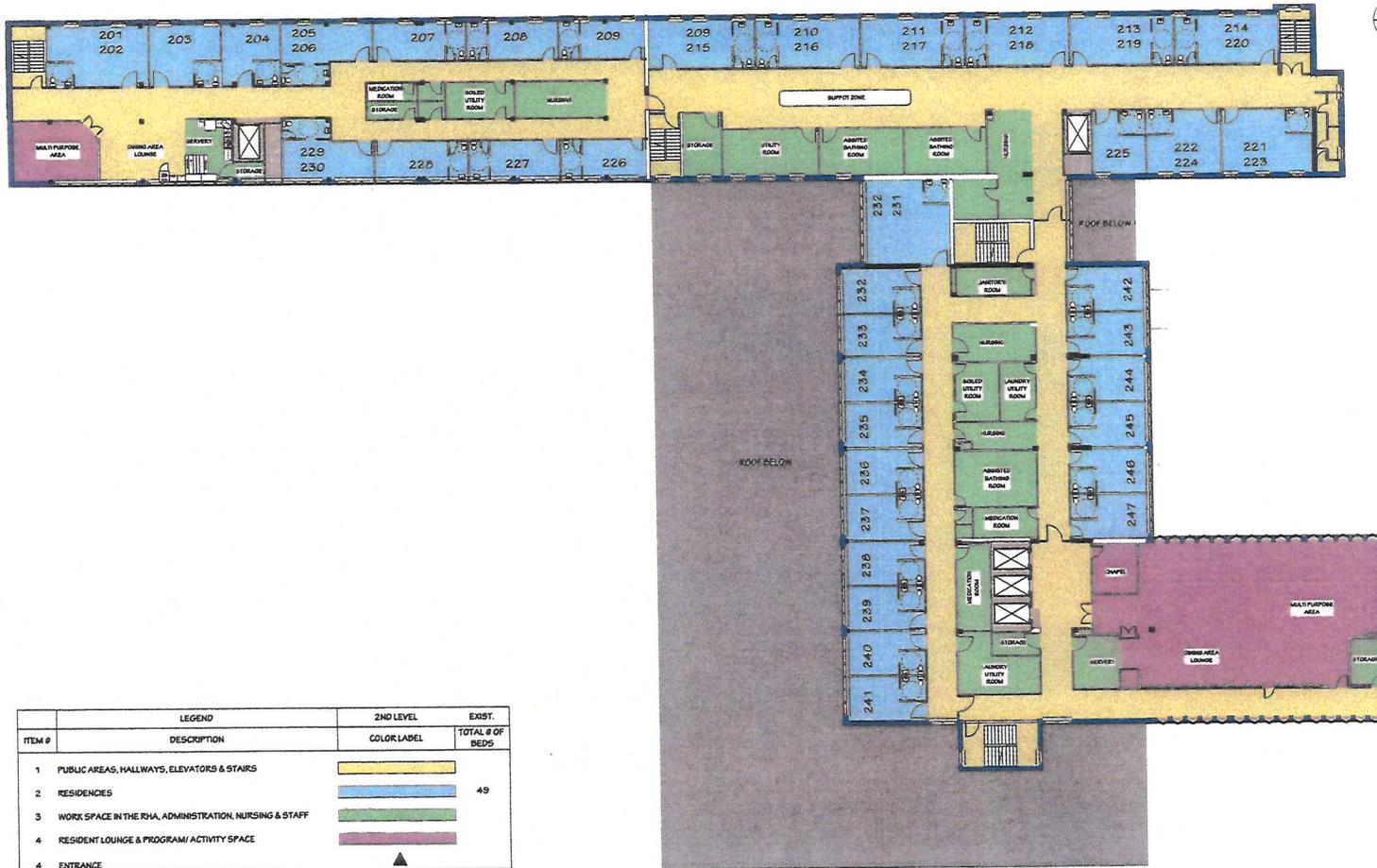
Glass











ITEM #	LEGEND	2ND LEVEL	EXIST.
	DESCRIPTION	COLOR LABEL	TOTAL # OF BEDS
1	PUBLIC AREAS, HALLWAYS, ELEVATORS & STAIRS		
2	RESIDENCES		49
3	WORK SPACE IN THE RHA, ADMINISTRATION, NURSING & STAFF		
4	RESIDENT LOUNGE & PROGRAM/ACTIVITY SPACE		
4	ENTRANCE		

1 2ND LEVEL  
Scale: 1:175

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE OBLIGATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONSHORE REGULATIONS CODE TO BE A DESIGNER

QUALIFICATION INFORMATION  
REGISTERED UNDER DESIGNER'S REGULATION 3.2.4.1.11 OF THE BUILDING CODE

ENRIQUE VALDECA  
NAME SIGNATURE  
SIGNATURE  
REGISTERED UNDER DESIGNER'S REGULATION 3.2.4.1.11 OF THE BUILDING CODE

FIRM NAME: SCIEN/SCOR

- Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any discrepancies, and correct problems, or any other request for clarification to the architect for resolution prior to the absence of any field. Failure to do so shall leave the Contractor to be responsible for errors relating to such matters.
- Drawings of existing facilities are, in general, design documents. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual equipment of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Contractors shall govern these drawings and they are not to be used. Drawings and notes to drawings are corrected and have equal authority and priority. Should there be discrepancies in measurements or between them, Contractor shall base bid pricing on the most appropriate combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work shall be to be incorporated into the scope of the work shall be determined by the Architect or Engineer.
- Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees who in the project area. Subcontractors are not to be the building and its records.
- Do not scale drawings.
- Verify all dimensions prior to construction.
- Report all discovery of errors, omissions or discrepancies to the Architect or Design Engineer as applicable.
- Use only labels issued or those that are marked "ISSUED FOR CONSTRUCTION".
- These documents are the exclusive property of VALENCIA ENTERPRISES and are not to be used for the use of the project.

No.	Date	Appr.	Revision Notes
01	MAR 20/20		ISSUE FOR PLANNING
			ISSUE NOTES

941 QUEEN ST.,  
SAULT-STE.MARIE, ON, P6A 2C1

RETRO FIT OF AN EXISTING HOSPITAL  
TO A MIXED USE LONG TERM CARE BUILDING

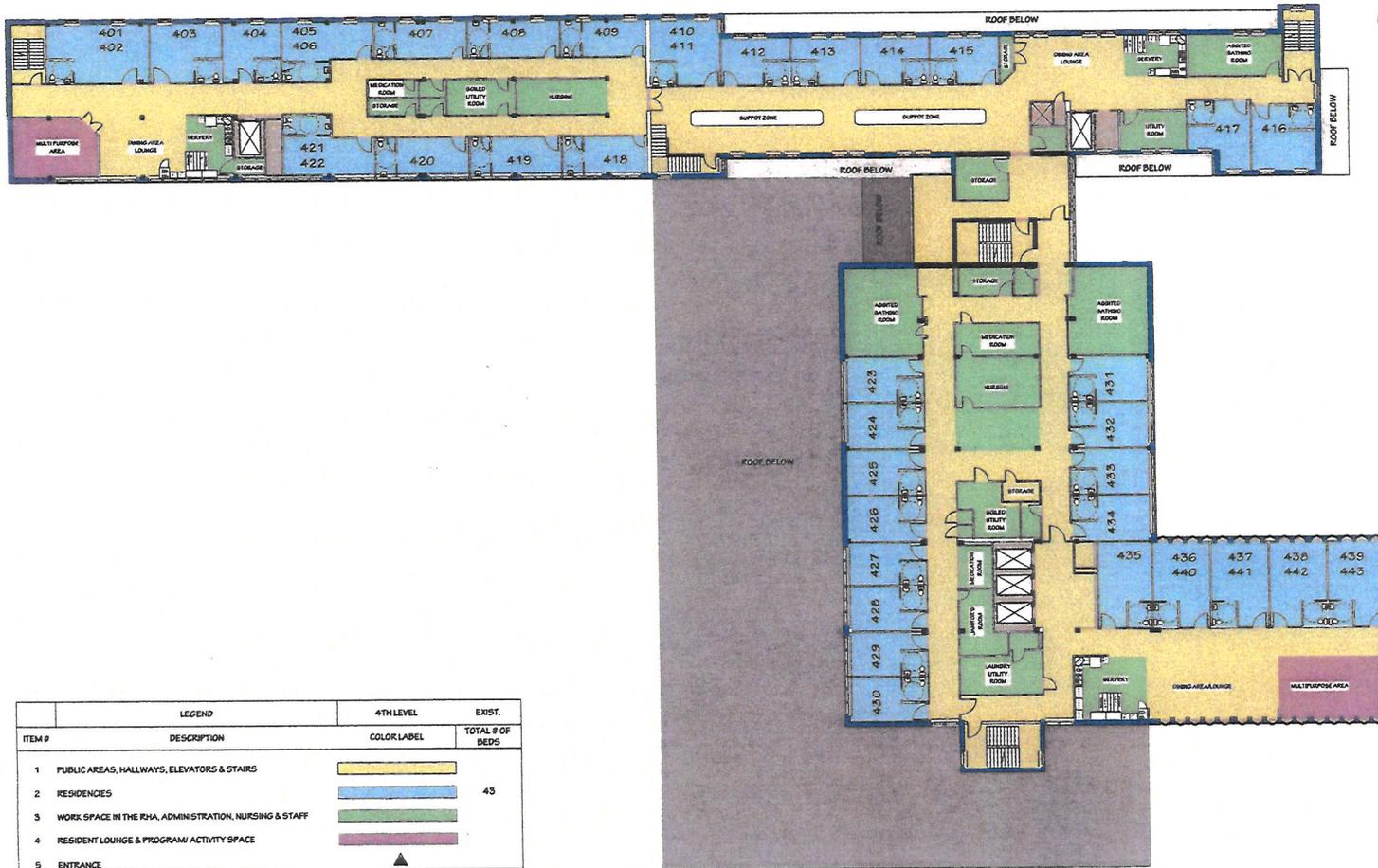
**WAM**  
ON BEHALF OF FIRM INTERNATIONAL INC.

PROPOSED 2nd. LEVEL  
FLOOR PLAN

Drawn by: WV	Issue Size: 22K34	Revision: R00
Approved by: WV	Scale: AS NOTED	Notes: AS SHOWN
Checked by: EV		
Date: MAR. 20/2020		
Project No: 1121014-01-25-00		

SPA300





LEGEND		4TH LEVEL	EXIST.
ITEM #	DESCRIPTION	COLOR LABEL	TOTAL # OF BEDS
1	PUBLIC AREAS, HALLWAYS, ELEVATORS & STAIRS		
2	RESIDENCES		43
3	WORK SPACE IN THE RHA, ADMINISTRATION, NURSING & STAFF		
4	RESIDENT LOUNGE & PROGRAM/ACTIVITY SPACE		
5	ENTRANCE		

1 4TH LEVEL  
Scale: 1:175

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND METS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION  
REQUIRED UNDER SECTION 11.1.1 (1) OF THE BUILDING CODE

EMPLOYER: VALENCIA  
NAME: [Redacted]  
REGISTRATION INFORMATION: REQUIRED UNDER SECTION 11.1.1 (1) OF THE BUILDING CODE  
FIRM NAME: [Redacted]

- Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any discrepancies, site related problems or any other request for clarification to the architect for resolution prior to the commencement of any bid. Failure to do so shall render the Contractor liable for any costs resulting to such matters.
- Drawings of existing building are, in general, approximate. Field locations shall be determined by the Contractor team field measurements taken by Contractor's personnel. Actual arrangement of the work and before location shown on the drawings, within the constraints of existing equipment and construction. Dimensions shall govern those drawings and they are not to be scaled. Drawings and notes to drawings are contradictory and have equal authority and priority. Should there be discrepancies in dimensions or between them, Contractor shall have field pricing on the most expensive installation of quality and/or quantity of the work indicated in the notes of discrepancies, the appropriate method of performing the work and how to be interpreted from the scope of the work shall be determined by the Architect or Engineer.
- Contractor is responsible for the safety, access and conduct of the employees and his subcontractors' employees while at the project area, adjacent areas and in the building and its vicinity.
- Do not scale drawings.
- Verify all dimensions prior to construction.
- Accept all dimensions of errors, omissions or discrepancies to the Architect or Design Engineer as applicable.
- Use any other revised drawings or those that are marked "ISSUED FOR CONSTRUCTION".
- These documents are the exclusive property of VALENCIA ENTERPRISES and are solely intended for the use of this project.

No.	Date	Appr.	Revision Notes
01	MAR 20/20		ISSUE FOR PLANNING

VALENCIA ENTERPRISES INC.  
Architectural/Engineering/Design/Planning  
40 MILLWICK DR., UNIT 9  
TORONTO, ON M9L 1Y3  
416 895.1392  
william@valenciaenterprises.ca  
www.valenciaenterprises.ca

941 QUEEN ST.,  
SAULT-STE.MARIE, ON, P6A 2C1

RETRO FIT OF AN EXISTING HOSPITAL  
TO A MIXED USE LONG TERM CARE BUILDING

WFM  
ON BEHALF OF FIRM INTERNATIONAL INC.

PROPOSED 4th. LEVEL  
FLOOR PLAN

Drawn by: WV	Project No: D SIZE: 22X34	Revision: R00
Checked by: WV	Date: AS NOTED	Scale: AS SHOWN
Drawn by: EV	Revision: [Redacted]	
Date: MAR. 20/2020		SPA500
1121014-01-15.00		





## INVOICE

**Invoice #:** 210704

**Date:** July 15, 2021

**Invoice To:** Leisure Meadows Community Living Inc.

**Location:** 941 and 995 Queen Street East, Sault Ste Marie, Ontario

**Invoice Period:** June 2021

**Invoice Description:**

Phase I ESA

**Invoice Amount:**

Phase I ESA Fee - Discounted	\$2,595.00
------------------------------	------------

<b>Total:</b>	<b>\$2,595.00</b>
---------------	-------------------

<b>13% HST (822290789):</b>	<b>\$ 337.35</b>
-----------------------------	------------------

<b>TOTAL INVOICE:</b>	<b>\$2,932.35</b>
-----------------------	-------------------

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

OF

**941 & 995 QUEEN STREET EAST  
SAULT STE MARIE, ONTARIO**

Prepared For:

**Leisure Meadows Community Living Inc.**

Prepared By:

**TRAFALGAR ENVIRONMENTAL CONSULTANTS**

P.O. Box 93316 Yonge Street  
Newmarket, Ontario  
L3X 1A3

June 25, 2021

Trafalgar Project Number: T21050

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## 1.0 EXECUTIVE SUMMARY

Trafalgar Environmental Consultants was retained by Leisure Meadows Community Living Inc. to conduct a Phase I Environmental Site Assessment (ESA) of the properties identified as 941 & 995 Queen Street East in Sault Ste Marie, Ontario. The activities completed as part of the Phase I ESA for the subject site include a 1) review of reasonably ascertainable public records, 2) a site inspection, 3) interviews, and 4) an evaluation of the information collected.

Following an evaluation of the historical information gathered and a review of a previous Phase I ESA for a property within proximity of the subject properties, this Phase I Environmental Site Assessment found no *potential* sources of environmental impact at the subject properties.

With regards to properties in the vicinity of the subject property, an historical Imperial Oil tank farm occupied the property at 10 Lucy Terrace until 1978. Due to the downgradient/crossgradient location of this property relative to the subject properties, the potential risk of environmental impact to the subject properties is low.

## 2.0 INTRODUCTION

### 2.1 SCOPE OF WORK

Trafalgar Environmental Consultants (TEC) was retained by Leisure Meadows Community Living Inc. to conduct a Phase I Environmental Site Assessment (ESA) of the properties identified as 941 & 995 Queen Street East in Sault Ste Marie, Ontario (referred to hereafter as “the subject property” or “the site”).

The objective of this Phase I ESA was to identify any actual or potential environmental issues at the subject property, or in the vicinity of the subject property, that may be present as a result of current or historical activities. The Phase I ESA was conducted according to *CSA Standard Z768-01: Phase I Environmental Site Assessment* (Canadian Standards Association, 2001, reaffirmed 2016, hereafter referred to as “the Standard”).

The activities completed as part of the Phase I ESA for the subject site include a 1) review of reasonably ascertainable public records, 2) a site inspection, 3) interviews, and 4) an evaluation of the information collected. In summary, the information sources reviewed and work conducted as part of this Phase I ESA consisted of the following:

1. **Reasonably Ascertainable Records Review:** including available material listed in the Standards as mandatory records; specifically aerial photographs, property use records (i.e. fire insurance plans, street directories), land title search, prior Phase I ESA reports, company records, geological/geotechnical reports, and regulatory information (i.e. Ontario Ministry of Environment, Technical Standards & Safety Authority). The following optional records were also reviewed: geological/soil maps, topographic maps, waste disposal site inventory, PCB storage site inventory, coal tar/gasification plant inventories, as well as any additional information provided in a mapped database report.
2. **Site Inspection:** including a walk-around inspection of the site and a preliminary survey of adjacent/neighbouring properties to determine uses, which may have the potential to impact the subject property.
3. **Interviews:** with relevant individuals to obtain first-hand information regarding the subject site.
4. **Evaluation of Information:** the conclusions and recommendations presented as part of this Phase I ESA are the result of an evaluation of the information gathered during the public records review, the site inspection, and the interviews.

In addition to the subject property, reasonably ascertainable background information was obtained regarding the properties immediately adjacent the subject property. The search distances for this project were limited to the lands immediately adjacent to the subject property except where additional historical information was readily accessible for other

nearby properties in the vicinity of the subject site. In these instances, the search radius was limited to 250 metres from the subject property. The information obtained for the adjacent properties does not constitute a complete assessment of those properties.

## 2.2 LIMITATIONS

### 2.2.1 *Records Review*

The following limitations were encountered with respect to the records review:

- None.

### 2.2.2 *Site Inspection*

The following limitations were encountered during the site inspection:

- Due to travel restrictions associated with COVID-19, a site inspection was not possible.

### 2.2.3 *General Limitations of the Assessment*

This report was prepared for the exclusive use of Leisure Meadows Community Living Inc. and may not be relied upon by any other party or entity without the written permission of Trafalgar Environmental Consultants and Leisure Meadows Community Living Inc. Any use that a third party makes of this report, or any reliance on decisions to be made based on its findings, is the responsibility of such third parties. Trafalgar Environmental Consultants accepts no responsibility for damage claims, if any, suffered by any third party as a result of decisions made or actions undertaken based on this report.

Where possible, the relative degree of uncertainty (low, moderate, high) regarding the potential for environmental impact from a specific source is presented based on our professional interpretation/evaluation of available information. As this interpreted classification is subjective, it is presented only as an aid to further assist the reader with identifying those sources that might represent the *most likely* sources of potential environmental impact. Regardless of our classification of the potential source of impact, the performance of further intrusive testing would be required to confirm or refute the presence of any actual environmental impact at the subject property.

This Phase I ESA is intended to *reduce*, but not necessarily eliminate, *uncertainty regarding the potential for environmental impact of a property*. As noted above, due to travel restrictions associated with COVID-19, a site inspection was not possible. The findings and conclusions regarding potential *or* actual environmental impact at the property are based solely on the extent of the records review and other reasonably ascertainable information

gathered during the Phase I ESA. Further quantitative analysis would be required in order to confirm or refute the presence or extent of any actual/potential environmental impact.

This Phase I ESA was conducted using available historical information supplied and obtained from various sources. This historical information may contain incorrect information and/or omissions. Accordingly, reasonable attempts have been made to corroborate the information provided in this Phase I ESA report. However, no representation can be made regarding the completeness of the information provided and no assurances are provided about the accuracy of the information, including the site inspection limitations noted above.

### **2.3 ADDITIONAL WORK PERFORMED**

Additional activities exceeding the work described in the Standard were not performed.

## **3.0 SITE DESCRIPTION**

### **3.1 SITE LOCATION**

The subject properties are located in Sault Ste Marie, Ontario on south side of Queen Street East between Bigglings Avenue and Simpson Street. The municipal addresses of the site are 941 & 995 Queen Street East in Sault Ste Marie, Ontario.

The Site Location Map presented on Figure 1 indicates the approximate location of the subject property relative to surrounding streets.

### **3.2 ADJACENT/SURROUNDING PROPERTY USES**

The sites are located in an institutional/residential area. Residential properties are located north, east and west of the subject properties. St. Marys River is located to the south. A medical building and residential apartment building are located at 955 and 969 Queen Street East between 941 and 995 Queen Street East. The Site Location Map presented on Figure 1 shows the adjacent and nearby properties and the known occupants.

### **3.3 PROPERTIES AND BUILDINGS**

The subject property at 941 Queen Street East consists of a parcel of land totaling approximately 10,300m<sup>2</sup>. The subject building is a former general hospital that is being converted into a long-term care facility with limited retail space on the main level. The subject building has a footprint of 4,500m<sup>2</sup> (approx.).

The subject property at 995 Queen Street East consists of a vacant medical facility which is being rezoned as a residential apartment building. The subject building has a footprint of 2,500m<sup>2</sup> (approx.) and has been completely renovated.

The exterior portions of the subject properties consist of a paved asphalt laneways and landscaping.

### **3.4 ONSITE ACTIVITIES AND TENANTS**

The property at 941 Queen Street East is occupied by a former general hospital that is being converted into a long-term care facility with limited retail space. The property at 995 Queen Street East is occupied by a vacant medical facility (renovated) which is being rezoned as a residential apartment building.

### **3.5 BEDROCK AND SURFICIAL GEOLOGY**

The bedrock in the area has been mapped as conglomerate, wacke, arkose, quartz arenite and argillite. (Ontario Geological Survey, 1991).

The surficial geology in the immediate vicinity of the site has been mapped as a sand, gravelly sand and gravel. (Barnett et al., 1991).

### **3.6 TOPOGRAPHY**

The ground surface at the site and vicinity is relatively flat. (Canada Centre for Mapping, 1986).

### **3.7 SURFACE WATER AND GROUNDWATER**

The St. Marys River is located immediately south of the subject properties.

There were no water wells observed at the site. The depth to groundwater is unknown.

Regional groundwater flow direction is expected to be south. (Department of Energy, Mines and Resources, 1986). However, local groundwater flow direction may be influenced by nearby municipal service trenches and/or variations in local surficial and bedrock geology

### **3.8 WATER SUPPLY AND SANITARY SERVICE**

Potable drinking water and sanitary sewer services are provided by the City of Sault Ste Marie. The City obtains drinking water from Lake Superior and ground source wells.

## 4.1 MANDATORY RECORDS

### 4.1.1 *Aerial Photographs*

Aerial photographs were not reviewed. Our experience with aerial photos for this area indicates that the scale and resolution are typically insufficient to provide any useful information with respect to identification of potential environmental issues.

### 4.1.2 *Property Use Records*

#### Fire Insurance Plans

Fire insurance plans (FIP) provide information about building construction, property occupants, underground storage tank locations, and various other property use facts present at the time of mapping.

#### City Directories

City directories provide a listing of property owners and/or businesses in operation during the years of publication. Available street directory listings were reviewed. The following observations were made with respect to the subject property and selected adjacent/surrounding properties:

#### *Subject Property – 941 Queen Street East*

- The subject property is occupied by a former general hospital (dating to 1899) that is being converted into a long-term care facility with limited retail space.
- No historical activities of environmental concern were identified at the subject property.

#### *Subject Property – 995 Queen Street East*

- The subject property is occupied by a vacant medical facility which is being rezoned as a residential apartment building.
- No historical activities of environmental concern were identified at the subject property.

### *Surrounding Properties to the North, East and West*

- Properties in the vicinity of the subject properties include residential properties dating to prior to the 1920s and various medical facilities. No historical activities of environmental concern were identified at the properties to the north, east or south of the subject property.
- With respect to properties further north, east and west, no historical activities of environmental concern were identified.

### *Adjacent Property South – 10 Lucy Terrace*

- The property to the south is vacant land which is to be developed into residential townhouses. An Imperial Oil tank farm was located at the property until 1978. It was reported that previous structures on the site were demolished to enable use as a parking lot for the hospital.
- St. Marys River is located south of the subject properties. Based on the location of the river, this property is located owngradient/crossgradient relative to the subject properties.

### *4.1.3 Land Title Search*

A land title search was not conducted as part of this Phase I ESA. According to the Standard, “a title or assessment roll search should be performed if at least two other sources of mandatory records cannot be found or are not reasonably ascertainable, and if the search would contribute to assessing the environmental condition of a site.” TEC was able to review three of the six other mandatory records listed in the Standard. Based on the information collected from the review of other mandatory and optional records, TEC concluded that adequate information existed for the site and surrounding area, and a land title search was not warranted.

### *4.1.4 Prior Environmental Reports*

A Phase I ESA was previously completed by Trafalgar Environmental Consultants at the adjacent property located at 955 Queen Street East. The Phase I ESA was summarized in the following report:

- *Phase I Environmental Site Assessment, 955 Queen Street East, Sault Ste Marie, Ontario, dated April 30, 2021.*

The 2021 Phase I concluded that there were no activities of environmental concern located in the vicinity of the subject properties being assessed for this report.

#### 4.1.5 *Company Records*

No company records were made available to TEC prior to the submission of this report.

#### 4.1.6 *Geological/Geotechnical Reports*

No geological or geotechnical reports were made available to TEC. prior to the submission of this report.

#### 4.1.7 *Regulatory Information*

A Freedom of Information (FOI) request form was submitted to the Ontario Ministry of the Environment (MOE) on June 23, 2021. The request was submitted in order to obtain any file information for the subject property regarding Certificates of Approval for air, water, sewage, etc., and any other environmental concerns, spills, orders, or charges that may be relevant to this Phase I ESA. As of yet, no response has been received from the MOE. Once received, TEC will review the MOE report for any indication of potential environmental impacts and provide comments under separate cover. Appendix A contains a copy of the MOE FOI request form submitted by TEC

A Public Record Information Request was submitted to the Technical Standards and Safety Authority (TSSA) on June 23, 2021. The request was submitted in order to obtain any file information (1987 to present) for the subject property with respect to historical underground/aboveground storage tanks, spill reports, environmental incidents, etc. As of yet, no response has been received from TSSA. Once received, TEC will review the TSSA report for any indication of environmental concern. Appendix A contains a copy of the TSSA FOI request submitted by TEC.

## 4.2 **OPTIONAL RECORDS**

#### 4.2.1 *Geological/Soil Maps*

Information regarding geology and soil type is provided in section 3.5 of this report.

#### 4.2.2 *Topographic Maps*

Topographic information is provided in section 3.6 of this report. Various historical and topographical maps were reviewed.

#### 4.2.3 *Ontario Ministry of Environment Databases/Inventories*

TEC reviewed the following Ontario Ministry of Environment databases:

- *PCB Storage Sites in Ontario* (1996, 1998, 1999).
- *Waste Disposal Site Inventory* (June 1991).
- *Coal Tar Site Investigations 1986-1995* (January 1997).

- *HWIN Registered Generators (2017).*

#### PCB Storage Sites in Ontario

According to the information provided in these databases, the subject property and adjacent properties are not listed as PCB storage sites.

#### Waste Disposal Site Inventory

According to the information provided in this database, the subject property and adjacent properties are not listed as active/closed waste disposal sites.

#### Coal Tar Site Investigations

According to the information provided in this database, the subject property and adjacent properties are not listed as former manufactured gasification plants, or sites producing/using coal tars and related tars.

#### HWIN Registered Generators

According to the information provided in this database, the subject property and adjacent properties are not listed as registered waste generators.

## **5.0 SITE INSPECTION**

Due to travel restrictions associated with COVID-19, a site inspection was not possible.

### **5.1 PROPERTY USE**

The subject properties are located in Sault Ste Marie, Ontario on south side of Queen Street East between Bigglings Avenue and Simpson Street. The municipal addresses of the site are 941 & 995 Queen Street East in Sault Ste Marie, Ontario.

The Site Location Map presented on Figure 1 indicates the approximate location of the subject property relative to surrounding streets.

The sites are located in an institutional/residential area. Residential properties are located north, east and west of the subject properties. St. Marys River is located to the south. A medical building and residential apartment building are located at 955 and 969 Queen Street East between 941 and 995 Queen Street East. The Site Location Map presented on Figure 1 shows the adjacent and nearby properties and the known occupants.

The subject property at 941 Queen Street East consists of a parcel of land totaling approximately 10,300m<sup>2</sup>. The subject building is a former general hospital that is being

converted into a long-term care facility with limited retail space on the main level. The subject building has a footprint of 4,500m<sup>2</sup> (approx.).

The subject property at 995 Queen Street East consists of a vacant medical facility which is being rezoned as a residential apartment building. The subject building has a footprint of 2,500m<sup>2</sup> (approx.) and has been completely renovated.

The exterior portions of the subject properties consist of a paved asphalt laneways and landscaping.

## **5.2 HAZARDOUS MATERIALS AND CHEMICALS**

The presence of hazardous materials or chemicals at the site is unlikely.

## **5.3 UNIDENTIFIED SUBSTANCES**

Not applicable.

## **5.4 STORAGE TANKS**

### *5.4.1 Aboveground Storage Tanks (AST)*

No evidence of aboveground storage tanks.

### *5.4.2 Underground Storage Tanks (UST)*

No evidence of existing underground storage tanks, such as vent/fill pipes, maintenance hatches.

## **5.5 STORAGE CONTAINERS**

No evidence of storage containers, with the exception of waste storage containers.

## **5.6 ODOURS**

No evidence of unusual odours.

## **5.7 POTABLE WATER SUPPLY**

Information pertaining to the potable water supply is presented in section 3.8 of this report.

## 5.8 SPECIAL ATTENTION ITEMS

### 5.8.1 Polychlorinated Biphenyls (PCB)

PCB are found in dielectric fluids for capacitors and transformers, heat transfer fluids, and hydraulic fluids. A common commercial application was in fluorescent light ballasts manufactured prior to 1978. Lamp ballasts manufactured after 1978 are labelled "No PCB" to indicate the absence of PCB within the lamp ballast.

Based on the age of the buildings, it is possible that electrical equipment, including fluorescent light ballasts and transformers, may contain PCBs. If encountered, any equipment containing PCBs must be handled in accordance with all local, provincial, and federal regulations at the time of equipment decommissioning/disposal.

### 5.8.2 Asbestos Containing Materials (ACM)

Asbestos is typically found in plasters, floor tiles, ceiling tiles, boiler insulation and mechanical piping insulation installed/manufactured prior to about 1980. Asbestos has been a designated substance in Ontario since 1982 and ACM must only be used under controlled conditions as explained in the Designated Substances Regulations under the Occupational Health and Safety Act. Under the Occupational Health and Safety Act, there are two regulations governing occupational exposure to and control of asbestos. These are O.Reg. 490/09 – *Designated Substances* and O.Reg. 278/05 *Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations*.

Based on the age of the buildings, it is possible that building materials, such as drywall, plaster, textured finishes, insulation, floor tiles and ceiling tiles, may contain asbestos. The potential presence of non-friable asbestos is not considered to be an issue of concern.

### 5.8.3 Lead

Common historical uses of lead include paint, car battery acid, plumbing, ammunition, vehicle fuels, glass, radiation shielding. Lead is typically found in old paints applied prior to the early 1970's.

Based on the age of the buildings, it is possible that lead may be present in painted surfaces and water piping at the subject property.

### 5.8.4 Ozone Depleting Substances

Ozone depleting substances (ODS), such as chlorofluorocarbons (CFC), have been used as aerosol propellants, refrigerants (e.g. freon), and fire suppression. It is possible that ODS may be present within air conditioning units at the subject properties.

### 5.8.5 Urea Formaldehyde Foam Insulation (UFFI)

Based on the age and type of building construction (ie mid-rise), it is unlikely that UFFI is present at the subject properties. UFFI was typically used in older single-family homes to supplement existing insulation.

### 5.8.6 Radon

Radon may be present in small quantities in fire alarms systems/equipment. It is possible that radon may be present at the subject properties.

### 5.8.7 Mould

No indications of significant mould, such as moisture, black staining, or other discolouration were reported.

### 5.8.8 Noise and Vibration

No unusual noises or vibrations.

### 5.8.9 Electric and Magnetic Fields

No evidence of equipment capable of generating significant electromagnetic fields.

### 5.8.10 Mercury

The most common use of mercury in commercial buildings is in thermostat switches (liquid) and fluorescent light tubes (vapour).

## 5.9 HEATING AND COOLING SYSTEMS

The buildings are heated by natural gas HVAC systems.

## 5.10 STAINING

No evidence of staining reported.

## 5.11 DRAINS AND SUMPS

Unknown.

## 5.12 MECHANICAL EQUIPMENT

None present, except for elevators.

### **5.13 WELLS**

There were no wells reported at the subject properties.

### **5.14 PITS AND LAGOONS**

There are no pits or lagoons at the subject properties.

### **5.15 STRESSED VEGETATION**

Stressed vegetation not present at the subject properties.

### **5.16 FILLED AND GRADED AREAS**

None present, with the exception of the former hospital property which appears to be at a slightly higher elevation than the adjacent properties to the east.

### **5.17 WASTEWATER**

Wastewater is discharged to the municipal sanitary sewer system.

### **5.18 WATERCOURSES, DITCHES, STANDING WATER**

There are no watercourses, ditches, or standing water at the subject properties.

### **5.19 ROADS, PARKING, RIGHTS-OF-WAY**

The property at 941 Queen Street East is bounded to the north by Queen Street East, and to the east by Lucy Terrace. The property at 995 Queen Street East is bounded to the north by Queen Street East.

### **5.20 ADJACENT PROPERTIES**

#### *5.20.1 North, East and West*

Surrounding land uses in the vicinity of the subject properties include residential properties and various medical facilities. There were no historical activities at the properties within the vicinity of the subject properties with the potential for environmental impact at the subject properties.

#### *5.20.2 South*

The property to the south is vacant.

## 6.0 EVALUATION OF FINDINGS

The information collected from the records review, the site inspection, and the interviews was evaluated and analysed to determine the following chronological summaries of activities/occupants, and potential environmental impacts.

### 6.1 SUMMARY OF SUBJECT PROPERTY USE

The following is a chronological summary of the activities taking place and/or occupants at the subject properties:

#### *Subject Property – 941 Queen Street East*

- The subject property is occupied by a former general hospital (dating to 1899) that is being converted into a long-term care facility with limited retail space.
- No historical activities of environmental concern were identified at the subject property.

#### *Subject Property – 995 Queen Street East*

- The subject property is occupied by a vacant medical facility which is being rezoned as a residential apartment building.
- No historical activities of environmental concern were identified at the subject property.

### 6.2 SUMMARY OF ADJACENT PROPERTY USE

#### *6.2.1 North, East and West*

The following is a chronological summary of the activities taking place and/or occupants at the adjacent properties to the north, east and west of the subject properties:

- Properties in the vicinity of the subject properties include residential properties dating to prior to the 1920s and various medical facilities. No historical activities of environmental concern were identified at the properties to the north, east or south of the subject property.
- With respect to properties further north, east and west, no historical activities of environmental concern were identified.

### 6.2.2 South

The following is a chronological summary of the activities taking place and/or occupants at the adjacent properties to the south of the subject properties:

- The property to the south is vacant land which is to be developed into residential townhouses. An Imperial Oil tank farm was located at the property until 1978. It was reported that previous structures on the site were demolished to enable use as a parking lot for the hospital.
- St. Marys River is located south of the subject properties. Based on the location of the river, this property is located downgradient/crossgradient relative to the subject properties.

## 6.3 POTENTIAL ENVIRONMENTAL CONCERNS – SUBJECT PROPERTIES

### 6.3.1 Historical Uses

The following potential environmental concerns were identified at the subject properties due to historical uses at the site:

- None.

### 6.3.2 Current Uses

The following potential environmental concerns were identified at the subject properties due to current uses at the site:

- None.

## 6.4 POTENTIAL ENVIRONMENTAL CONCERNS – SURROUNDING PROPERTIES

### 6.4.1 Historical Uses

The following potential environmental concerns were identified at the subject properties due to historical uses at adjacent/surrounding properties:

- An Imperial Oil tank farm was located at the adjacent property to the south (10 Lucy Terrace) until 1978. It was reported that previous structures on the site were demolished to enable use as a parking lot for the hospital. This property is located downgradient/crossgradient relative to the subject properties.

#### 6.4.2 Current Uses

The following potential environmental concerns were identified at the subject properties due to current uses at adjacent/surrounding properties:

- None.

## 7.0 CONCLUSIONS AND RECOMMENDATIONS

Following an evaluation of the historical information gathered and a review of a previous Phase I ESA for a property within proximity of the subject properties, this Phase I Environmental Site Assessment found no *potential* sources of environmental impact at the subject properties.

With regards to properties in the vicinity of the subject property, an historical Imperial Oil tank farm occupied the property at 10 Lucy Terrace until 1978. Due to the downgradient/crossgradient location of this property relative to the subject properties, the potential risk of environmental impact to the subject properties is low.

## **8.0 QUALIFICATIONS OF THE ASSESSOR**

This report was prepared by Robb Hudson, P.Eng., QP<sub>ESA</sub>. The assessors' qualifications are presented in Appendix B.

If you have any questions, or if any additional information is required, please do not hesitate to contact the undersigned.

Respectfully submitted,

**TRAFALGAR ENVIRONMENTAL CONSULTANTS**

A handwritten signature in black ink, appearing to read 'Robb Hudson', with a long horizontal stroke extending to the right.

Robb Hudson, P.Eng., MBA, QP<sub>ESA</sub>

## 9.0 REFERENCES

1. Canadian Standards Association, *CSA Standards Z768-01: Phase I Environmental Site Assessment* (Canadian Standards Association, Toronto, 2001, reaffirmed 2016).
2. Ontario Geological Survey 1991. *Bedrock geology of Ontario, southern sheet; Ontario Geological Survey, Map 2544, scale 1:1000000.*
3. Barnett, P.J., Cowan, W.R. and Henry, A.P. 1991. *Quaternary geology of Ontario, southern sheet; Ontario Geological Survey, Map 2556, scale 1:1000000.*
4. Canada Centre for Mapping, Department of Energy, Mines and Resources, *Topographic Map 31-D/05, scale 1:50000, Edition 7 (2000).*
5. Ontario Ministry of the Environment, *Waste Disposal Site Inventory* (Queen's Printer for Ontario, June 1991).
6. Ontario Ministry of the Environment, *PCB Storage Sites in Ontario* (computer database, 1996, 1998, 1999).
7. Ontario Ministry of Environment and Energy, *Coal Tar Site Investigations* (Queen's Printer for Ontario, January 1997).
8. Ontario Ministry of Environment, *HWIN Registered Generators* (MOE, accessed March 20, 2017).

**FIGURES**



<b>LEGEND</b>  	<b>SCALE AS SHOWN</b>			
	<b>DRAWN BY</b>	<b>PESD</b>		
	<b>CHECKED BY</b>	<b>RH</b>		
	<b>REVISIONS</b>			
<p> <b>TRAFALGAR ENVIRONMENTAL CONSULTANTS</b>  P.O. Box 93316 Yonge Street, Newmarket, Ontario L3X 1A3  Phone (416) 801-4631 Fax (905) 841-5494  www.trafalgarenvironmental.com </p>	<b>TITLE SITE LOCATION MAP</b>			<b>FIGURE</b>  1
	<b>SITE</b>	941 & 955 Queen Street East Sault Ste Marie, Ontario P6A 2B7		
	<b>TRAFALGAR PROJ. No.</b>	T21050		
	<b>NOTE: SERVICE/UTILITY LOCATIONS ARE APPROXIMATE ONLY</b>			

**APPENDIX A**  
**REGULATORY INFORMATION**

## Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only				
Name, Title, Company Name and Mailing Address of Requester  Robb Hudson Trafalgar Environmental Consultants PO Box 93316 Yonge Street Newmarket, ON L3X 1A3  June 23, 2021  Email Address: rhudson@trafalgarenvironmental.com			FOI Request No.		Date Request Received		
			Fee Paid \$				
Telephone/Fax Nos.  Tel : 416-801-4631 Fax : 905-841-5494	Your Project/Reference No. <b>T21050</b>	Signature of Requester 	CNR SAC	ER IEB	NOR EAA	SWR EMR	WCR SWA
Request Parameters							
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)							
941 & 995 Queen Street East, Sault Ste Marie, Ontario P6A 2C6							
Present Property Owner(s) and Date(s) of Ownership							
Leisure Meadows Community Living Inc.							
Previous Property Owner(s) and Date(s) of Ownership							
Unknown							
Present/Previous Tenant(s), (if applicable)							
Unknown							
Search Parameters						Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.							
Environmental concerns (General correspondence, occurrence reports, abatement)						1985 to present	
Orders						1985 to present	
Spills						1985 to present	
Investigations/prosecutions ▶ <b>Owner and tenant information must be provided</b>						1985 to present	
Waste Generator number/classes						1985 to present	
<b>Certificates of Approval</b> ▶ Proponent information must be provided							
1987 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc.							
						SD	Specify Year(s) Requested
air - emissions						X	1987 to present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)						X	1987 to present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations						X	1987 to present
waste water - industrial discharge						X	1987 to present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites						X	1987 to present
waste systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction						X	1987 to present
pesticides - licenses						X	1987 to present

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

Public Information Services

FOI Request for 941 Queen Street East in Sault Ste Marie, Ontario

Dear TSSA:

Can you please search your files for **941 Church Street East in Sault Ste Marie, Ontario** and provide us with a preliminary basic record from the computer database, including historical underground/aboveground storage tanks, spills reports, environmental incidents, etc.

All information can be emailed to my attention at [rhudson@trafalgarenvironmental.com](mailto:rhudson@trafalgarenvironmental.com). Thank you for your help in this matter. I can be reached at [416-801-4631](tel:416-801-4631) anytime if you require any additional information.

Regards,

**TRAFALGAR ENVIRONMENTAL CONSULTANTS**

Robb Hudson  
(416) 801-4631

Public Information Services

FOI Request for 995 Queen Street East in Sault Ste Marie, Ontario

Dear TSSA:

Can you please search your files for **995 Church Street East in Sault Ste Marie, Ontario** and provide us with a preliminary basic record from the computer database, including historical underground/aboveground storage tanks, spills reports, environmental incidents, etc.

All information can be emailed to my attention at [rhudson@trafalgarenvironmental.com](mailto:rhudson@trafalgarenvironmental.com). Thank you for your help in this matter. I can be reached at [416-801-4631](tel:416-801-4631) anytime if you require any additional information.

Regards,

**TRAFALGAR ENVIRONMENTAL CONSULTANTS**

Robb Hudson  
(416) 801-4631

**APPENDIX B**  
**QUALIFICATIONS OF THE ASSESSOR**

---

## Qualifications of the Site Assessor:

### *Robb Hudson, P.Eng., QP<sub>ESA</sub>*

Robb Hudson, P.Eng., has over thirty years of experience in the environmental engineering field.

Mr. Hudson is a registered profession engineer in the provinces of Ontario, Nova Scotia, Manitoba and Alberta. He also holds the designation Qualified Person (QP<sub>ESA</sub>) as defined in O.Reg. 153/04.

Mr. Hudson has been involved with Phase I and Phase II Environmental Site Assessments of residential, commercial, and industrial properties in Ontario, New Brunswick, Nova Scotia, Prince Edwards Island, Newfoundland, Manitoba and Alberta.

Mr. Hudson has been thoroughly trained to conduct Phase I Environmental Site Assessments in accordance with the *Canadian Standards Association (CSA) Standard Z768-01-Phase I Environmental Site Assessment* (published in November 2001). Typically, Mr. Hudson conducts/reviews Phase I Environmental Site Assessments on a monthly basis. To date, Mr. Hudson has researched/prepared/reviewed more than 500 Phase I ESA reports.

Mr. Hudson has supervised soil remediation programs and completed environmental compliance reports for residential and commercial properties in all of the above noted provinces.

Rob Hudson obtained a Bachelor of Engineering Science (B.E.Sc) degree in Civil Engineering from the University of Western Ontario, in London, Ontario in 1982. He obtained a Master of Business Administration (M.B.A.) degree from York University, in Toronto, in 1984.

Mr. Hudson founded Trafalgar Environmental Consultants in 2015, following 30 years of progressive experience in the retail petroleum, construction and environmental consulting fields.



Italo Ferrari &lt;italo@wilsondale.ca&gt;

**Statement of Readiness Assessment for LTCH--5 locations**

1 message

**Belisha Ke** <bke@dynamichealthmanagement.ca> Fri, Dec 9, 2022 at 6:39 PM  
To: "Pollard, Brian (MLTC)" <brian.pollard@ontario.ca>, "James.Stewart@ontario.ca" <James.Stewart@ontario.ca>, "Allore, Margaret (MLTC)" <Margaret.Allore@ontario.ca>, "LTC development (MLTC)" <LTCdevelopment@ontario.ca>  
Cc: Mike Anobile <mike@berkshireenterprises.ca>, Italo Ferrari <italo@wilsondale.ca>, Candace Chartier <candacechartier@hotmail.com>, Belisha Ke <bke@dynamichealthmanagement.ca>

Good Afternoon,

Please see the attached Readiness Assessment for:

1. Englehart LTCH – 120 beds
2. Sault Ste Marie LTCH – 192 beds
3. First Nation-Lac Seul LTCH – 120 beds
4. Ouellette LTCH – 160 beds
5. South River LTCH – 120 beds

Back in 2021, we have submitted the above applications to MLTC for consideration. Currently, we are submitting these readiness assessments based on the premises that we already own the properties and the land. We have started to apply for the permits and retrofit for each site with the exception of Englehart that's currently on an empty lot. FAIM International is unique in the sense that we have already made significant investments in purchasing sites for developing campuses of senior care and have integrated within the communities we are in with key stakeholders and partners. We are committing to start construction on these four (4) properties that could be completely retrofitted in a matter of months.

We have attached our applications and supplemental materials for your review to start these projects as soon as approvals have been attained by the Ministry of Long-Term Care.

Please let me know if we need to do anything further on this readiness commitment.

Sincerely,

**Belisha Ke, EMBA**

**Chief Operating Officer**

**Dynamic Health Management Inc.**  
27 Roytec Road, Suite 1B

Vaughan, Ontario L4L 8E3

Telephone: (289) 514-5380 ext. 213



*"Healing Hearts, Caring Hands"*

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*Please notify the sender immediately if you have received this e-mail by mistake and delete any attached materials from all computers. Thank you.*

*Please consider the environment before printing this email.*

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**10 attachments**

-  **South River-Statement of Readiness-Dec 9 2022.pdf**  
179K
-  **Ouellette-Statement of Readiness-Dec 9 2022.pdf**  
178K
-  **Sault Ste Marie-Statement of Readiness-Dec 9 2022.pdf**  
178K
-  **Englehart-Statement of Readiness-Dec 9 2022.pdf**  
171K
-  **Lac Seul-Statement of Readiness-Dec 9 2022.pdf**  
179K
-  **Englehart- Campus of Care Development Proposal-August 10 2022.pdf**  
293K
-  **Campus of Care Development Proposal-Lac Seul-Signed-August 23 2022.pdf**  
243K
-  **Sault Ste. Marie - Campus of Care Development Proposal-July 25 2022.pdf**  
440K
-  **South River ON-Campus of Care Proposal-Signed.pdf**  
399K
-  **Campus of Care Development Proposal-Windsor-Final.pdf**  
242K

## STATEMENT OF READINESS

### To proceed with construction under the *Long-Term Care Home Capital Development Funding Policy, 2022*

#### Purpose of the Statement of Readiness

With a view to fulfilling the Ontario Government's commitments to support the timely (re)development of necessary long-term care (LTC) capacity in Ontario, the Ministry of Long-Term Care (ministry) has revised its LTC home capital development funding policy. The new *Long-Term Care Home Capital Development Funding Policy, 2022* (the 2022 Funding Policy) will help to expedite timely (re)development by offering a top-up to the funding of the (re)development of eligible LTC beds receiving ministry construction approval from April 1, 2022 until August 31, 2023. This fixed, time-limited top-up consists of the CFS Top-Up for all eligible projects, and CFS Construction Grant for eligible non-profit operators<sup>1</sup>. See the 2022 Funding Policy for detail.

The purpose of this form is to identify projects that have already received conditional bed allocations (whether or not they have received a funding approval for the project) that are ready and reasonably expect to start construction on the project, subject to required ministry approvals, by August 31, 2023, so that the necessary steps can be taken to facilitate the timely commencement and completion of these projects, under the 2022 Funding Policy, subject to applicable requirements.

Operators that have a signed development agreement (DA) with the ministry for a project and at any time before April 1, 2022, have received a written approval from the ministry to commence construction with respect to the project or any part of the project, are not eligible for funding under the 2022 Funding Policy with respect to their projects, and shall proceed under their existing DA.

Operators that have submitted applications for (re)development under the the *Long-Term Care Home Capital Development Funding Policy, 2020* (the 2020 Funding Policy) or earlier funding policy, (including eligible operators with approved applications, and or an existing DA) and have not received any ministry approval to construct for a project before April 1, 2022 will automatically be considered for approval under the 2022 Funding Policy, subject to applicable requirements, and do not need to submit any further application material, except as requested by the ministry.

#### LTC Operator and Project Information

Legal Name of Operator: Mr. Mike Anobile, Owner, Faim International Inc.

Project Name: Sault Ste. Marie LTCH Project ID: \_\_\_\_\_

<sup>1</sup> As defined in the 2022 Funding Policy. Terms in this document have the meanings set out in the 2022 Funding Policy except where the context indicates otherwise.

The above named operator hereby confirms and attests to the following:

1. The operator has received an allocation and/or approval letter from the ministry with respect to the project's long-term care beds, subject to applicable requirements.  Yes  No
2. Before April 1, 2022, the ministry had not issued to the operator (including any predecessor of the operator) any written approval to commence construction with respect to the project (including any part of the project).  Yes  No
3. The operator has already received a written ministry approval to construct for the project (including ministry approval to start any construction for the project or any project phase) dated April 1, 2022 or later.  Yes  No
4. The operator reasonably expects to be ready to start construction of the project, in accordance with the project application (with only such changes as have already been agreed to in writing by the ministry), any applicable project approval and the project development agreement/DA, subject to all applicable requirements, by August 31, 2023.  Yes  No

**For Non-Profit Operators Only:**

Please select the requested CFS Top-Up amount that is requested by the operator to be converted to a CFS Construction Grant under 2022 Funding Policy, subject to applicable terms and conditions.

Please select one	Amount converted from CFS Top-up (up to \$15)	Remaining CFS Top-Up	CFS Construction Grant (In Discounted Present Value rounded to nearest \$100)
<input type="checkbox"/>	\$0.00	\$35.00	\$0.00
<input type="checkbox"/>	\$2.50	\$32.50	\$13,500.00
<input type="checkbox"/>	\$5.00	\$30.00	\$27,000.00
<input type="checkbox"/>	\$7.50	\$27.50	\$40,500.00
<input type="checkbox"/>	\$10.00	\$25.00	\$54,000.00
<input type="checkbox"/>	\$12.50	\$22.50	\$67,500.00
<input type="checkbox"/>	\$15.00	\$20.00	\$81,000.00

This Statement of Readiness is provided on behalf of the above named operator in connection with the project identified above.

The above named operator hereby acknowledges and agrees that:

- The ministry may require further information for the purpose of verifying the contents of this statement.
- The operator has fully reviewed, understood and agrees to all the terms set out in the *Long-Term Care Home Capital Development Funding Policy 2022*, the *Fixing Long-Term Care Act, 2021*, and Regulation 246/22 thereunder, as applicable.

**Important Timeline and Instructions for Submitting the Statement of Readiness:**

Please submit the completed Statement of Readiness form to [LTCDevelopment@ontario.ca](mailto:LTCDevelopment@ontario.ca) no later than December 20, 2022 with a subject line: "**Statement of Readiness – [insert Project Name], PROJID: [insert Project ID]**". For example: "**Statement of Readiness - ABC, PROJID: 123**"

Signed on behalf of the Operator:

By authorized signing officer:

Mr. Mike Anobile  12/08/2022  
Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Title: President Faim International Inc.

By second authorized signing officer (where required):

\_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Title: \_\_\_\_\_

I/We have authority to bind the Operator.

July 25, 2022

## NEW CAMPUS OF CARE FOR SENIORS MENTAL HEALTH/ADDICTIONS and LONG-TERM CARE

Welcome to our Proposed Development Outline for the **Dynamic Health-Sault Ste. Marie** project. In this outline, we will describe the developments and plans for our new Campus of Care for Seniors Mental Health and Addictions and a state-of-the-art Long-Term Care Home East in downtown Sault Ste. Marie, ON. This proposed will address an array of services in a campus of care setting with a wellness focus to ensure the surrounding community to access.

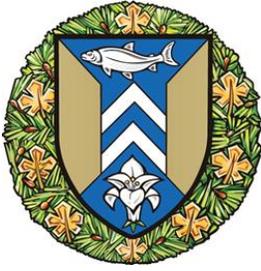
### Preamble

#### **Seniors and Aging**

Seniors are the fastest growing age group in Ontario. By 2041, it is projected that 25% of Ontario's population will be 65 years or older, increasing from 18.5 million seniors in 2016 to 4.6 million seniors. In Ontario, more than 38,000 people are waiting for long-term care placement and the average number of days wait is 188 from the community and 114 from hospital. While waiting for long-term care, many families continue to address the needs of their loved ones at home, retirement home, hospital, or other places. Since 2019 we have seen a consistent increase in long-term care in the community in crisis. The pandemic has exacerbated this, with a policy focused on discharge from acute care settings. We have seen the waitlist for those waiting in the community in crisis continue to rise. A continuum of care response is required and will be a focus of our Health 2022/23 engagements, planning, and actions.

#### **Mental Health and Addictions**

Currently in Ontario, services are disconnected and fragmented with significant barriers to access. This leads to confusion and difficulty accessing mental health and addictions services. The result is a system in which people looking for support often struggle to find help, often turning to emergency services. The fact is that more appropriate and effective care can be provided in community settings. In addition, though the province currently spends over a billion each year in mental health and addictions services and supports, the quality of service is inconsistent, and there is little and no significant investments achieve.



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

**C O U N C I L   R E P O R T**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Jonathan Kircal, Planner  
DEPARTMENT: Community Development and Enterprise Services  
RE: A-13-22-Z.OP 400 Second Line West (Steve Ficociello)

---

**PURPOSE**

The applicant, Steve Ficociello, has submitted an application to re-designate and rezone 400 Second Line West to permit a restaurant and drive-through establishment, in addition to the uses permitted in a General Commercial Zone (C4).

A Holding Provision is also being proposed to be removed. The purpose of the Holding Provision was to address residential development matters such as landscaping, lot layout and façade design. The effect of removing the Holding Provision will be to permit development on 400 Second Line West in accordance with the zoning by-law.

**PROPOSED CHANGE**

Amend the Official Plan by re-designating 400 Second Line West from Residential to Commercial on the Land Use Map (Schedule C).

Rezone 400 Second Line West from Medium Density Residential Zone (R4.351 H) with Special Exception 351 and subject to a Holding Provision, to General Commercial Zone (C4).

**Subject Property:**

- Location: Located on the north side of Second Line West, approximately 75 metres east of Prentice Avenue.
- Approximate Size: 40m of frontage along Second Line West with a depth of 100m. Area is 0.40ha.
- Present Use: Single-detached residential.
- Owner: Ark Developments Inc. (c/o Steve Ficociello).

## **BACKGROUND**

In 2014, an application was submitted to develop the parcels of 400 Second Line West, the rear properties of 0 Prentice Avenue, and 551 Korah Road into a series of apartment and commercial uses. The commercial buildings and access into the residential properties were to be located at 400 Second Line West.

In 2015, the initial proposal was modified by way of another application to revert 400 Second Line West from Commercial back to Residential. A Holding Provision that had the effect of restricting all development until such time that the City's conditions were fulfilled was applied to these lands. A draft plan of subdivision was also approved at this time.

The current application seeks to rezone 400 Second Line West back to commercial and to remove the Holding Provision. The property will not be associated with the rear lands in any way.

## **ANALYSIS**

### **Conformity with Official Plan**

The property is designated as Residential in the Official Plan's Land Use Map (Schedule C). This application proposes to re-designate the property to Commercial.

#### Archaeological Potential:

Schedule E (Archeological Resources) of the Official Plan identifies archeological potential on the property. Intensive and extensive soil disturbance, such as clearing and grading, has occurred on the property, eliminating any presence of archeological resources. As per Archeological Resources Policy 2, in such circumstances where soil disturbance has occurred, an archeological assessment is not required.

### **Conformity with Provincial Policy Statement 2020**

This application is consistent with the policies of the PPS that address matters such as the protection of land uses from one another and efficiently using municipally serviced land.

#### *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.*

This 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 applicant's proposal is to re-designate and rezone 400 Second Line West to General Commercial Zone (C4), which permits a wide variety of commercial uses. The proposed development is a drive-through restaurant. The queuing lane would start along the east lot line and wrap around to the pick-up window located along the west lot line. The restaurant's gross floor area would be approximately 200 square metres (2,150 square feet). All building setback regulations, parking standards, landscaping, drive-through queuing, and buffering requirements are met.

Extending commercially designated lands within this area is appropriate. The subject property fronts on Second Line West, which is a major urban arterial road designed to carry high volumes of traffic. The property is located within the commercial node of the Korah Road and Second Line West intersection. A 2018 Land Needs Analysis identified the need for more commercial and retail designated lands to accommodate forecasted demand.

To the west of the subject property is a residential use. To the east is a commercial use converted from a house. The rear lands of the property are presently vacant, but there are plans to develop them into multi-unit residential uses that would be accessed from Korah Road.

To mitigate noise and visual impact on abutting residential properties, a combination of fencing, landscape strips, tree plantings and potentially other measures will be required. As per the attached site plan, there will be 3 metre landscaped strips along the side yards, a 16.5 metre landscaped rear yard, and a 15 metre landscaped front yard. Planning staff are satisfied with this design. Details will be finalized during the site plan control stage.

The proposed building is approximately 200 square metres in size, which is well below the 4,000 square metre threshold that would trigger the Official Plan's requirement that a market study be conducted to assess the impact on existing facilities.

The C4 Zone also limits office space development to no greater than 300 square meters. Planning staff recommend to permit office space of up to 500 square meters. Office space is a broad category that includes general office administration, scientific services, private vocational schools, medical centres and other. By increasing this cap, it provides the flexibility for an office use to locate within this commercial node, and to expand the availability of services in this area of the city.

The GFA regulation was created in an effort to maintain the downtown as the primary administrative centre. However, land use policies in the draft OP are proposed to increase flexibility for office space outside of the downtown to increase service levels across the city. Draft policies promote the downtown area as a vibrant neighbourhood composed of a range of housing and commercial uses, as well as diverse programming. Office uses, while important to the overall vision for downtown, are not the sole factor in achieving this goal.

The subject property is located within the Steelton Wellhead Protection Area A. The purpose of the protection area is to safeguard the City's water supply system from contaminants. Uses associated with the bulk storage of fuel, chemicals and hazardous materials are recommended to be removed from the list of permitted uses in the C4 Zone. Such uses include fuel sales, motor vehicle sales and parts dealers, and motor vehicle repair and maintenance.

Site plan control is recommended to be applied to the property so that exterior details of the development, such as buffering along the west lot line, can be addressed.

### **Removal of Holding Provision**

In 2015, under a different development plan and ownership, the subject property was proposed to be developed in conjunction with the rear interior lands including 0 Prentice Avenue and 551 Korah Road. The purpose of the Holding Provision was to ensure that landscaping, urban design and other details would be completed in a manner that would mitigate overlook and privacy impacts from proposed apartment buildings onto the westerly and northerly single-detached homes.

This Holding Provision is no longer relevant and the property owner is requesting that it be removed from 400 Second Line West. The effect of the removal will be to permit development of the property to proceed in accordance with the zoning by-law. Staff recommend to remove the Holding Provision.

Appeal rights are only granted to the property owner in applications to remove a Holding Provision.

### **Removal of Property from the Draft Plan of Subdivision**

The draft plan of subdivision that was approved with the 2015 application proposed to subdivide the subject and rear properties into 5 lots and 1 block for stormwater management purposes. Given the change of development plans and that 400 Second Line West is no longer planned to be associated with any other property or development, it is recommended to remove the subject property from the draft plan of subdivision (subdivision file reference 57T-15-501).

## **CONSULTATION**

Public notices were mailed to all neighbouring properties within 120m (400') of the subject property on November 16, 2022. 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 November 19, 2022.

The applicant hosted a neighbourhood meeting on November 3, 2022 and mailed invitations to property owners within 120m. Both current ward councillors and 8 members of the public attended. There were no concerns with the proposed development and participants were generally more interested to know the details regarding the proposed residential development on the rear contiguous lands known as 0 Prentice Avenue and 551 Korah Road. These rear lands are not part of this application.

## **Public Comments**

At the time of writing this report, planning staff have not receive any submissions 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 Source Water Protection authority noted the following:

- The southern +/- half of the property is within WHPA-A (within 100m of the well) and the northern +/- half of the property is within WHPA-B of the Steelton Well.
- Future commercial developments may require a Risk Management Plan (RMP) dependent on the type of activity, implemented under the powers of the Clean Water Act, 2005.
- Based upon the Sault Ste. Marie Region Source Protection Plan, there are a number of significant threat activities that are prohibited from locating within the southern portion of the property, such as handling and storage of fuel, the handling and storage of dense non-aqueous phase liquids (DNAPLs), the handling and storage of large quantities of organic solvents, and the application, handling and storage of certain quantities of road salt.
- There are a number of uses permitted within the requested General Commercial Zoning (C4) that could store or handle the aforementioned chemicals, namely fuel stations as well as motor vehicle sales and repair establishments. It is therefore recommended that these specific uses be prohibited.

The Engineering Division noted the following:

- Stormwater management may be required.
- A 5m road widening is required along Second Line if not already taken.
- A lot grading and drainage plan must be completed by a Lot Grading Professional, to ensure that drainage is dealt with appropriately. Lot Grading Professionals must be a Professional Engineer (civil), Architect, or Ontario Land Surveyor, experienced in lot grading design.
- It is understood that this property is 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.

### **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 with the corporate strategic plan.

### **SUMMARY**

The applicant, Steve Ficociello, has submitted an application to re-designate and rezone 400 Second Line West from Residential to Commercial. The effect of this application will be to permit a variety of commercial uses on the property. At this time, the applicant intends to establish a drive-through restaurant.

This area is within the Korah Road and Second Line West commercial corridor, which is an appropriate area for expanding commercially designated lands to meet the forecasted land use needs.

The property owner will be required to establish a combination of landscape strips, tree planting, fencing and potentially other noise mitigation measures to buffer the commercial activity from abutting residential uses.

Fuel sales, motor vehicle sales and parts dealers, and motor vehicle repair and maintenance are permitted in the General Commercial Zone (C4), but are being recommended to be prohibited for the reasons of maintaining compatibility with the abutting residential uses, and to protect the water supply system sourced from the Steelton Well across the street.

Removal of a Holding Provision is recommended. The rationale for the Holding Provision is no longer relevant as the property is now under a different set of plans by a different owner. For this very reason, 400 Second Line West should

also be removed from the draft plan of subdivision as it is no longer associated with the development of the rear lands.

No major concerns were raised by those who attended the applicant's neighbourhood meeting and no submissions from the public were received by Planning staff at the time of writing this report.

No major concerns were raised by City staff during the circulation phase.

### **RECOMMENDATION**

It is therefore recommended that Council take the following action:

Resolved that the report of the Planner dated December 12, 2022 concerning Application A-13-22-Z.OP be received and that Council approve this application in the following manner:

Amend the Official Plan by re-designating 400 Second Line West from Residential to Commercial on the Land Use Map (Schedule C) – map change.

Amend the Special Exception By-law by removing 400 Second Line West from the text and map of S.351.

Rezone 400 Second Line West from Medium Density Residential Zone (R4.351 H) with Special Exception 351 and subject to a Holding Provision, to General Commercial Zone (C4.S), with the following new Special Exceptions to replace S.351:

1. Increase the maximum gross floor area for office uses outside of the Downtown from 300 to 500 square meters.
2. Prohibit fuel sales, motor vehicle sales and parts dealers, and motor vehicle repair and maintenance.

Further, that City council deem 400 Second Line West subject to Site Plan Control.

Further, that City Council deem the lot known as 400 Second Line West to not be a lot on a draft plan of subdivision (subdivision file reference 57T-15-501).

Respectfully submitted,

Jonathan Kircal, RPP  
Planner  
705.759.6227  
j.kircal@cityssm.on.ca



**AMENDMENT NO. 244  
TO THE  
SAULT STE. MARIE OFFICIAL PLAN**

**PURPOSE**

This Amendment is a map change amendment to Land Use Map (Schedule C) of the Official Plan.

**LOCATION**

Lot 12, RCP H625, Township of Korah; Sault Ste. Marie, ON subject to easements as in T82444 and T82464, having Civic Number 400 Second Line West, located at the north side of Second Line West, approximately 75 metres east of Prentice Avenue.

**BASIS**

This Schedule C amendment is necessary in view of a request to permit commercial uses on the subject property. The development proposal does not conform to the present Land Use Schedule C of the Official Plan.

Council now considers it desirable to amend the Official Plan.

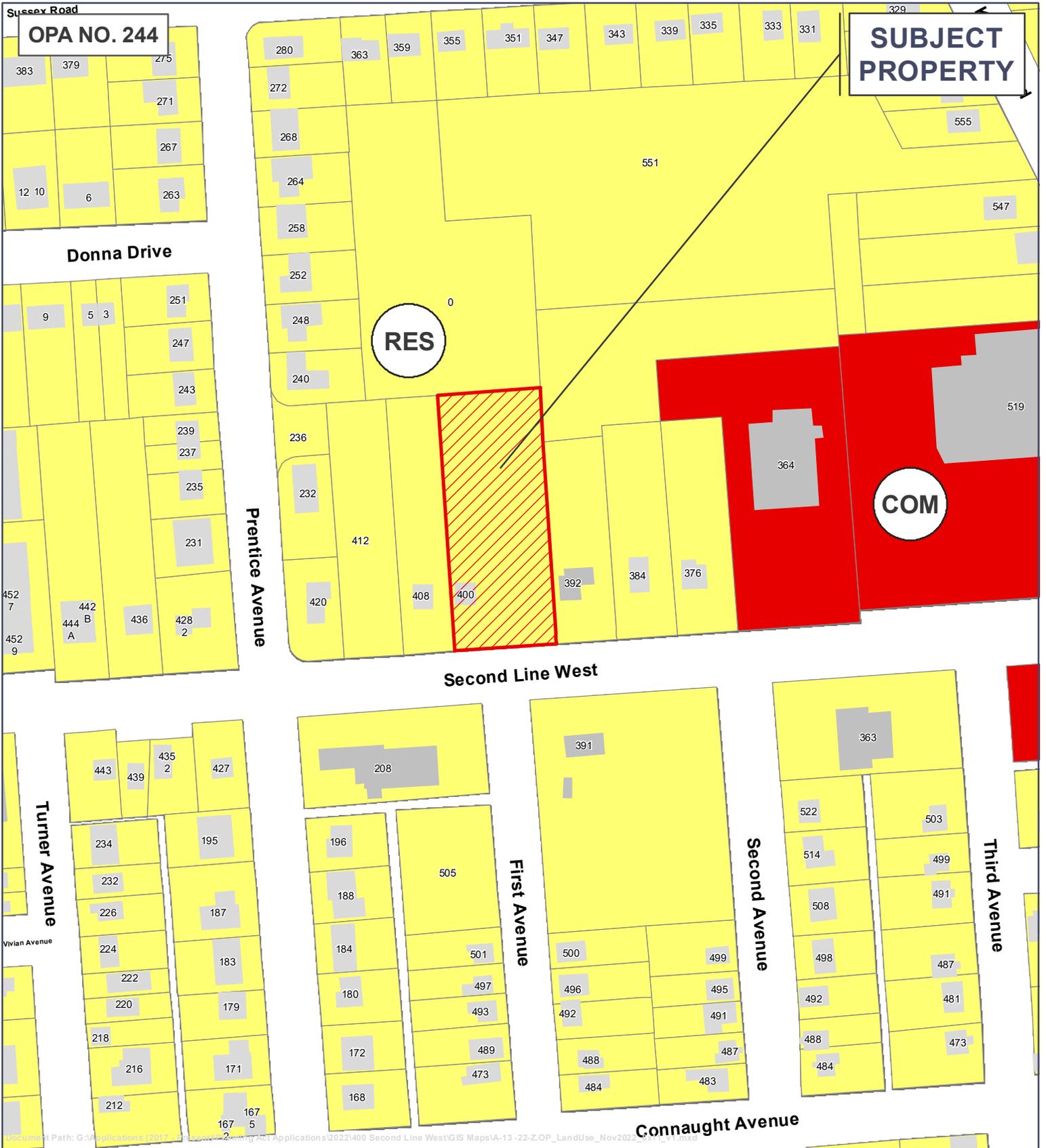
**DETAILS OF THE ACTUAL AMENDMENT & POLICIES RELATED THERETO**

The Official Plan for the City of Sault Ste. Marie is hereby amended with the following Schedule C map changes and notwithstanding clauses:

- Re-designate 400 Second Line West from Residential to Commercial.

**INTERPRETATION**

The provisions of the Official Plan as amended from time to time will be applied to this Amendment.



**Application Map Series**  
 Subject Property  Official Plan Landuse  
 Existing Zoning  Aerial Image  
 Official Plan Amendment

**Property Information**  
 Civic Address: 400 Second Line West  
 Roll No.: 060011088000000  
 Map No.: 80/1-90  
 Application No.: A-13-22-ZOP  
 Date Created: November 16, 2022

**Legend**

- Subject Property: 400 Second Line West
- Parcel Fabric
- Residential
- Commercial
- Institutional
- Parks Recreation
- Industrial
- Rural Area
- Airport Lands

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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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Hello Christine,

Please accept these comments in relation to the above noted Rezoning/OPA application. I have attached a 'cheat sheet' which summarizes the local impacts of the significant threat policies within the Sault Ste. Marie Region Source Protection Plan.

The subject property at 400 Second Line West is within the Wellhead Protection Area (WHPA) of the Steelton potable well, which is located across the street. More specifically, the southern +/- half of the property is within WHPA-A (within 100m of the well) and the northern +/- half of the property is within WHPA-B. Based upon the Sault Ste. Marie Region Source Protection Plan, there are a number of significant threat activities that are prohibited from locating within the southern portion of the property, namely bulk fuel storage, the handling and storage of dense non-aqueous phase liquids (DNAPLs) and the storage and handling of larger quantities of organic solvents. With this in mind, there are a number of uses permitted within the requested General Commercial Zoning (C4) that could store or handle the aforementioned chemicals, namely fuel stations as well as motor vehicle sales and repair establishments. It is therefore recommended that these specific uses be prohibited.

Regards,

**Peter Tonazzo, RPP**

Director of Planning/Risk Management Official – Sourcewater Protection  
Planning & Enterprise Services

P: 705.759.2780

C: 705-989-7696

[p.tonazzo@cityssm.on.ca](mailto:p.tonazzo@cityssm.on.ca)

**CITY OF SAULT STE. MARIE**

99 Foster Drive, Sault Ste. Marie, ON P6A 5X6  
[saultstemarie.ca](http://saultstemarie.ca)

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

- Stormwater management may be required.
- A 5m road widening is required along Second Line if not already taken.
- There is an existing sanitary lateral to Second Line West. Assumed size is 100mm diameter. There is an existing ditch system draining to a pipe and municipal catchbasin on the east side of the property.
- A lot grading and drainage plan must be completed by a Lot Grading Professional, to ensure that drainage is dealt with appropriately. Lot Grading Professionals must be a Professional Engineer (civil), Architect, or Ontario Land Surveyor, experienced in lot grading design.
- It is understood that this property is 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.

Please let me know if you require anything else.

Regards,

**Maggie McAuley, P.Eng.**



OPA NO. 244

**SUBJECT  
PROPERTY**

**Second Line West**

**Connaught Avenue**

Document Path: G:\Applications (2017 - Present)\Zoning Act Applications\2022\400 Second Line West\GIS Maps\A-13-22-Z.OP\_AerialMap\_Nov2022.mxd

**Application Map Series**  
 Subject Property  Official Plan Landuse  
 Existing Zoning  Aerial Image  
 Official Plan Amendment

**Property Information**  
 Civic Address: 400 Second Line West  
 Roll No.: 060011088000000  
 Map No.: 80/1-90  
 Application No.: A-13-22-ZOP  
 Date Created: November 16, 2022

**Legal Department Reference**

**Legend**  
 Subject Property: 400 Second Line West  
 Parcel Fabric

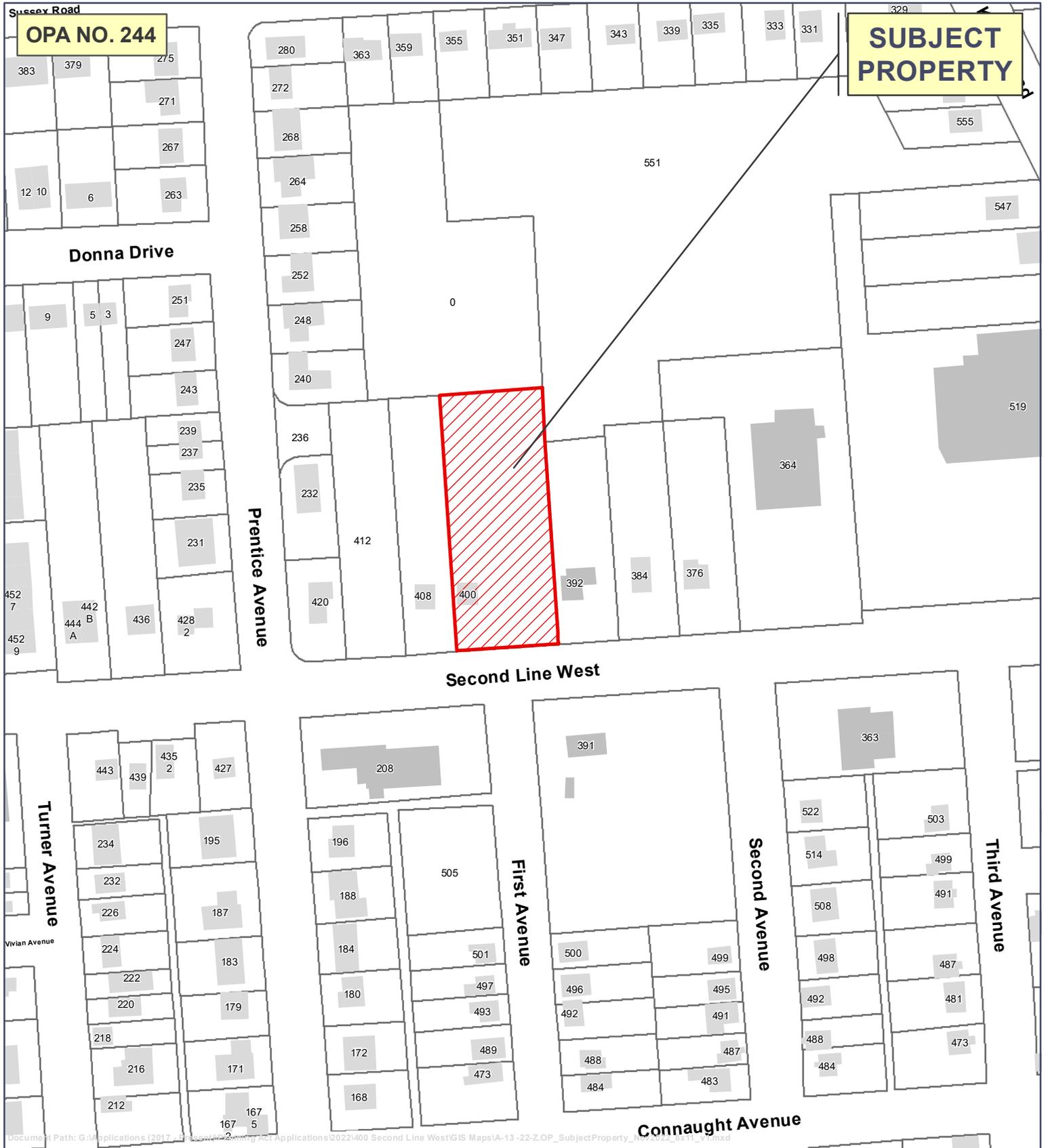
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 **SAULT  
STE. MARIE**  
**Planning and Enterprise Services**  
 Community Development and Enterprise  
 Services Department  
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
 saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

*This map is for general reference only  
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 Projection Details:  
 NAD 1983 UTM Zone 16N  
 GCS North American 1983*

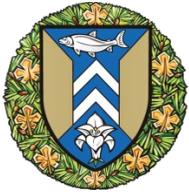
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<p><b>Application Map Series</b></p> <p><input checked="" type="checkbox"/> Subject Property <input type="checkbox"/> Official Plan Landuse</p> <p><input type="checkbox"/> Existing Zoning <input type="checkbox"/> Aerial Image</p> <p><input type="checkbox"/> 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          99 Foster Drive, Sault Ste Marie, ON P6A 5X6  <a href="http://saultstemarie.ca">saultstemarie.ca</a>   705-759-5368   <a href="mailto:planning@cityssm.on.ca">planning@cityssm.on.ca</a></p> <p><i>This map is for general reference only</i>          Orthophoto: None          Projection Details:          NAD 1983 UTM Zone 16N          GCS North American 1983</p>  
<p><b>Property Information</b></p> <p>Civic Address: 400 Second Line West          Roll No.: 060011088000000          Map No.: 80/1-90          Application No.: A-13-22-ZOP          Date Created: November 16, 2022</p>	<p><b>Legend</b></p> <p> Subject Property: 400 Second Line West</p> <p> Parcel Fabric</p> <p>Page 246 of 342</p>	



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

**400 Second Line West**  
**Application No.: A-13-22-Z.OP**  
**Applicant: Steve Ficociello**

**Date: December 12, 2022**  
**Time: 5:30 PM**

**Location: City of Sault Ste. Marie**  
**Civic Centre, Council Chambers**  
**99 Foster Drive**

## PURPOSE

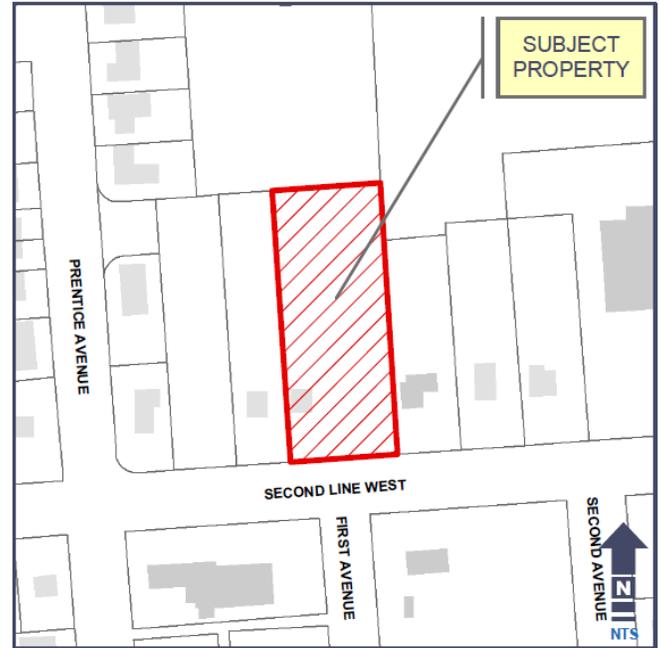
The applicant, Steve Ficociello, has submitted an application to re-designate and rezone 400 Second Line West to permit a restaurant and drive-thru establishment, in addition to the uses permitted in a General Commercial Zone (C4).

A Holding Provision is also being proposed to be removed. The purpose of the Holding Provision was to address residential development matters such as landscaping, lot layout and façade design. The effect of removing the Holding Provision will be to permit development on 400 Second Line West in accordance with the zoning by-law.

## PROPOSED CHANGE

Amend the Official Plan by re-designating 400 Second Line West from Residential to Commercial on the Land Use Map (Schedule C).

Rezone 400 Second Line West from Medium Density Residential Zone (R4.351 H) with Special Exception 351 and subject to a Holding Provision, to General Commercial Zone (C4).



## 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, December 12, 2022 at 5:30 p.m. to consider a proposed amendment to Zoning By-Law No. 2005-150 under Sections 17, 22, 34 and 36 of The Planning Act, Chap. P.13, R.S.O.1990, 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 may do so electronically or in person. Electronic participants must contact the City Clerk at [cityclerk@cityssm.on.ca](mailto:cityclerk@cityssm.on.ca) or 705-759-5388 to register as a presenter. Registered presenters will be provided with instructions as to how to join the meeting in advance Any written submissions received in advance of the meeting will be included with Council’s Agenda.

## MORE INFORMATION

The applications may be reviewed in the Planning Division, Level 5, Civic Centre, 99 Foster Drive. The Report of the Planning Division will be available for review on Friday, December 9, 2022, during regular office hours in the Planning Division. Inquiries should be directed to Jonathan Kircal Planning Division, at 705.759.6227 or [j.kircal@cityssm.on.ca](mailto:j.kircal@cityssm.on.ca). Please refer to the application file number.

## WRITTEN SUBMISSION

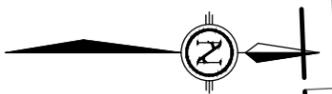
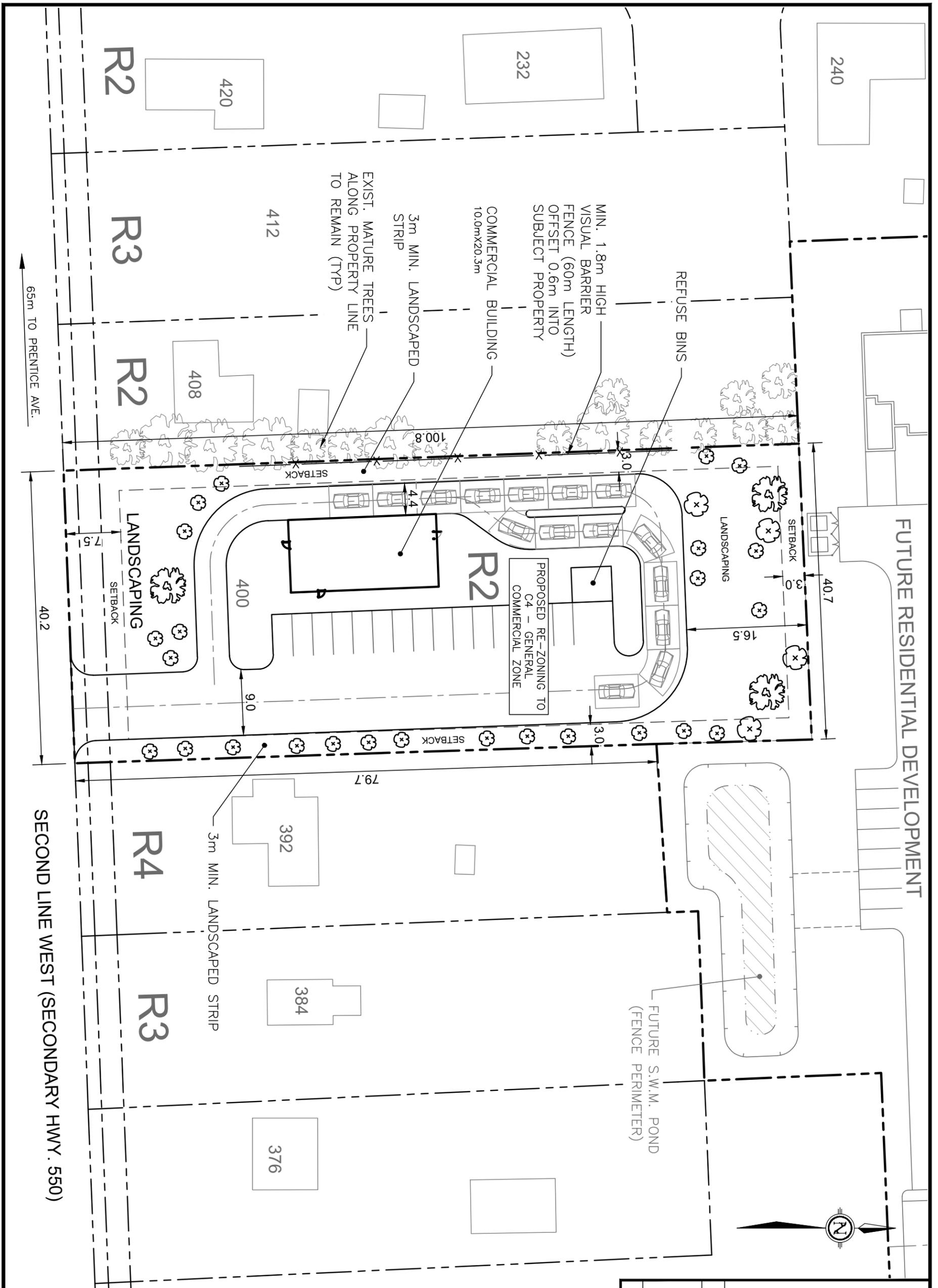
To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Jonathan Kircal, Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mailed to [j.kircal@cityssm.on.ca](mailto:j.kircal@cityssm.on.ca) with your name, address and application file number on or before Monday, December 12, 2022

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.



PROJECT:  
**COMMERCIAL BUILDING**  
**400 SECOND LINE WEST**  
**SAULT STE. MARIE, ON**



DRAWING:  
 CONCEPTUAL SITE PLAN  
 COMMERCIAL BUILDING

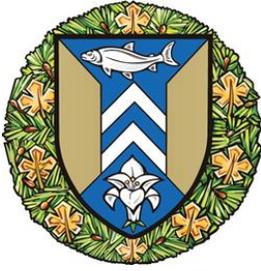
**PRELIMINARY**

ENGINEER'S SEAL

No.	DATE	BY	ISSUES / REVISIONS
B	2022-11-10	KTN	ISSUED FOR CITY RE-ZONING APPROVAL
A	2022-09-14	KTN	ISSUED TO CLIENT

DRAWN BY: KTN	CHECKED BY:	PROJECT No. : 220693
DESIGNED BY: KTN	APPROVED BY:	DRAWING No. <b>C2</b>
SCALE: 1:500	DATE: 2022-09-14	REVISION No. <b>B</b>



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

**COUNCIL REPORT**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Stephen Turco, Senior Planner  
DEPARTMENT: Community Development and Enterprise Services  
RE: Affordable Housing Task Force and First Neighbourhoods  
Community Improvement Plan

---

**Purpose**

The purpose of this report is to advise Council on the formation of an Affordable Housing Taskforce and to provide information on the development of an Affordable Housing Community Improvement Plan (CIP).

**Background**

At the August 8, 2022 Council meeting City Council postponed a decision on the following resolution:

Resolved that the Report of the Director of Planning dated August 8th, 2022 be received and that Official Plan Amendment No. 242 repealing the existing Housing Policies within the Official Plan and replacing them with the affordable housing policies outlined in Appendix A to this report be approved;

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

Further that Council establishes a local housing task force, consisting of relevant City Staff (Planning, Finance and Building), DSSAB staff, other non-profit housing providers and two members of Council. This task force would be responsible for:

1. Developing a local comprehensive housing plan, with special regard for affordable housing and the 'missing middle';
2. Developing and recommending a Community Improvement Plan (CIP) to incentivize the creation of affordable housing units; and
3. Overseeing the ongoing monitoring and annual communication of important local housing indicators.

The current Official Plan policies mandate a minimum target of affordable housing units for each new residential development. The proposed policies recommended a broader approach to affordable housing, ensuring that there are a variety of options available throughout the entire community, and outline policy approaches that focus more on diversifying the amount and type of housing options.

While a decision on the Official Plan policies has been deferred, Council asked that staff begin the process of developing possible incentive programs, aimed at increasing the supply and variability of housing options in Sault Ste. Marie.

### **Analysis**

The above discussion on the Official Plan housing policies is an acknowledgement that mandating affordable housing alone is not effective in actually creating new affordable housing options. Rather, as a community, we need to better understand the financial, regulatory and socio-economic obstacles to creating a wider range of housing options.

Housing affordability is a significant issue that is a culmination of a variety of complex factors. The demand for affordable housing is hindered by factors such as inflation, labour shortages and rising construction costs, which makes attaining a home more challenging for more individuals. In addition, a range of options is required to offer subsidized and supportive housing for individuals experiencing poverty or suffering from mental health and addiction issues.

In recent times, the Province of Ontario has passed legislation to assist in the overall supply of housing. In 2019, the province passed the “More Homes, More Choice Act”, which legislated secondary units, to be allowed as of right in most urban areas. Because of this legislation, the City subsequently amended its Zoning By-law, to permit accessory second units in all residential zones.

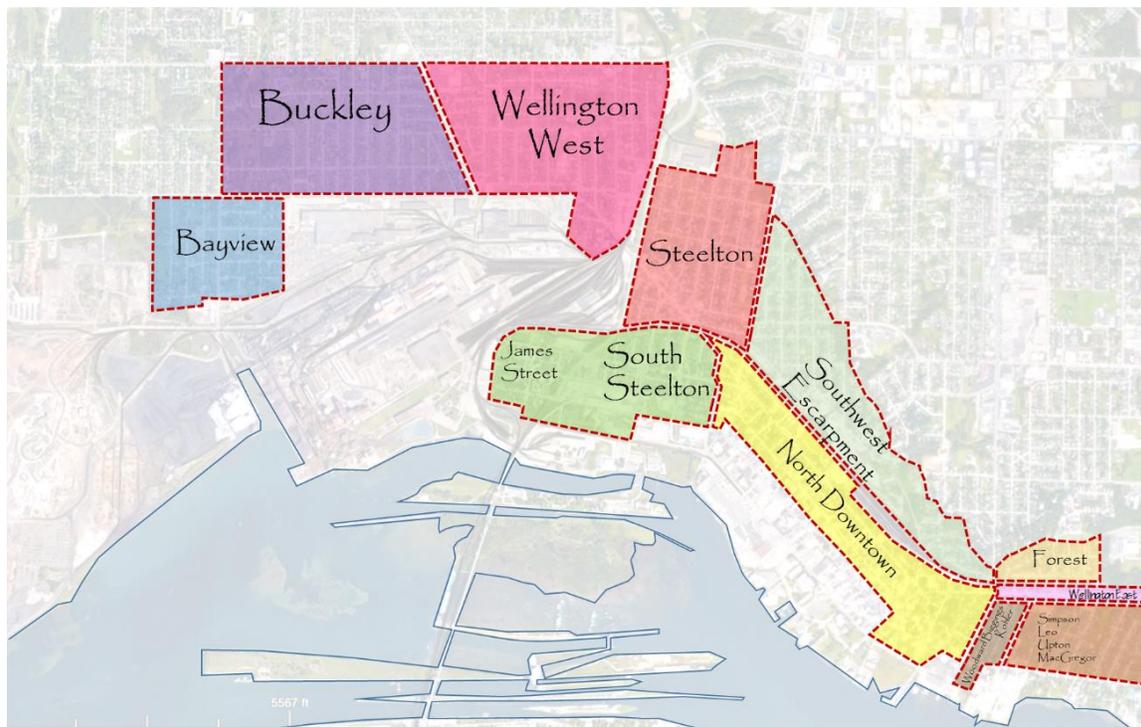
In addition, on November 28<sup>th</sup> of this year, the Province passed the “More Homes Built Faster Act” (Bill 23), which now allows, as of right, up to 3 additional residential units on a parcel of urban residential land.

While these legislative changes provide a policy foundation to encourage more housing, Community Improvement Plans are another critical tool municipalities can use to catalyze neighborhood rejuvenation. CIPs are a dynamic planning tool used by municipalities to revitalize areas of a city or neighborhoods through programs, grants and incentives.

The City has had positive experience with the use of CIPs, to incentivize development and foster neighborhood revitalization. Over the last decade, the City has utilized CIPs to support the Downtown, incentivize industrial development, and facilitate the creation of new rental housing. In addition to financial incentives, CIPs can also establish priorities for infrastructure improvements that would support revitalization efforts.

In line with Council’s mandate to develop a comprehensive housing plan, City staff have initiated the development of a neighbourhood affordable housing CIP. As a first step to fostering new affordable housing options, City staff have identified a number of neighbourhoods that would benefit from affordable housing incentives. Collectively known as the City’s “First Neighbourhoods”, these areas have been

identified as having the oldest housing stock, and where building and housing upgrades are most needed.



**Figure 1: Proposed First Neighborhoods CIP areas**

In conjunction with this effort, staff has initiated discussions with DSSAB and a variety of local housing stakeholders, requesting their participation on an Affordable Housing Task Force. To date, the staff has heard back from the following service providers, in terms of participating on the Task Force:

- DSSAB
- Ontario Aboriginal Housing
- Community Living Algoma
- Habitat for Humanity

In addition to these stakeholders, City staff from Finance, Building and Planning will participate. Staff is also recommending one local developer to participate on this task force, to provide knowledge of the local development industry. Staff are also recommending that two or three members of Council be appointed to the Task Force.

It is envisioned that the initial effort of the Task Force will be to oversee the revision of updated Official Plan housing policies, and the development of a multi-faceted approach to affordable housing (which may include an affordable housing CIP). Their role will be to provide critical insight on local opportunities and constraints, in

order to inform and recommend innovative solutions to the housing challenges in Sault Ste. Marie.

As well, the Task Force can be the lead voice on the City's engagement process, to better understand community challenges and opportunities. The Task force will also be responsible for ongoing monitoring and annual communication, and will periodically report back to Council on important local housing indicators and trends.

### **Financial Implications**

The development of an affordable housing CIP was an identified task under the City's "Streamline Development Approvals Fund" projects' list. The implementation of any incentives for affordable housing would be subject to future budget requests to Council.

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

The establishment of an Affordable Housing Task Force aligns with the Community Development focus area of the Corporate Strategic Plan – specifically – creating social and economic activity, and developing partnerships with key stakeholders.

### **Recommendation**

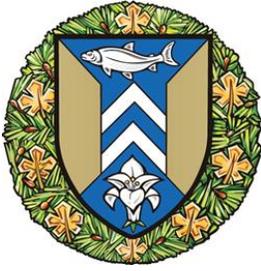
It is therefore recommended that Council take the following action:

Resolved that the report of the Senior Planner, dated December 12, 2022, concerning the Affordable Housing Task Force be received, and that City Council appoint (\_\_\_\_\_), (\_\_\_\_\_) and (\_\_\_\_\_) to participate on the task force.

Further, that Council postpone a decision on amending the Housing Policies of the Official Plan to a future date.

Respectfully submitted,

Stephen Turco, RPP  
Senior Planner  
705.759.5279  
[s.turco@cityssm.on.ca](mailto:s.turco@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**

December 12, 2022

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Toni-Marie Streicher, Senior Planning Technician  
DEPARTMENT: Community Development and Enterprise Services  
RE: Community Development Award 2022 – The Tap Room –  
62 Pim Street

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**Purpose**

The purpose of this report is to recommend this year's Community Development Award be presented to the Tap Room, located at 62 Pim Street.

**Background**

The Community Development Award was initiated by City Council in 1998. The purpose of this award program is to recognize significant achievement in community development, highlight successful development ideas that others can use, and inspire other projects to meet the standards set by successful practices.

Community development is an all-encompassing term. Eligible projects may positively benefit the community in one or several of the following ways:

- Enhance the visual quality of the built environment.
- Pursue sustainable development and protect the natural environment.
- Promote equity and accessibility to a variety of people. Income groups, and abilities.
- Maximize employment and earning opportunities.
- Facilitate heritage protection.

Previous award winners include:

- Queenstown I.D.A. Drug Mart (2021)
- The Machine Shop (2019)
- Heritage Discovery Centre (2016)
- Savoy's Jewellers (2015)
- Chippewa Trading Post and Frontier Village (2014)
- Skeggs Paciocco Lawyers (2013)
- Wacky Wings Great Northern Road (2012)
- Smokey's Barbeque Pit and Patio (2011)

- Essar Steel Algoma (2010)
- Muio's Restaurant (2009)
- Tenaris Algoma Tubes (2008)
- Lyons Timber Mart (2007)
- Algoma Central Corporation (2006)
- Super 8 Motel (2005)
- Waterfront Walkway (2004)
- Canadian Bushplane Heritage Centre (2003)
- Cross on the Hill (2002)

### Analysis

After careful consideration, the Community Development Award Committee recommends that this year's award be presented to The Tap Room, located at 62 Pim Street.

The Tap Room is located at a historic location in Sault Ste. Marie, with its proximity to the Old Stone House, this area was used by many early settlers to Sault Ste. Marie. The region has a long and fascinating history as a First Nations gathering place, one of the oldest French settlements in North America and was at the crossroads of the 3,000-mile fur trade route. The Tap Room follows the path of those before them by creating a community-gathering place in many different ways.

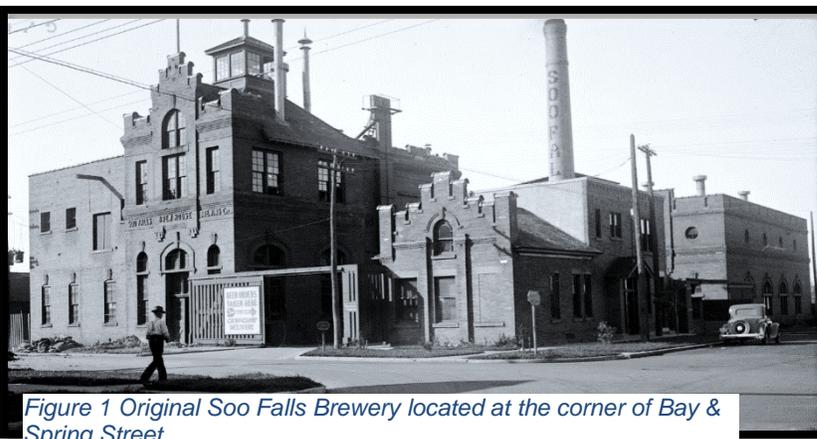


Originally part of the Luscombe Subdivision, the location of the Tap Room was once occupied by the Albion House Hotel, which is thought to have been built on part of David Pim's property. As seen in the aerial photo from 1929, the hotel was used until the early 1950s, when it was torn down and the current building was erected.

The existing building opened in 1953 and was used as offices for the Department of Lands and Forests. Specifically the offices of radar and telephone communications, the district supervisor of construction, a warehouse for the Chief Ranger and a garage repair shop.



Northern Superior Brewing Co. originally occupied a space in the rear of the Bushplane Building until it moved to its current location. Their history has new roots in this location but the concept of Northern Superior Brewing is not new to our area. Originally called Soo Falls Brewing Co., the business has been a part of the Sault Ste. Marie community and Algoma District for over a hundred years (est. 1899). Previously located on 503 Bay Street, the plant once stood with the iconic Soo Falls tower.



In the early 2000s the company was closed until local entrepreneurs with a great interest in keeping Sault Ste. Marie history alive and Northern Superior Brewing Company was reborn.

The new owners have done an excellent job of intertwining the history of the company and our area into every product they have created. All of the beverages they create are named with inspiration from aspects of our area. Beverage names that reflect the local area consist of Gitche Gume Northern IPA, loosely translated from Ojibwe to “large body of water”, 17 North Pale Ale, and the Hound Town Golden Ale, crafted to commemorate the 50th anniversary of the Soo Greyhounds Hockey Club.

Utilizing the space that was once the garage repair shop and capitalizing on the heritage of the building, the owners have transformed the existing garage into the space known as the Tap Room today. Leaving the garage doors as an opening to the lower patio, they have created a wonderful path for patrons to wander around and enjoy every part of their establishment. The interior of the building is filled with relics and historical memorabilia as an ode to those before them. The recently installed roof top patio, with views of the waterfront and Downtown is a wonderful addition.

The Tap Room has created a space that weaves numerous aspects of our community into the building and products they serve. Sold in 51 local restaurants and LCBOs from Thunder Bay to Sudbury, their beverages are showing northern pride across the province. From the re-purposing of their space into a vibrant, memorable place that brings people together through the storied history of Northern Superior Brewing Co, they continue to tell the stories of those before them and create new ones for generations to come.

### **Financial Implications**

The cost of producing the award plaque is within the Planning Division’s existing budget.

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

The Community Development Award aligns with the City’s Corporate Strategic Plan, specifically in the strategic focus area of supporting Community Development and Partnerships.

### **Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Senior Planning Technician dated December 12, 2022 concerning the 2022 Community Development Award be received and that Council present the 2022 Community Development Award to The Tap Room, located at 62 Pim Street.

Community Development Award 2022 – The Tap Room – 62 Pim Street

December 12, 2022

Page 5.

Respectfully submitted,

Toni-Marie Streicher  
Senior Planning Technician  
705.759.5444  
t.streicher@cityssm.on.ca

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW 2022-179**

**AGREEMENT**: A by-law to authorize the execution of the Agreement between the City and The Corporation of the Township of Prince for building inspection services.

**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 November 21, 2022, between the City and The Corporation of the Township of Prince, a copy of which is attached as Schedule "A" hereto. This Agreement is for building inspection services.

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 12<sup>th</sup> day of December, 2022.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

**THIS AGREEMENT** (the "Agreement") made this 21<sup>st</sup> day of November, 2022.

**BETWEEN:**

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**  
(hereinafter referred to as the "City")

- and -

**THE CORPORATION OF THE TOWNSHIP OF PRINCE**  
(hereinafter referred to as the "Township")

**WHEREAS** the Township, since 2005, has requested that the City provide technical assistance to the Township in administering the provisions of the Ontario Building Code and Township by-laws relating to construction of buildings;

**AND WHEREAS** the City has agreed to continue to provide such technical assistance subject to the terms and conditions as set out in this Agreement;

**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:

GENERAL PROVISIONS

1. The City shall provide plans examination and building inspection services (the "Plans Examination & Inspection Services") as follows:
  - a. Plans examination and review for compliance with the Ontario Building Code and the Township's building and zoning by-laws, excluding the Township's property standards by-law;
  - b. Written correspondence describing plan review and inspection deficiencies to applicant and associated parties;
  - c. Analyses of written responses or amended plans resulting from the plan review and inspection;
  - d. Written notices to the Township regarding matters that pertains to the building permits;
  - e. Inspections of buildings under construction as required upon notification by the applicant directly to the City of Sault Ste. Marie Building Division;
  - f. Attendance in court for the purpose of providing evidence on behalf of the Township in the event that the Township undertakes a prosecution arising from non-compliance;
  - g. Enforcement and prosecutorial services;
  - h. Building permit applications will be submitted directly to the Sault Ste. Marie Building Division;
  - i. Building permit and inspection statistical data will be submitted on a monthly basis to the Township.

2. The said Plans Examination & Inspection Services shall be performed by duly qualified City employees and City employees shall be subject to direction from the City only.
3. City employees providing Plans Examination & Inspection Services to the Township shall maintain a work log indicating the dates and lengths of time that such employees have performed Plans Examination & Inspection Services and the nature of such services.
4. The City, as employer, shall pay all salaries, wages and costs associated with its Building Division.
5. The Township shall appoint by by-law any person(s) employed by the City as its inspectors pursuant to the Building Code Act.

#### COST OF INSPECTION SERVICES

6. Permit fees to be provided to the City of Sault Ste. Marie Building Division by the permit applicant at the time of application. The fees for the required permit are based on the service index as listed in The City of Sault Ste. Marie Schedule "A" User Fees. This amount shall comprise the full cost of The Building Division Plans Examination & Inspection Services inclusive of enforcement and clerical duties, mileage and miscellaneous expenses for inspections related to all Building Classification.

#### COMMENCEMENT AND TERMINATION OF AGREEMENT

7. This Agreement shall be in force for four years commencing on the 1<sup>st</sup> day of January 2023 and shall conclude on the 31<sup>st</sup> day of December 2026 (the "Term").
8. Either party to this Agreement may terminate this Agreement at any time and for any reason upon thirty (30) days written notice of termination to the other party. Should a notice to terminate be given, the City shall continue to collect permit fees and provide the Plans Examination & Inspection Services outlined in this Agreement up to and including the date of such termination.

#### INDEMNITY AND INSURANCE

9. The Township shall completely indemnify and save harmless the City, its employees, officers and agents from any and all claims, demands, actions, losses, expenses, costs or damages of every kind and nature whatsoever and howsoever caused that the City, its employees, officers or agents may sustain or suffer as a consequence of the actions, inactions or omissions as a result of the performance of this Agreement, except for any negligent omission, actions or inactions by the City, its employees, agents or officers.
10. The Township agrees to maintain at all times during the currency of this licence 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 term in this Agreement.

NOTICE

- 11. All correspondence or other notices related to the terms of the Agreement shall be delivered as set forth below:

Chief Administrative Officer  
 The Corporation of the City of Sault Ste. Marie  
 99 Foster Drive  
 Sault Ste. Marie ON P6A 5X6

Chief Administrative Officer/Clerk-Treasurer  
 Corporation of the Township of Prince  
 3042 Second Line West  
 Prince Township, ON P6A 6K4

ENTIRE AGREEMENT

- 12. This Agreement constitutes the entire Agreement between the parties, and there are no representations, warranties, collateral agreements or conditions affecting this Agreement or the relationship of the parties or supported hereby other than as expressed herein in writing. Any amendment to this Agreement must be in writing, duly executed by the parties.

IN WITNESS WHEREOF the parties hereto have affixed their Corporate Seals attested by the signatures of their duly authorized signing officers to be effective as of the 21<sup>st</sup> day of November, 2022.

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

Per:

\_\_\_\_\_  
**Mayor – Matthew Shoemaker**

\_\_\_\_\_  
**City Clerk – Rachel Tyczinski**

*We have authority to bind the Corporation.*

**THE CORPORATION OF THE TOWNSHIP OF PRINCE**

Per:

  
 \_\_\_\_\_  
**Mayor – Ken Lahming**

\_\_\_\_\_  
**Deputy Clerk-/Treasurer – ~~Lorraine Mousseau~~  
 Andrew Nowlan**

*We have authority to bind the Corporation.*

## THE CORPORATION OF THE CITY OF SAULT STE. MARIE

### BY-LAW NO. 2022-184

**FINANCING**: A by-law to authorize temporary borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2023.

**WHEREAS** Section 407 of the *Municipal Act, 2001*, as amended, provides authority for a council by by-law to authorize the head of council or the treasurer or both of them to borrow from time to time, such sums as the council considers necessary to meet, until taxes are collected and other revenues are received, the current expenditures of the Municipality for the year; and

**WHEREAS** the total amount which may be borrowed from all sources at any one time to meet the current expenditures of the Municipality, except with the approval of the Municipal Board, is limited by Section 407 of the *Municipal Act, 2001*;

**THEREFORE** the Council of The Corporation of the City of Sault Ste. Marie hereby **ENACTS** as follows:

1. The head of council or the treasurer or both of them are hereby authorized to borrow from time to time during the fiscal year (hereinafter referred to as the current year) such sums as may be necessary to meet, until taxes are collected and other revenues are received, the current expenditures of the Municipality for the current year.
2. The lender(s) from whom amounts may be borrowed under authority of this by-law shall be **Royal Bank of Canada** and such other lender(s) as may be determined from time to time by by-law of council.
3. The total amount which may be borrowed at any one time under this by-law plus any outstanding amounts of principal borrowed and accrued interest under Section 407 together with the total of any similar borrowings that have not been repaid, shall not exceed from January 1 to September 30 of the current year, 50 percent of the total estimated revenues of the Municipality as set out in the budget adopted for the current year, and from October 1 to December 31 of the current year, 25

percent of the total of the estimated revenues of the Municipality as set out in the budget adopted for the current year or \$10,000,000.00, whichever is less.

4. The treasurer shall, at the time when any amount is borrowed under this by-law, ensure that the lender is or has been furnished with a certified copy of this by-law, (a certified copy of the resolution mentioned in section 2 determining the lender,) if applicable, and a statement showing the nature and amount of the estimated revenues for the current year and also showing the total of any other amounts borrowed from any and all sources under authority of section 407 of the *Municipal Act* that have not been repaid.
5.
  - a) If the budget for the current year has not been adopted at the time an amount is borrowed under this by-law, the statement furnished under section 4 shall show the nature and amount of the estimated revenues of the Municipality as set forth in the budget adopted for the previous year and the nature and amount of the revenues received for and on account of the current year.
  - b) If the budget for the current year has not been adopted at the time an amount is borrowed under this by-law, the limitation on borrowing set out in section 3 shall be calculated for the time being upon the estimated revenues of the Municipality as set forth in the budget adopted for the previous year less all revenues received for and on account of the current year.
6. For purposes of this by-law the estimated revenues referred to in section 3, 4, and 5 do not include revenues derivable or derived from, a) any borrowing, including through any issue of debentures; b) a surplus, including arrears of taxes, fees or charges; or c) a transfer from the capital fund, reserve funds or reserves.
7. The treasurer be and is hereby authorized and directed to apply in payment of all or, any sums borrowed under this by- law, together with interest thereon, all or any of the moneys hereafter collected or received, either on account of or realized in respect of the taxes levied for the current year and previous years or from any other source, that may be lawfully applied for such purpose.
8. Evidences of indebtedness in respect of borrowings made under section 1 shall be signed by the head of the council or conform to the treasurer or both of them.

9. The Bank shall not be responsible for establishing the necessity of temporary borrowing under this by-law or the manner in which the borrowing is used.
10. This by-law shall take effect on January 1<sup>st</sup>, 2023.

**PASSED** in open Council this 12th day of December, 2022.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

da LEGAL\STAFF\COUNCIL\BY-LAWS\2022\2022-184 CURRENT BORROWING.DOCX

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW NO. 2022-185**

**FINANCING:** A by-law to authorize the borrowing of \$15,000,000 to finance capital expenditures for short and long term purposes for The Corporation of the City of Sault Ste. Marie and \$6,200,000 for the Public Utilities Commission of the City of Sault Ste. Marie.

**WHEREAS** Section 401 of the *Municipal Act, 2001* states a municipality may borrow money or incur a debt for municipal purposes and may issue debentures for the money borrowed or for the debt; and

**WHEREAS** the Council of The Corporation of the City of Sault Ste. Marie deems it necessary to borrow the sum of \$15,000,000 for short and long term purposes, the capital expenditures of the Corporation under its construction by-laws; and

**WHEREAS** the Public Utilities Commission of the City of Sault Ste. Marie deems it necessary to borrow the sum of \$6,200,000 for short and long term purposes;

**WHEREAS** the total amount of the estimated revenues of the Corporation for the year 2023 not including revenues derived or derivable from the sale of assets, borrowings or issues of debentures or from a surplus, including arrears of taxes and proceeds from the sale of assets is estimated to be in excess of \$190,000,000;

**THEREFORE** the Council of The Corporation of the City of Sault Ste. Marie hereby **ENACTS** as follows:

1. The Mayor and the Treasurer are hereby authorized on behalf of the Corporation to borrow from time to time by way of promissory note from the City's Banker or any person a sum or sums not exceeding \$15,000,000 for short and long term purposes to finance the capital expenditures of The Corporation of the City of Sault Ste. Marie under its construction by-laws, and to give on behalf of the Corporation to the Bank or lender a promissory note or notes sealed with the corporate seal and duly signed for the moneys so borrowed with interest which may be paid in advance or otherwise, with interest at the bank's prescribed lending rate or other persons' lending rate from time to time.

2. The Public Utilities Commission of the City of Sault Ste. Marie is hereby authorized to borrow from time to time by way of promissory note from the City's Banker of any person a sum or sums not exceeding \$6,200,000 for short and long term purposes to finance the capital expenditures of the Public Utilities Commission of the City of Sault Ste. Marie.
3. All sums borrowed pursuant to the authority of this by-law as well as all other sums borrowed by the Corporation in this year and in previous years from the said Bank or lender and remaining unpaid shall, with interest thereon, be a charge upon the whole of the revenues of the Corporation for the current year and for all preceding years as and when such revenues are received.
4. The Treasurer is hereby authorized and directed to apply in payment of all sums borrowed as aforesaid, together with interest thereon, all of the moneys hereafter collected or received either on account or realized in respect of taxes levied for the current year and preceding years or from any other source which may lawfully be applied for such purpose.
5. Long term purposes is defined as a loan with a fixed rate and term.
6. **EFFECTIVE DATE**

This by-law is effective January 1<sup>st</sup>, 2023.

**PASSED** in open Council this 12th day of December, 2022.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW 2022-189**

**FINANCE**: A by-law to establish user fees and service charges.

**WHEREAS** Section 391(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, states that despite any Act, a municipality and local board may pass by-laws imposing fees or charges on any class of persons, for services or activities provided or done by on behalf of it, and, for the use of its property including property under its control;

**AND WHEREAS** it is deemed necessary to charge user fees and service charges;

**NOW THEREFORE** the Council of the Corporation of the City of Sault Ste. Marie hereby pursuant to Section 391(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended **ENACTS** as follows:

1. **USER FEES ADOPTED**

That Council does confirm and ratify the user fees and service charges described in Schedules "A" to "I" attached to and forming part of this By-law and are outlined as follows:

Schedule A - Clerk's Department  
Schedule B - Community Development & Enterprise Services Department  
Schedule C - Engineering Department  
Schedule D - Planning Department  
Schedule E - Building Services Department  
Schedule F - Finance Department  
Schedule G - Fire Services  
Schedule H - Legal Department  
Schedule I - Public Works Department

2. **BY-LAW 2021-224 AND 2022-20 REPEALED**

By-laws 2021-224 and 2022-20 are hereby repealed.

3. **EFFECTIVE DATE**

This By-law is effective on January 1, 2023.

By-law 2022-189  
Page 2

**PASSED** in open Council this 12<sup>th</sup> day December, 2022.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

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CORPORATION OF THE CITY OF SAULT STE. MARIE  
 USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "A"  
 CLERK'S DEPARTMENT

Services Offered	2022 Current Fee	2023 Proposed Fee	GST/HST Included or Added
<b>MARRIAGE LICENCES</b>			
- Sale of Marriage Licenses - per license	\$135.00	\$140.00	Exempt
<b>MAP SALES</b>			
- Sale of City Maps - per map	\$2.00	\$2.00	Included
<b>OTHER</b>			
- Photocopying - per page	\$0.50	\$0.50	Included
<b>LOTTERY LICENCES</b>			
- Raffle under \$50,000 value	\$10.00 or 3% of prize value	\$10.00 or 3% of prize value	Exempt
- Raffle over \$50,000 value	to province	to province	Exempt
- Bingo - prize under \$5,500	\$10.00 or 3% of prize value	\$10.00 or 3% of prize value	Exempt
- Bingo - prize over \$5,500	to province	to province	Exempt
- Bazaar (maximum 3 wheels)	\$10.00/wheel	\$10.00/wheel	Exempt
- Nevada Tickets	3% of prize value	3% of prize value	Exempt
<b>SHORT TERM RENTAL LICENSING FEE (THREE-YEAR)</b>			
- Additional late fee		\$50.00	Included
- Lost licence fee		\$25.00	Included
		\$20.00	Included
<b>GENERAL LICENCES</b>			
Pawnbroker – annual	\$285.00	\$300.00	Exempt
Pawnbroker – additional late fee	\$140.00	\$145.00	Exempt
Pawnbroker– lost licence fee	\$20.00	\$20.00	Exempt
Pawnbroker – re-inspection fee	\$100.00	\$105.00	Exempt
Plumber – Master – annual	\$30.00	\$30.00	Exempt
Plumber – Master – additional late fee	\$15.00	\$15.00	Exempt
Plumber – Master – lost licence fee	\$20.00	\$20.00	Exempt
Adult Entertainment Parlour – Owner / Operator – annual	\$2,050.00	\$2,150.00	Exempt
Adult Entertainment Parlour – Burlesque Attendant – annual	\$110.00	\$115.00	Exempt
Adult Entertainment Parlour – Owner / Operator – additional late fee	\$1,020.00	\$1,075.00	Exempt
Adult Entertainment Parlour – Burlesque Attendant – additional late fee	\$55.00	\$55.00	Exempt
Adult Entertainment Parlour – lost licence fee	\$20.00	\$20.00	Exempt
Adult Entertainment Parlour – re-inspection fee	\$100.00	\$105.00	Exempt
Amusement Arcade – annual	\$290.00	\$305.00	Exempt
Transfer of Ownership of Licence for Amusement Arcade	\$52.00	\$55.00	Exempt
Amusement Arcade – additional late fee	\$145.00	\$150.00	Exempt
Amusement Arcade – lost licence fee	\$20.00	\$20.00	Exempt
Amusement Arcade – re-inspection fee	\$100.00	\$105.00	Exempt
Vehicle for Hire Driver – initial	\$40.00	\$40.00	Exempt
Vehicle for Hire Driver – renewal	\$25.00	\$25.00	Exempt
Vehicle for Hire Driver – replacement	\$15.00	\$15.00	Exempt
Owner – initial (includes 1 vehicle)	\$400.00	\$400.00	Exempt
Owner – renewal	\$100.00	\$100.00	Exempt
Owner – replacement	\$15.00	\$15.00	Exempt
Vehicle for Hire – initial additional vehicle to fleet	\$100.00	\$100.00	Exempt
Vehicle for Hire – renewal per vehicle	\$50.00	\$50.00	Exempt
Vehicle for Hire – replacement licence	\$25.00	\$25.00	Exempt
Broker – initial (includes 1 vehicle)	\$400.00	\$400.00	Exempt
Broker – renewal per vehicle	\$100.00	\$100.00	Exempt
Broker – replacement	\$15.00	\$15.00	Exempt
Hotel Shuttle Bus Owner – initial	\$200.00	\$200.00	Exempt
Hotel Shuttle Bus Owner – renewal per vehicle	\$50.00	\$50.00	Exempt
Hotel Shuttle Bus Owner – replacement	\$15.00	\$15.00	Exempt
Rideshare Owner – initial	\$400.00	\$400.00	Exempt
Rideshare Owner – renewal	\$100.00	\$100.00	Exempt
Rideshare Owner – replacement	\$15.00	\$15.00	Exempt
Rideshare Driver for Hire – initial	\$40.00	\$40.00	Exempt
Rideshare Driver for Hire – renewal	\$25.00	\$25.00	Exempt
Rideshare Driver for Hire – replacement	\$15.00	\$15.00	Exempt
Rideshare vehicle – initial	\$100.00	\$100.00	Exempt

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "A"**  
**CLERK'S DEPARTMENT**

<i>Services Offered</i>	<b>2022 Current Fee</b>	<b>2023 Proposed Fee</b>	<b>GST/HST Included or Added</b>
Rideshare vehicle – renewal	\$50.00	\$50.00	Exempt
Rideshare vehicle – replacement	\$25.00	\$25.00	Exempt
Payday Loan annual licensing fee	\$1,020.00	\$1,075.00	Exempt
Payday Loan – additional late licence fee	\$510.00	\$530.00	Exempt
Payday Loan re-inspection fee	\$100.00	\$105.00	Exempt
Payday Loan lost licence fee	\$20.00	\$20.00	Exempt
Food Vendor and Peddler – re-inspection fee	\$100.00	\$105.00	Exempt
Food Vendor and Peddler – lost licence fee	\$20.00	\$20.00	Exempt
<b>PART III - FOOD VENDOR - RESIDENT</b>			
Class 1 – Stationary day sales (maximum of 7 day licence)	\$78.00	\$80.00	Exempt
Class 2 – Stationary temporary sales (maximum of 3 month licence)	\$155.00	\$160.00	Exempt
Class 3 – Mobile day sales (maximum of 7 day licence)	\$78.00	\$80.00	Exempt
Class 4 – Mobile temporary sales (maximum of 3 month licence)	\$155.00	\$160.00	Exempt
Class 5 – Ice cream or hotdog cart (seasonal)	\$250.00	\$260.00	Exempt
Class 6 – Annual Sales (valid only in the calendar year issued)	\$280.00	\$295.00	Exempt
<b>PART III - FOOD VENDOR - RESIDENT - ADDITIONAL LATE FEES/ PENALTY</b>	<b>\$100.00</b>	<b>\$150.00</b>	Exempt
<b>PART III - FOOD VENDOR - NON-RESIDENT</b>			
Class 1 – Stationary day sales (maximum of 7 day licence)	\$155.00	\$160.00	Exempt
Class 2 – Stationary temporary sales (maximum of 3 month licence)	\$310.00	\$325.00	Exempt
Class 3 – Mobile day sales (maximum of 7 day licence)	\$155.00	\$160.00	Exempt
Class 4 – Mobile temporary sales (maximum of 3 month licence)	\$310.00	\$325.00	Exempt
Class 5 – Ice-cream or hotdog cart (seasonal)	\$310.00	\$325.00	Exempt
<b>PART III - FOOD VENDOR - NON-RESIDENT - ADDITIONAL LATE FEES / PENALTY</b>	<b>\$150.00</b>	<b>\$165.00</b>	Exempt
<b>PART IV – PEDDLER – NON-RESIDENT</b>			
Class 1 – Stationary day sales (maximum of 7 day licence)	\$155.00	\$160.00	Exempt
Class 2 – Stationary temporary sales (maximum of 3 month licence)	\$310.00	\$325.00	Exempt
Class 3 – Door-to-door day sales (maximum of 7 day licence)	\$155.00	\$160.00	Exempt
Class 4 – Door-to-door temporary sales (maximum of 3 month licence)	\$310.00	\$325.00	Exempt
<b>PART IV – PEDDLER – NON-RESIDENT – ADDITIONAL LATE FEES / PENALTY</b>	<b>\$150.00</b>	<b>\$150.00</b>	Exempt

NOTE: Licence Fees for Taxis, Limousines etc are Governed by Police Services By-law 154 but Administered by the Clerk's Department.

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "B"**  
**COMMUNITY DEVELOPMENT & ENTERPRISE SERVICES DEPARTMENT**

<i>Services Offered</i>	<i>2022 Current Fee</i>	<i>2023 Proposed Fee</i>	<i>GST/HST Included or Added</i>
<b>BONDAR PAVILION</b>			
- Full Day Rental - Non Profit Group	\$212.52	\$224.25	Added
- Part Day Rental - Non Profit Group	\$132.55	\$139.75	Added
- Full Day Rental - Commercial	\$808.71	\$853.25	Added
- Part Day Rental - Commercial	\$420.75	\$444.00	Added
- Wedding Receptions	\$1,043.82	\$1,101.25	Added
- Wedding Ceremony Only - Base Fee	\$269.89	\$284.75	Added
- Wedding Ceremony and Reception	\$1,396.43	\$1,473.25	Added
- Clean Up - Minor	\$68.00	\$71.75	Added
- Clean Up - Major	\$270.00	\$284.75	Added
- Barriers	\$1.35	\$1.34	Added
- Tables	\$5.00	\$5.00	Added
- Chairs	\$0.60	\$0.60	Added
- Sound System (per day)	\$34.43	\$40.00	Added
- SOCAN (Society of Composers, Authors and Music Publishers of Canada)			
- Without dancing 1 to 100	\$20.56	\$26.16	Added
101 to 300	\$29.56	\$37.61	Added
301 to 500	\$61.69	\$78.49	Added
500 +	\$87.40	\$111.21	Added
- With dancing 1 to 100	\$41.13	\$52.33	Added
101 to 300	\$59.17	\$75.29	Added
301 to 500	\$123.38	\$156.99	Added
500 +	\$174.79	\$222.40	Added
- Kitchen (per day)	\$61.14	\$64.50	Added
- Supervision of Volunteers (per hour)	\$20.85	\$22.00	Added
- Alcohol event admin fee per event per day	\$35.00	\$37.00	Added
- Facility Booking - per booking	\$35.00	\$37.00	Added
- Waste Removal (Additional Bin)	\$186.08	\$196.25	Added
- Electrical Surcharge per day (film productions) connected to special events panel	\$100.00/day	\$105.00/day	Added
<b>MARINA FEES</b>			
- Fuels	Road Price + \$ 0.05	Road Price + \$ 0.05	
- Sewage Pumpouts - per service (single tank)	\$11.95	\$12.39	Added
- Cruise Ship Dockage Fee - rate per meter	\$6.25	\$6.50	Added
- Cruise Ship Pumpout fee - rate per 10 cubic meters	\$16.90	\$17.75	Added
- Cruise Ship set-up fee	\$165.15	\$174.25	Added
- Bondar - Slip Rental - Daily - per foot	\$1.85	\$1.95	Added
- Bondar - Slip Rental - Weekly - per foot	\$8.26	\$8.75	Added
- Bondar - Slip Rental - Monthly - per foot	\$24.28	\$25.50	Added
- Bondar Dock - Ship/Barge Dockage (per metre) - per day	\$1.75/day	1.75/day	Added
- Bellevue - Slip Rental - Weekly - Non Serviced per foot	\$5.30	\$5.50	Added
- Bellevue - Slip Rental - Weekly - Serviced per foot	\$6.68	\$7.00	Added
- Bellevue - Slip Rental - Bi - Monthly - Non Serviced per foot	\$23.92	\$25.25	Added
- Bellevue - Slip Rental - Bi - Monthly - Serviced per foot	\$27.34	\$28.75	Added
- Bellevue - Slip Rental - Monthly - Non Serviced per foot	\$16.12	\$17.00	Added
- Bellevue - Slip Rental - Monthly - Serviced per foot	\$19.07	\$20.00	Added
- Bellevue - Slip Rental - Seasonal - Non Serviced per foot	\$31.06	\$32.75	Added
- Bellevue - Slip Rental - Seasonal - Serviced per foot	\$35.85	\$37.75	Added
- Bellevue - Slip Rental - Daily - Serviced per foot	\$1.84	\$1.95	Added

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "B"**  
**COMMUNITY DEVELOPMENT & ENTERPRISE SERVICES DEPARTMENT**

<i>Services Offered</i>	<b>2022 Current Fee</b>	<b>2023 Proposed Fee</b>	<b>GST/HST Included or Added</b>
- Bellevue - Slip Rental - Daily - Non Serviced per foot	\$1.43	\$1.50	Added
- Winter Storage - Monthly per foot	\$1.94	\$2.00	Added
- Slip Cancellation Fee	\$26.00	\$27.50	Included
- September Special	50% fee discount	50% fee discount	Added
- Launch Ramp Fee - Daily	\$7.00	\$7.00	Included
- Launch Ramp Fee - Seasonal	\$58.41	\$61.06	Added
<b>Bike Rentals</b>			
- Hourly	\$6.50	\$6.75	Included
- Half Day (4 hours)	\$14.00	\$14.75	Included
- Full Day (8 hours)	\$24.00	\$25.25	Included
<b>SENIORS 55+ PROGRAMMING</b>			
- Supervision (outside normal operating hours) - per hour	\$20.40	\$21.50	Added
- Main Hall - Half day rental	\$56.00	\$59.00	Included
- Main Hall - Full Day Rental	\$122.00	\$128.75	Included
- Large Meeting Room - Half Day rental	\$57.00	\$60.25	Included
- Large Meeting Room - Full Day rental	\$102.00	\$107.50	Included
- Small Meeting Room - Half Day rental	\$31.00	\$32.75	Included
- Small Meeting Room - Full Day rental	\$56.00	\$59.00	Included
- Kitchen (per use)	\$31.00	\$32.75	Included
- AV Equipment (Laptop/Projector/Screen) - per use	\$20.00	\$21.00	Included
- Drop-In Fee(per visit per general program)	\$2.00	\$2.00	Included
- Noon Lunch(DIC)/Soup&Sandwich Lunch(NCC)	\$6.00	\$6.25	Included
- Tea Event	\$7.00	\$10.00	Included
- Dinner & Dance	\$16.00	\$18.00	Included
- Dinner & Dance with live band	N/A	\$20.00	Included
- Special Event Fee	Cost recovery	Cost recovery	Included
- Coffee/Tea Pot 10 cup	\$12.00	\$12.75	Included
- Coffee/Tea Airpot 25 cup	\$18.00	\$19.00	Included
- Coffee Urn 50 cup	\$25.00	\$26.50	Included
- Coffee Urn 100 cup	\$50.00	\$52.75	Included
<b>ARENA FEES (John Rhodes and McMeeken (Northern Community Centre))</b>			
- Admission - High school Hockey - Adults	\$4.75	\$5.00	Included
- Admission - High school Hockey - Students & Seniors	\$4.25	\$4.50	Included
- Admission - High school Hockey - Children	\$3.75	\$4.00	Included
- Ice/Complex Rentals - per hour - Prime Time - Adult	\$190.00	\$200.50	Included
- Ice/Complex Rentals - per hour - Prime Time - Youth	\$175.00	\$192.50	Included
- Ice/Complex Rentals - per hour - Prime Time - Organized	\$154.00	\$162.50	Included
- Ice/Complex Rentals - per hour - Non Ice (Lacrosse)	\$68.00	\$71.75	Included
- Ice/Complex Rentals - online bookings	\$185.00	\$195.25	Included
- Ice Skating - Admission - Adult	\$4.25	\$4.50	Included
- Ice Skating - Admission - Student	\$3.75	\$4.00	Included
- Ice Skating - Admission - Senior	\$3.75	\$4.00	Included
- Ice Skating - Admission - Child	\$3.25	\$3.50	Included
- Rental of McMeeken or Rhodes Centre - each pad / per day	\$1,052.00	\$1,109.75	Included
<b>ARENA FEES (GFL Memorial Gardens)</b>			
- Ice Rentals - per hour Adult	\$204.00	\$215.25	Included
- Ice Rentals - per hour Youth	\$183.00	\$193.00	Included

**CORPORATION OF THE CITY OF SAULT STE. MARIE**

**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "B"**

**COMMUNITY DEVELOPMENT & ENTERPRISE SERVICES DEPARTMENT**

<i>Services Offered</i>	<b>2022 Current Fee</b>	<b>2023 Proposed Fee</b>	<b>GST/HST Included or Added</b>
- Ice Rentals - per hour - Youth Organized	\$163.00	\$172.00	Included
- GFL Memorial Gardens Angelo Bumbacco Room - Full Day	\$198.00	\$209.00	Included
- GFL Memorial Gardens Multi Purpose Room - hourly rate	\$31.00	\$32.75	Included
- GFL Memorial Gardens Multi Purpose Room - Full Day	\$132.00	\$139.25	Included
<b>POOL FEES</b>			
- Public Swim Admission - Adult	\$4.78	\$5.00	Added
- Public Swim Admission - Senior	\$3.63	\$3.75	Added
- Public Swim Admission - Child	\$3.32	\$3.50	Added
- Public Swim Admission - Group	\$13.27	\$14.00	Added
- Swim Card 10 Visits 15 % off Reg Admission - Adult	\$40.63	\$42.75	Added
- Swim Card 25 Visits 25% off Reg Admission - Adult	\$89.62	\$94.50	Added
- Swim Card 10 Visits 15 % off Reg Admission - Senior	\$30.85	\$32.50	Added
- Swim Card 25 Visits 25% off Reg Admission - Senior	\$68.06	\$71.75	Added
- Swim Card 10 Visits 15 % off Reg Admission - Child	\$28.22	\$29.75	Added
- Swim Card 25 Visits 25% off Reg Admission - Child	\$62.25	\$65.75	Added
- Pool Rental - per hour - Competitive Teams	\$54.16	\$57.25	Added
- Private Pool Rental - per hour - Public - includes lifeguards	\$120.36	\$254.00	Added
- John Rhodes meeting room rental (per hour)	\$17.00	\$18.00	Added
- John Rhodes meeting room rental daily rates	\$123.83	\$130.75	Added
- Pool Rental - per hour - School Boards	\$86.09	\$90.75	Exempt
- Public Lessons - per lesson + surcharge	\$8.21	\$8.75	Exempt
- Lifeguard Fee (per hour)	\$18.00	\$19.00	Added

<b>NORTHERN COMMUNITY CENTRE</b>			
- Single Turf Field Rental Per Hour-Prime Time	\$132.60	\$140.00	Added
- Single Turf Field Rental Per Hour-Non-Prime Time	\$82.32	\$86.75	Added
- Off Season Tournament rate per hour	\$82.32	\$86.75	Added
- Coaching/Referring Clinics	\$102.00	\$107.50	Added
- Single turf prime-time rental per hour - organized SASA	\$124.00	\$126.50	Added
- Multi-Use Space Rental per hour	\$75.00	\$79.25	Added
- Community Room Rental per hour	\$17.00	\$18.00	Added
- Community Rooms 2nd Level per hour		\$18.00	Added
- Kitchen Space 2nd Level per hour		\$25.00	Added
- Alcohol Event Admin Fee per event per day		\$37.00	Added
<b>ATHLETIC FIELDS</b>			
- Athletic Field Booking per evening - Adult	\$69.62	\$73.50	Added
- Athletic Field Booking per evening - Youth/Highschool	\$34.73	\$36.75	Added
- Athletic Field Tournament Rate per field per day	\$44.68	\$47.15	Added
- Cricket - per field per day	\$278.56	\$294.00	Added
- Elementary School - Track and Field Meet	\$139.23	\$147.00	Added
- Highschool Track and Field Meet	\$278.61	\$294.00	Added
- Steeler Football - per game	\$557.18	\$587.75	Added
- Touch Football - Rocky DiPietro Field per weekend per day	\$278.56	\$294.00	Added
- Touch Football - fee for Queen E., B Field per evening/day	\$34.73	\$36.75	Added
- High School; Football - per game	\$406.83	\$429.25	Added
- Sabercats Football - per game	\$278.72	\$294.00	Added
- Soo Minor Football - per day game fee (QE "B")	\$139.23	\$147.00	Added
- Soo Minor Football - fee for Rocky DiPietro Field per day	\$278.56	\$294.00	Added

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "B"**  
**COMMUNITY DEVELOPMENT & ENTERPRISE SERVICES DEPARTMENT**

<i>Services Offered</i>	<b>2022 Current Fee</b>	<b>2023 Proposed Fee</b>	<b>GST/HST Included or Added</b>
- Speed Skating Club - per competition	\$696.41	\$734.75	Added
- Ultimate Frisbee - per field per night	\$34.83	\$36.75	Added
- Soccer - Rocky D Fall per day for weekend usage	\$278.56	\$294.00	Added
- Soccer Queen E. Mini Complex League Play per night	\$69.62	\$73.50	Added
- Soccer Queen E. Mini Complex Weekend Tournament	\$139.23	\$147.00	Added
- Dressing Room Rental per event	\$34.83	\$36.75	Added
- Public Address System - per event	\$34.83	\$36.75	Added
- Beer Garden - per event per day	\$35.00	\$37.00	Added
- Sport field lining - special request	\$331.60	\$349.75	Added
- Special Event Booking - Event more than 500 people	\$676.52	\$713.75	Added
- Special Event Booking - Event more than 200 people	\$338.23	\$356.75	Added
- Special Event - Garbage Pick-up and Recycling	\$257.75	\$272.00	Added
<b>BELLEVUE PARK</b>			
- Facility Booking - per booking	\$35.00	\$36.95	Added
- Special Event Booking - Event more than 250 people	\$662.80	\$699.25	Added
- Special Event Booking - Event less than 250 people	\$331.60	\$349.85	Added
- Bandshell part day	\$132.50	\$139.80	Added
- Bandshell full day	\$212.52	\$224.20	Added
- Supervision	\$21.47	\$22.65	Added
- Sound System (per day)	\$34.73	\$36.65	Added
- Premier Flower Bed Design (Seasonal) Bay and Pim Street Beds	\$157.95	\$166.65	Added
<b>PLAZA</b>			
- Clean Up - Minor	\$68.00	\$71.75	Added
- Clean Up - Major	\$270.00	\$284.75	Added
- Barriers	\$1.35	\$1.50	Added
- Tables	\$5.00	\$5.25	Added
- Chairs	\$0.60	\$0.75	Added
- Sound System (per day)	\$34.43	\$36.25	Added
- SOCAN (Society of Composers, Authors and Music Publishers of Canada)			
- Without dancing 1 to 100	\$20.56	\$26.16	Added
101 to 300	\$29.56	\$37.61	Added
301 to 500	\$61.69	\$78.49	Added
500 +	\$87.40	\$111.21	Added
- With dancing 1 to 100	\$41.13	\$52.33	Added
101 to 300	\$59.17	\$75.29	Added
301 to 500	\$123.38	\$156.99	Added
500 +	\$174.79	\$222.40	Added
- Supervision of Volunteers (per hour)	\$20.85	\$22.00	Added
- Facility Booking - per booking	\$35.00	\$37.00	Added
- Waste Removal (Additional Bin)	\$186.08	\$196.25	Added
- Electrical Surcharge per day (film productions) connected to special events panel	\$100.00/day	\$105.00/day	Added
- Alcohol event admin fee per event per day		\$37.00	Added
<b>HISTORIC SITES BOARD</b>			
<b>ADMISSIONS:</b>			
- Admission - Adult	\$12.50	\$15.00	Included
- Admission - Senior	\$11.00	\$12.00	Included
- Admission - Youth		\$9.00	Included

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "B"**  
**COMMUNITY DEVELOPMENT & ENTERPRISE SERVICES DEPARTMENT**

<i>Services Offered</i>	<i>2022 Current Fee</i>	<i>2023 Proposed Fee</i>	<i>GST/HST Included or Added</i>
- Admission - Child 5 to 12		\$5.00	Included
- Admission - Children 5 & under	\$0.00	\$0.00	Included
- Admission - Family	\$30.00	\$35.00	Included
- Admission - Adult Group Rate (10 or more)	\$11.00	\$13.00	Added
- Admission - Senior Group Rate (10 or more)	\$10.00	\$11.00	Added
- Admission - Bus Tours (50 or more)	\$10.00	\$15.00	Added
- Audio Tour - Wand Rental	\$5.00	\$5.00	Included
<b>EDUCATIONAL TOURS:</b>			
- 1.5 hour tours	\$4.00	\$4.00	Exempt
- 2 hour tours	\$6.00	\$6.00	Exempt
- 3 hour tours (lunch included)	\$10.00	\$10.00	Exempt
- After hours - Brownies/Scouts	\$10.00	\$10.00	Exempt
- Brownie/Guide sleepover badge program	\$75.00	\$75.00	Exempt
- Workshops - fees & supplies	\$20.00	\$20.00	Added
- Outreach programs (minimum 2 hour fee)	\$75.00	\$75.00	Exempt
- Outreach kit		\$25.00	Added
- Virtual Curriculum Engagement - 1 hour session	\$75.00	\$75.00	Exempt
- Virtual Curriculum kits (per class) in addition to above fee	\$10.00	\$25.00	Added
<b>EVENTS:</b>			
- Bracelet Days - Adults	\$10.00	\$10.00	Included
- Bracelet Days - Youth	\$5.00	\$5.00	Included
- Heritage Tea (desserts & tea)	\$12.00	\$15.00	Included
- Heritage Fridays by the Fire (soup, biscuit, desserts, beverage)	\$15.00	\$18.00	Included
- Heritage High Tea (fancy sandwiches & desserts, beverage)	\$25.00	\$25.00	Added
- Virtual & Curbside Tea kits - small	\$20.00	\$20.00	Included
- Virtual & Curbside Tea kits - medium	\$40.00	\$40.00	Included
- Virtual & Curbside Tea kits - large	\$60.00	\$60.00	Included
- Heritage Culinary Lunch (soup, main, dessert, beverage)	\$25.00	\$25.00	Included
- Heritage Culinary Dinner (apps, soup, main, dessert, beverage, demo)	\$40.00	\$40.00	Added
- Heritage Cocktail & appetizers (usually for a show)		\$30.00	Added
- Heritage Dinner menu, theatrical, & program (group rate)	\$55.00	\$60.00	Added
- Evening in the Summer Kitchen	\$55.00	\$60.00	Added
- Birthday Parties (up to 10 people) (hearth baking, games, craft)	\$150.00	\$150.00	Included
- Extra attendees for Birthday Party	\$10.00	\$15.00	Included
<b>RESEARCH FEES:</b>			
- Individual research fee - daily	\$25.00	\$25.00	Added
- Individual research fee - yearly	\$100.00	\$100.00	Added
- Reproduction fees, photocopying	\$0.50	\$0.50	Added
- Reproduction fees, digital for exhibit or education (for each)	\$25.00	\$25.00	Added
- Reproduction fees, digital for other uses (following copyright laws)	\$100.00	\$100.00	Added
<b>SITE USE:</b>			
- Summer Kitchen / Theatre Only / Grounds (rental of a space)			
- Basic Rental - Not for Profit - half day	\$200.00	\$200.00	Added
- Basic Rental - Not for Profit - 8 hour day	\$300.00	\$300.00	Added
- Basic Rental - Commercial - half day	\$400.00	\$400.00	Added
- Basic Rental - Commercial - up to 8 hours	\$800.00	\$800.00	Added
- Wedding Ceremony and/or Photographs	\$350.00	\$350.00	Added
- Wedding Ceremony and Rehearsal	\$500.00	\$500.00	Added

**CORPORATION OF THE CITY OF SAULT STE. MARIE**

USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "B"

**COMMUNITY DEVELOPMENT & ENTERPRISE SERVICES DEPARTMENT**

<i>Services Offered</i>	<i>2022 Current Fee</i>	<i>2023 Proposed Fee</i>	<i>GST/HST Included or Added</i>
- Wedding Ceremony only	\$250.00	\$250.00	Added
- Wedding Photographs only or professional photography request	\$200.00	\$200.00	Added
- Basic rental Film Crew - hourly (min. 3 hours) ** This is for Complete Site Rental - HOURLY **	\$500.00	\$500.00	Added
- Supervisory Fees - hourly for after hours	\$50.00	\$50.00	Added
- Theatre for meeting added, if Heritage menu ordered	\$100.00	\$100.00	Added
<b>ADDITIONAL FEES:</b>			
- Non refundable deposit on Site Rentals, Events, Weddings, etc. ** Applicable to total invoice**	\$50.00	\$50.00	Added
- Non refundable deposit for Commercial bookings (i.e. film companies) ** Applicable to total invoice**	\$250.00	\$250.00	Added
- Cleaning Fees	\$75.00	\$75.00	Added
- Tables - per table (after the original 36 on site)	\$5.00	\$5.00	Added
- Chairs - per chair (after what is available on site)	\$2.00	\$2.00	Added
- Waste Disposal	\$300.00	\$300.00	Added
- AV equipment	\$50.00	\$50.00	Added
- Security fees - once tents are set up on lawn (hourly)	\$30.00	\$30.00	Added
- Auxillary Kitchen for caterer	\$250.00	\$250.00	Added
- Damage fees will apply depending on damage to the site and cost of repair			
<b>Refreshments:</b>			
- Coffee, Tea, Water & all condiments (cream & stir)	\$30.00	\$30.00	Added
- Coffee Big Urn 50 cup	\$40.00	\$40.00	Added
- Coffee Big Urn 100 cup	\$50.00	\$50.00	Added
- Coffee, Muffins & Fruit - only for meetings booked - per person	\$10.00	\$10.00	Added
Historic Sites Trust - Walkway Brick	\$60.00	\$60.00	Included

**CORPORATION OF THE CITY OF SAULT STE. MARIE**

USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "B"

**COMMUNITY DEVELOPMENT & ENTERPRISE SERVICES DEPARTMENT**

<i>Services Offered</i>	<i>2022 Current Fee</i>	<i>2023 Proposed Fee</i>	<i>GST/HST Included or Added</i>
<b>TRANSIT CASH FARES</b>			
- Adults	\$3.05	\$3.20	Exempt
- Students	N/A	N/A	Exempt
- Seniors	\$3.05	\$3.20	Exempt
- Children (Youth)	\$3.05	\$3.20	Exempt
- Children (12 and under free when with an adult)	Free	Free	Exempt
<b>TRANSIT BUS PASSES</b>			
- Monthly Pass - Adult	\$70.40	\$74.25	Exempt
- Monthly Pass - School Board	\$48.45	\$51.10	Exempt
- Monthly Pass - Senior	\$60.20	\$63.50	Exempt
- Monthly Pass - Child (Youth)	\$30.60	\$32.30	Exempt
- Punch Pass - 20 Rides	\$48.45	\$51.10	Exempt
- Senior Multi 6 Ride Pass (60 years and over)	\$9.70	\$10.25	Exempt
- Senior Multi 12 Ride Pass (60 years and over)	\$19.40	\$20.45	Exempt
- Community Living Algoma	\$55.60	\$58.65	Exempt
- Single Bus Pass	\$3.05	\$3.20	Exempt
- Semester Pass ( one semester)	\$193.80	\$204.45	Exempt
<b>TRANSIT SMART CARD REPLACEMENT</b>			
	N/A	\$5.00/card	Exempt
<b>TRANSIT CHARTERS - LOCAL</b>			
- Weekdays per hour (minimum 2 hour)	\$164.20	\$173.25	Added
- Sundays per hour (minimum 2 hour)	\$164.20	\$173.25	Added
- Statutory Holidays per hour (minimum 1 hour)	\$181.55	\$191.55	Added
<b>TRANSIT BUS ADVERTISING</b>			
- Governed by Agreement			
<b>COMMUNITY BUS CASH FARES</b>			
- Cash Fare	\$3.05	\$3.20	Exempt
- Punch Pass - 20 Rides	\$48.45	\$51.10	Exempt
<b>PARA BUS FARES</b>			
- Cash Fare	\$3.05	\$3.20	Exempt
- Ambulatory Cash Fare	\$3.05	\$3.20	Exempt
- Attendant Cash Fare	\$3.05	\$3.20	Exempt
- 40 Ride Pass	\$84.65	\$89.30	Exempt
- Out of Zone	\$15.30	\$16.15	Exempt
<b>PARKING METERS</b>			
- Queenstown Area per hour	\$1.45	\$1.55	Included
- City Centre Area per hour	\$1.45	\$1.55	Included
<b>HOODING OF PARKING METERS</b>			
- Single Meter per day	\$5.45	\$5.75	Included
- Double Meter per day	\$10.95	\$11.55	Included

**CORPORATION OF THE CITY OF SAULT STE. MARIE**

USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "B"

**COMMUNITY DEVELOPMENT & ENTERPRISE SERVICES DEPARTMENT**

<i>Services Offered</i>	<i>2022 Current Fee</i>	<i>2023 Proposed Fee</i>	<i>GST/HST Included or Added</i>
<b>PARKING LOTS</b>			
- Rental - Monthly	\$48.40	\$51.05	Included
- Yearly Rate - Non Refundable	\$495.20	\$522.45	Included
- Daily Rate	\$5.45	\$5.75	Included
<b>HOLIDAY PARKING</b>			
- 2 Week Downtown Holiday Parking	\$0.00	\$0.00	Included

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "B"**  
**COMMUNITY DEVELOPMENT & ENTERPRISE SERVICES DEPARTMENT**

<i>Services Offered</i>	<i>2022 Current Fee</i>	<i>2023 Proposed Fee</i>	<i>GST/HST Included or Added</i>
<b>CEMETERY</b>			
<b>Lots</b>			
<b>Adult</b>			
1 grave lot – minimum 4.0' x 10.0'	\$1,001.00	\$1,101.00	Added
2 grave lot – minimum 8.0' x 10.0'	\$2,000.00	\$2,200.00	Added
<b>Child (6-10 years)</b>	\$361.00	\$397.00	Added
<b>Infant (5 years and under)</b>	\$175.00	\$175.00	Added
Care and maintenance fund – lots on which care and maintenance charges have not been paid.  This only pertains to lots purchased prior to January 1, 1955. This is a one-time charge (per lot).	\$290.00	\$290.00	Added
<b>Cremation Lots (Urn Garden)</b>			
1 grave lot (2.0' x 4.0')	\$372.00	\$409.00	Added
2 grave lot (4.0' x 4.0')	\$744.00	\$818.00	Added
<b>New Greenwood Columbarium</b>			
Sections L-M-N			
<b>Companion niches</b>	\$1,646.00	\$1,811.00	Added
<b>Single niches</b>	\$1,014.00	\$1,115.00	Added
<b>Holy Sepulchre Columbarium</b>			
Section S			
<b>Companion niches</b>	\$1,646.00	\$1,811.00	Added
<b>Holy Sepulchre Columbarium</b>			
Section T-U			
<b>Companion niches</b>	\$1,646.00	\$1,811.00	Added
<b>Holy Sepulchre Columbarium</b>			
Section X			
<b>Single niches</b>	\$1,014.00	\$1,115.00	Added
<b>Companion Niches</b>	\$1,646.00	\$1,811.00	Added
<b>Mausoleum crypts</b>			
<b>Section MU</b>			
Row 1 (single)	\$8,447.00	N/A	Added
Rows 2 & 3 (single)	\$9,945.00	N/A	Added
Row 4 (single)	\$8,026.00	N/A	Added
Row 1 (companion)	\$14,261.00	N/A	Added
Rows 2 & 3 (companion)	\$16,805.00	N/A	Added
Row 4 (companion)	\$13,568.00	N/A	Added

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "B"**  
**COMMUNITY DEVELOPMENT & ENTERPRISE SERVICES DEPARTMENT**

<i>Services Offered</i>	<i>2022 Current Fee</i>	<i>2023 Proposed Fee</i>	<i>GST/HST Included or Added</i>
<b>Section MV (16th build)</b>			
Row 1 (single)	N/A	\$12,248.00	Added
Rows 2 & 3 (single)	N/A	\$14,420.00	Added
Row 4 (single)	N/A	\$11,638.00	Added
Row 1 (companion)	N/A	\$20,678.00	Added
Rows 2 & 3 (companion)	N/A	\$24,367.00	Added
Row 4 (companion)	N/A	\$19,674.00	Added
<b>Interment Charges</b>			
<b><i>With committal service in the chapel</i></b>			
<b>Adult</b>			
Single depth	\$890.00	\$939.00	Added
Double depth	\$1,101.00	\$1,162.00	Added
Child 5 years and under	\$0.00	\$0.00	
<b>Child 6-10 years</b>			
Single depth	\$419.00	\$442.00	Added
Double depth	\$528.00	\$557.00	Added
<b>Cremated remains</b>			
Child 5 years and under	\$0.00	\$0.00	
Child 6-10 years	\$103.00	\$109.00	Added
Entombment in mausoleum	\$743.00	\$784.00	Added
<b><i>With committal service at the gravesite</i></b>			
<b>Adult</b>			
Single depth	\$1,452.00	\$1,532.00	Added
Double depth	\$1,612.00	\$1,701.00	Added
Child 5 years and under	\$0.00	\$0.00	
<b>Child 6-10 years</b>			
Single depth	\$632.00	\$667.00	Added
Double depth	\$792.00	\$836.00	Added
<b>Cremated remains</b>			
Child 5 years and under	\$0.00	\$0.00	
Child 6-10 years	\$210.00	\$222.00	Added
Cremated remains (columbarium or mausoleum niches)	\$426.00	\$449.00	Added
Child 5 years and under	\$0.00	\$0.00	
Child 6-10 years	\$210.00	\$222.00	Added
Entombment in mausoleum	\$955.00	\$1,008.00	Added
<b>Cremation</b>			
Adult	\$572.00	\$572.00	Added
Child 5 years and under	\$0.00	\$0.00	
Child 6-10 years	\$330.00	\$330.00	Added
<b>Disinterment Charges</b>			
<b>Another gravesite in a municipal gravesite</b>			
Adult	\$2,475.00	\$2,722.50	Added

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "B"**  
**COMMUNITY DEVELOPMENT & ENTERPRISE SERVICES DEPARTMENT**

<i>Services Offered</i>	<i>2022 Current Fee</i>	<i>2023 Proposed Fee</i>	<i>GST/HST Included or Added</i>
From single depth to double depth	\$2,685.00	\$2,953.50	Added
Child 5 years and under	\$632.00	\$695.20	Added
Child 6-10 years	\$1,058.00	\$1,163.80	Added
Cremated remains	\$416.00	\$457.60	Added
Niche to niche	\$237.00	\$250.00	Added
Same gravesite or removal from a municipal cemetery			
Adult	\$1,742.00	\$1,916.20	Added
Child under 5 years	\$352.00	\$387.20	Added
Child 5-10 years	\$712.00	\$783.20	Added
Cremated remains	\$226.00	\$248.60	Added
Niche to niche	\$210.00	\$222.00	Added
Mausoleum adult, disinterment & removal from Sault	N/A	\$1,742.00	Added
From inground burial to mausoleum	\$3,742.00	\$3,948.00	Added
Extra charge if not in concrete container	\$747.00	\$788.00	Added
Extra charge for a container and shipment of a removal from a Sault Ste. Marie cemetery to another location shall be the responsibility of the deceased person's legal representative.			
Double depth disinterments are not permitted.			
<b>Additional Miscellaneous Charges</b>			
Funerals arriving after 4 p.m. – for each half hour or portion thereof	\$142.00	\$150.00	Added
<i>Saturday Funeral Surcharge</i>			
Casket	\$132.00	\$139.00	Added
Cremaains	\$105.00	\$111.00	Added
Saturday funerals entering the ceremony after 1 p.m. – for each half hour or portion thereof	\$142.00	\$150.00	Added
		\$0.00	
Niche plate (including installation)	\$224.00	\$236.00	Added
Removal of crypt plate or niche plate from the mausoleum for vase installation or extra engraving	\$115.00	\$121.00	Added
Removal of niche plate from the columbarium for vase installation or extra engraving	\$53.00	\$56.00	Added
Mailing of cremains			
Inside Canada (insured)	\$85.00	\$90.00	Added
To USA (insured)	\$102.00	\$108.00	Added
Outside Canada or USA (insured)	\$223.00	\$235.00	Added
Removal of trees or shrubs from lots – per tree	\$73.00	\$77.00	Added

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "B"**  
**COMMUNITY DEVELOPMENT & ENTERPRISE SERVICES DEPARTMENT**

<i>Services Offered</i>	<i>2022 Current Fee</i>	<i>2023 Proposed Fee</i>	<i>GST/HST Included or Added</i>
Handling of wooden shells	\$128.00	\$135.00	Added
Transfer fee	\$53.00	\$56.00	Added
Rental of temporary storage facility (per month)	\$69.00	N/A	Added
Rental of temporary storage facility (flat rate)	N/A	\$200.00	Added
Monument cleaning	\$58.00	\$61.00	Added
Tree trimming (1-2 trees)	\$58.00	\$61.00	Added
Flat marker less than 1,116.3 sq m (173 sq in)	\$0.00	\$0.00	
Flat marker over 1,116.3 sq m (173 sq in)	\$100.00	\$100.00	Added
Upright monument measuring more than 1.22 m (4 ft) or less in height or length, including base	\$200.00	\$200.00	Added
Upright monument measuring more than 1.22 m (4 ft) either in height or length, including base	\$400.00	\$400.00	Added
Memorial bench plates	\$158.00	N/A	Added
Commemorative tree	\$526.00	\$555.00	Added

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "C"**  
**ENGINEERING DEPARTMENT**

<i>Services Offered</i>	<b>2022 Current Fee</b>	<b>2023 Proposed Fee</b>		<b>GST/HST Included or Added</b>
<b>SEWER CONNECTIONS</b>				
- 100 mm diameter lateral per connection	\$4,249.00	\$4,483.00		Exempt
- 150 mm diameter lateral per connection	\$4,626.00	\$4,881.00		Exempt
- Additional Connection Charges	\$2,204.00	\$2,326.00		Exempt
- Class A Pavement - Additional Charge	\$2,689.00	\$2,837.00		Exempt
- Class B Pavement or Surface Treatment- Additional Charge	\$2,256.00	\$2,381.00		Exempt
- Curb and Gutter - Additional Charge	\$1,236.00	\$1,304.00		Exempt
- Concrete Sidewalk - Additional Charge	\$1,505.00	\$1,588.00		Exempt
- Oversized Excavation for Separate Utilities	\$2,204.00	\$2,326.00		Exempt
- Class A Pavement for Separate Utilities - Additional Charge	\$1,618.00	\$1,707.00		Exempt
- Class B Pavement for Separate Utilities - Additional Charge	\$1,401.00	\$1,479.00		Exempt
- Curb and Gutter for Separate Utilities- Additional Charge	\$701.00	\$740.00		Exempt
- Concrete Sidewalk for Separate Utilities - Additional Charge	\$865.00	\$913.00		Exempt
- CCTV Mainline Sewer Inspection	\$216.00	\$228.00	/hour	Included
<b>CULVERTS</b>				
- Single Driveway	\$3,224.00	\$3,402.00	/driveway	Exempt
- Double Entrance Driveway	\$5,377.00	\$5,673.00	/driveway	Exempt
<i>Additional Charges</i>				
- Culvert Couplings	\$268.00	\$283.00	/coupling	Included
- Additional Culvert length	\$1,071.00	\$1,130.00	/meter	Included
<b>DIGITAL DATA FEES</b>				
- Info Light (Vector) customized to user needs	\$103.00	\$109.00		Included
- Full data Extract	\$268.00	\$283.00		Included
- Raster Image	\$139.00	\$147.00		Included
- Customized Hardcopy/pdf Mapping Products - 11" x 17"	\$26.00	\$28.00		Included
- Customized Hardcopy/pdf Mapping Products - large format	\$52.00	\$55.00		Included
- Plan and Profile Drawings	\$10.00	\$11.00	/sheet	Included
- Lawyer Requests for Sanitary/Lateral Services	\$26.00	\$28.00		Included
<b>MUNICIPAL CONSENT FEE</b>				
- Permit Application Fee	\$52.00	\$55.00		Added
<b>PAVEMENT DEGRADATION FEE (cost per square metre of road cut)</b>				
- Roads Reconstructed or Resurfaced in the past 0-10 years	\$20.00	\$22.00		Added
- Roads Reconstructed or Resurfaced in the past 11-20 years	\$15.00	\$16.00		Added
- Roads Reconstructed or Resurfaced in the past 21-25 years	\$10.00	\$11.00		Added

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "D"**  
**PLANNING DEPARTMENT**

<i>Services Offered</i>	<i>2022 Current Fee</i>	<i>2023 Proposed Fee</i>		<i>GST/HST Included or Added</i>
<b>REZONING FEES</b>				
- Official Plan Amendment	\$2,295.00	\$2,420.00	/amendment	Exempt
- Rezoning Application Fee	\$2,295.00	\$2,420.00	/application	Exempt
- Combined Official Plan & Rezoning Application	\$3,500.00	\$3,695.00	/application	Exempt
- Removal of a Holding Provision		\$375.00	/removal	Exempt
- Subdivision/Condominium Approval Fee	\$4,375.00	\$4,615.00	/application	Exempt
- Condominium Conversion Fee	\$3,390.00	\$3,575.00	/application	Exempt
- Site Plan Review (Development Control)	\$940.00	\$990.00	/application	Exempt
- Signs - Minor Amendment	\$355.00	\$375.00	/sign	Exempt
- Deferred Application	\$80.00	\$85.00	/application	Exempt
- Deferred Application if new Notice is Required	\$335.00	\$355.00	/application	Exempt
- Preparation of a Subdivision Agreement	\$4,485.00	\$4,730.00	/application	Exempt
- Staff Attendance at LPAT Hearings	\$560.00	\$590.00	/hearing day	Exempt
- Telecommunication Tower Review	\$550.00	\$580.00	/review	Exempt
- Site Plan amendments	\$355.00	\$375.00	/application	Exempt
- Patio Agreement Application	\$260.00	\$275.00	/application	Exempt
<b>COMMITTEE OF ADJUSTMENT FEES</b>				
- Minor Variance Application (Single Unit Residential)	\$550.00	\$580.00	/application	Exempt
- Minor Variance Application (Multiple Unit <5 RA /R1 Zone)	\$765.00	\$805.00	/application	Exempt
- All Other Zones	\$885.00	\$935.00	/application	Exempt
- Fence in All Zones	\$440.00	\$465.00	/application	Exempt
- Deferred Minor Variance Application	\$80.00	\$85.00	/application	Exempt
- Consent Application (Base fee)	\$640.00	\$675.00	/application	Exempt
- Consent Application (Plus per lot/Lot Addition)	\$425.00	\$450.00	plus per lot	Exempt
- Consent Application (Plus - per easement)	\$325.00	\$345.00	plus per easement	Exempt
- Final Consent Application	\$215.00	\$225.00	/deed	Exempt
- Deferred Application Fee - No New Notice	\$80.00	\$85.00	/application	Exempt
- Deferred Application Fee if New Notice Required	1/2 Application Fee	1/2 Application Fee		Exempt
- Property Standards Appeal Fee	\$215.00		/application	Exempt
- Single Residential Unit in any zone		\$550.00	/application	Exempt
- Multiple units, RA/R1 zone		\$805.00	/application	Exempt
- All other zones		\$935.00	/application	Exempt
- Records Retrieval/Decision Search	\$80.00	\$85.00		Added
- Special Hearing	\$530.00 + Application Fee	\$560.00 + Application Fee		Exempt
- Appeal (Minister of Finance)	Flat fee established by MOF	Flat fee established by MOF		Exempt
- Appeal (Sault Ste. Marie)	\$150.00	\$158.00		Added

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "E"**  
**BUILDING SERVICES DEPARTMENT**

1. Permit fee shall be based on the formula given below unless otherwise specified in this schedule or a fixed fee (ff) will apply.

Permit fee -  $SI \times A$

Where SI = Service Index for class of proposed work

A = floor area in m<sup>2</sup> of work involved

2. A minimum fee of \$129.11 shall be charged for all work or if not described below as a Fixed Fee (FF).

3. For Building Classifications that are not described in sections 5 - 9 permit fees shall be based on the value of the proposed construction as determined by the Chief Building Official at a rate of 1% of the determined construction value.

4. Additional fees for construction without a permit will be based on percentage of the equivalent permit fee. Where construction has commenced, the fee shall be an additional 25%. Where construction of framing has commenced, the fee shall be an additional 50%.

Services Offered	2022 Current Fee	2023 Proposed Fee	Service Index (SI)	GST/HST Included or Added
<b>BUILDING / BYLAW ENFORCEMENT</b>				
Administration fee (up to \$200.00)	15% of cost	50.00		Added
Administration fee (over \$200.00)	15% of cost	25% of cost		Added
Short term rental file review	N/A	\$129.11		Included
Short term rental on-site inspection fee	N/A	\$129.11		Included
<b>New Construction / Alterations and Renovations</b>			\$ x 1m <sup>2</sup> unless otherwise indicated	
<b>Group A – (assembly occupancies)</b>				
School, churches – New Construction	\$32.51	\$33.24		Exempt
Restaurants – New Construction	\$32.51	\$33.24		Exempt
All other assembly – New Construction	\$32.51	\$33.24		Exempt
Alterations and Renovations (includes decks & roof structures)	\$8.97	\$9.17		Exempt
Air supported structure	\$8.97	\$9.17		Exempt
Emergency lighting	\$350.71	\$358.60	ff per storey	Exempt
Fire alarms	\$350.71	\$358.60	ff per storey	Exempt
Parking garage repairs	\$6.20	\$6.34		Exempt
Portable classrooms foundations	\$8.97	\$9.17		Exempt
Residing, re-roofing	\$1.09	\$1.11		Exempt
Sprinkler, standpipes	\$350.71	\$358.60	ff plus \$0.59/m <sup>2</sup>	Exempt
Tents - less than 225m <sup>2</sup>	\$126.27	\$129.11	ff	Exempt
Tents - greater than 225m <sup>2</sup>	\$420.85	\$430.32	ff	Exempt
Window / Door replacement	\$5.02	\$5.13	/opening + \$129.11 ff	Exempt
<b>Group B – (institutional occupancies)</b>				
All types – New Construction	\$32.51	\$33.24		Exempt
Alterations and Renovations (includes decks & roof structures)	\$8.97	\$9.17		Exempt
Emergency lighting	\$350.71	\$358.60	ff per storey	Exempt
Fire alarms	\$350.71	\$358.60	ff per storey	Exempt
Parking garage repairs	\$6.20	\$6.34		Exempt
Residing, re-roofing	\$1.09	\$1.11		Exempt
Sprinkler, standpipes	\$350.71	\$358.60	ff plus \$0.59/m <sup>2</sup>	Exempt
Window/door replacement	\$5.02	\$5.13	/opening + \$129.11 ff	Exempt
<b>Group C – (residential occupancies)</b>				
Single Dwelling (SFD, townhouse, semi, duplex) – New Construction	\$26.75	\$27.35		Exempt
Single Dwelling Modular Units – New Construction	\$23.35	\$23.88		Exempt
All other multiple units – New Construction	\$21.53	\$22.01		Exempt
Hotels, motels – New Construction	\$28.73	\$29.38		Exempt
Alterations and Renovations (includes decks & roof structures)	\$7.17	\$7.33		Exempt
Balcony repairs	\$126.27	\$129.11	ff + \$9.17/unit	Exempt
Basement finishing	\$6.36	\$6.50		Exempt
Basement new under existing dwelling	\$7.17	\$7.33		Exempt
Canopy, carport	\$13.28	\$13.58		Exempt
Emergency lighting	\$350.71	\$358.60	ff per storey	Exempt
Fire alarms	\$350.71	\$358.60	ff per storey	Exempt
<b>Foundation water / damp proofing &amp; tile, pools, fencing, residing, re-roofing, decks</b>				
Single Family Dwelling up to a 4 plex (including accessory buildings)	\$126.27	\$129.11	ff	Exempt
All others	\$1.09	\$1.11	m <sup>2</sup>	Exempt
Attached garage and accessory buildings	\$6.36	\$6.50		Exempt
Detached garage	\$6.36	\$6.50		Exempt
Shed < 25 m <sup>2</sup>	\$126.27	\$129.11		Exempt
Sprinkler, standpipes	\$350.71	\$358.60	ff plus \$0.59/m <sup>2</sup>	Exempt
<b>Window / Door replacement</b>				
Single Family Dwelling up to a 4 plex (including accessory buildings)	\$126.27	\$129.11	ff	Exempt
All others	\$5.02	\$5.13	/opening + \$129.11 ff	Exempt
<b>Group D – (business &amp; personal services occupancies)</b>				
Offices and all others – shell only – New Construction	\$24.69	\$25.25		Exempt
Interior tenant finishing – New Construction	\$6.73	\$6.88		Exempt
Alterations and Renovations (includes decks & roof structures)	\$7.17	\$7.33		Exempt
Emergency lighting	\$350.71	\$358.60	ff per storey	Exempt
Fire alarms	\$350.71	\$358.60	ff per storey	Exempt
Parking garage repairs	\$6.20	\$6.34		Exempt

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "E"**  
**BUILDING SERVICES DEPARTMENT**

1. Permit fee shall be based on the formula given below unless otherwise specified in this schedule or a fixed fee (ff) will apply.

Permit fee = SI x A

Where SI = Service Index for class of proposed work

A = floor area in m<sup>2</sup> of work involved

2. A minimum fee of \$129.11 shall be charged for all work or if not described below as a Fixed Fee (FF).

3. For Building Classifications that are not described in sections 5 - 9 permit fees shall be based on the value of the proposed construction as determined by the Chief Building Official at a rate of 1% of the determined construction value.

4. Additional fees for construction without a permit will be based on percentage of the equivalent permit fee. Where construction has commenced, the fee shall be an additional 25%. Where construction of framing has commenced, the fee shall be an additional 50%.

Services Offered	2022 Current Fee	2023 Proposed Fee	Service Index (SI)	GST/HST Included or Added
Residing, re-roofing	\$1.09	\$1.11		Exempt
Sprinkler, standpipes	\$350.71	\$358.60	If plus \$0.59/m <sup>2</sup>	Exempt
Window / Door replacement	\$5.02	\$5.13	/opening + \$129.11 ff	Exempt
<b>Group E – (mercantile occupancies)</b>				
Retail store shell, department store, supermarkets, all other Group E – New Construction	\$18.52	\$18.94		Exempt
Interior tenant finishing	\$6.73	\$6.88		Exempt
Alterations and Renovations (includes decks & roof structures)	\$7.17	\$7.33		Exempt
Emergency lighting	\$350.71	\$358.60	394.46	Exempt
Fire alarms	\$350.71	\$358.60	ff per storey	Exempt
Parking garage repairs	\$6.20	\$6.34		Exempt
Residing, re-roofing	\$1.09	\$1.11		Exempt
Sprinkler, standpipes	\$350.71	\$358.60	If plus \$0.59/m <sup>2</sup>	Exempt
Window/door replacement	\$5.02	\$5.13	/opening + \$129.11 ff	Exempt
<b>Group F – (industries occupancies)</b>				
Industrial building shell less than 7500 m <sup>2</sup> – New Construction	\$14.36	\$14.68		Exempt
Industrial building shell greater than 7500 m <sup>2</sup> – New Construction	\$11.67	\$11.93		Exempt
Pre Manufactured Personal Storage Buildings (single storey with direct exterior access to each unit - no interior corridors)	\$8.97	\$9.17		
Parking garage – New Construction	\$9.23	\$9.44		Exempt
All other F occupancies – New Construction	\$14.36	\$14.68		Exempt
Interior tenant finishing	\$6.73	\$6.88		Exempt
Alterations and Renovations (includes decks & roof structures)	\$7.17	\$7.33		Exempt
Emergency lighting	\$350.71	\$358.60	ff per storey	Exempt
Fire alarms	\$350.71	\$358.60	ff per storey	Exempt
Farm buildings	\$6.19	\$6.33		Exempt
Industrial Equipment Foundations	1% of construction value	1% of construction value		Exempt
Parking garage repairs	\$6.20	\$6.34		Exempt
Residing, re-roofing	\$1.09	\$1.11		Exempt
Sprinkler, standpipes	\$350.71	\$358.60	If plus \$0.59/m <sup>2</sup>	Exempt
Window / Door replacement	\$5.02	\$5.13	/opening + \$129.11 ff	Exempt
<b>Demolition</b>				
Single Family Dwelling up to a 4 plex (including accessory buildings)	\$126.27	\$129.11	ff	Exempt
All other Part 9 Buildings (up to 3 storeys and 600 m <sup>2</sup> )	\$269.33	\$275.39	ff	Exempt
Part 3 Buildings (greater than 3 storeys or 600 m <sup>2</sup> )	\$126.27	\$129.11	If plus \$0.59/m <sup>2</sup>	Exempt
<b>Designated Structures OBC Subsection 1.3.1.1.</b>				
Crane runway	\$1,014.54	\$1,037.37	ff/structure	Exempt
Exterior tanks	\$1,014.54	\$1,037.37	ff/structure	Exempt
Outdoor pool and spa	\$33.75	\$34.51		Exempt
Wind power towers	\$1,014.54	\$1,037.37	ff/structure	Exempt
All other structures	\$466.85	\$477.35	ff/structure	Exempt
<b>Standalone Mechanical</b>				
New ductwork or piping	\$20.77	\$21.24	per diffuser, radiator, or unit	Exempt
Group C residential Single Family Dwelling (unit and ductwork)	\$197.52	\$201.96	ff	Exempt
New unit	\$197.52	\$201.96	/unit	Exempt
Special mechanical system (exhaust hoods, solar panels etc.)	\$421.97	\$431.46	ff	Exempt
Plumbing & drainage	\$19.38	\$19.82	/fixture	Exempt
Water Distribution Piping (including fire stopping)	\$347.24	\$355.05	ff plus \$0.59/m <sup>2</sup>	Exempt
Sewer installation & capping (single residential unit)	\$126.27	\$129.11	ff	Exempt
Site services (water, sewer servicing for all other buildings) \$	\$421.97	\$431.46	ff	Exempt

CORPORATION OF THE CITY OF SAULT STE. MARIE  
 USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "E"  
 BUILDING SERVICES DEPARTMENT

1. Permit fee shall be based on the formula given below unless otherwise specified in this schedule or a fixed fee (ff) will apply.

Permit fee -  $SI \times A$

Where SI = Service Index for class of proposed work

A = floor area in m<sup>2</sup> of work involved

2. A minimum fee of \$129.11 shall be charged for all work or if not described below as a Fixed Fee (FF).

3. For Building Classifications that are not described in sections 5 - 9 permit fees shall be based on the value of the proposed construction as determined by the Chief Building Official at a rate of 1% of the determined construction value.

4. Additional fees for construction without a permit will be based on percentage of the equivalent permit fee. Where construction has commenced, the fee shall be an additional 25%. Where construction of framing has commenced, the fee shall be an additional 50%.

Services Offered	2022 Current Fee	2023 Proposed Fee	Service Index (SI)	GST/HST Included or Added
<b>Additional Charges</b>				
Occupancy permit	\$21.53	\$22.01	ff/unit	Exempt
Conditional permit	10% of applicable building permit fees (\$197.85 ff min)	10% of applicable building permit fees (\$202.30 ff min)		Exempt
Change of use permit	\$430.94	\$440.64	ff	Exempt
Foundation for Portable Structures	\$8.97	\$9.17		
Permit renewal/transfer	\$219.78	\$224.73	ff	Exempt
Moving permit	\$126.27	\$129.11	ff	Exempt
Missing or Re-inspection	\$126.27	\$129.11	ff	Exempt
Sign permit (as regulated by Sign By-Law 2005-166)	\$126.27	\$129.11	ff each	Exempt
Portable signs	\$126.27	\$129.11	ff each	Exempt
<i>Culvert as determined by Public Works Department</i>				
Curb or sidewalk depression	\$44.90	\$129.11	ff	Exempt
Certificate of zoning conformity Single Family Dwelling	\$53.87	\$129.11	ff + HST	Added
Certificate of zoning conformity Other	\$107.74	\$129.11	ff + HST	Added
File Inquiry and plans inquiry Single Family Dwelling	\$53.87	\$129.11	/SFD + HST	Added
Other	\$107.74	\$129.11	/others + HST	Added
Removal of Order To Remedy Violation from Title	\$188.54	\$192.78	ff	Exempt
Removal of Order (Building Code)	\$188.54	\$192.78	ff + HST	Exempt
Liquor License Application - all data provided by applicant	\$107.74	\$110.16	ff + HST	Added
Liquor License Application - no data provided by applicant	\$614.56	\$628.41	ff + HST	Added
Alternative Solution Proposal (per application)	\$701.42	\$717.20	ff	Exempt

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "F"**

**FINANCE DEPARTMENT**

<i>Services Offered</i>	<b>2022 Current Fee</b>	<b>2023 Proposed Fee</b>	<b>GST/HST Included or Added</b>
<b>PENALTIES &amp; INTEREST ON TAXES</b>			
- On the first day after the due date	1.25%/month	1.25%/month	Exempt
- On the first day of each month that the taxes remain unpaid			
- On January 1 of the following year and each month thereafter			
<b>LIBRARY ACCOUNTING FEES</b>			
- Accounting/data processing fees - Library Board	\$12,680.00	\$12,935.00	Exempt
<b>INTEREST - ACCOUNTS RECEIVABLE</b>			
- On all accounts more than 30 days old	1.25%/month	1.25%/month	Exempt
<b>TAX CERTIFICATES</b>			
- Tax certificate (Certified Statement of Tax Account Status)	\$60.00	\$60.00	Exempt
<b>TAX ACCOUNT TITLE SEARCHES</b>			
- Title searches for property in arrears	\$50.00	\$50.00	Exempt
<b>TAX ARREARS NOTICES</b>			
- Fee for each tax arrears notice issued	\$5.00	\$5.00	Exempt
<b>OFFICIAL PROPERTY TAX RECEIPT/TAX BILL REPRINT</b>			
- Fee for official receipt for income tax purposes (per account/per year)	\$10.00	\$10.00	Exempt
<b>PAYROLL GARNISHEE</b>			
- Fee for garnishee of payroll cheque per pay per cheque (where applicable)	\$10.00	\$10.00	Exempt
<b>NSF CHEQUE FEE</b>			
- Fee for a cheque being returned per cheque	\$40.00	\$40.00	Exempt

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "G"**

**FIRE SERVICES**

<i>Services Offered</i>	<i>2022 Current Fee</i>	<i>2023 Proposed Fee</i>	<i>GST/HST Included or Added</i>
<b>INSPECTION CHARGES</b>			
- File Search	\$69.36	\$73.15	Added
- Request Inspections	\$120.87	\$127.50	Added
- Rush Fee - 72 hours or less	\$50.00	\$50.00	Added
- Short term rental file review and on-site inspection fee	\$118.50	\$127.50	Added
<b>AIR BOTTLE REFILLS</b>			
- Refill per bottle	\$6.77	\$7.15	Added
<b>TRAINING</b>			
- Fire Extinguisher Training (30 person maximum)	\$118.32	\$124.85	Added
<b>BURNING PERMITS</b>			
- New (First) Burning Permit - Valid for 3 years	\$75.00	\$79.00	Exempt
- Burning Permit - Renewal 4 year	\$60.00	\$63.00	Exempt
- Burning Permit - Annual	\$30.00	\$31.00	Exempt
<b>APPROVALS</b>			
- Approvals - Fireworks - Consumer/Family	\$77.27	\$81.50	Added
- Approvals - Fireworks - Exhibition	\$257.55	\$271.70	Added
- Rush Fee - 72 hours or less	\$50.00	\$50.00	Added
<b>COST RECOVERY FEES - current MTO rate will be applied</b>			
<b>Fire Department Specific Response Fees</b>			
Any Cost Recovery Fees as provided for in the Cost Recovery Fire Services By-law and Schedule "G" herein of the City's User Fee & Service Charges By-law for Fire Services attendance at a property for which the property owner has Fire Department insurance coverage.			
<b>False Alarms</b>			
Nuisance False Alarm Fee, Working on System – Not Notified Alarm Fee, Malicious False Alarm Fee			
Malfunction, System Maintenance - not notified, Malicious			
- 1st Call Recovery Fee - no charge	\$0.00	\$0.00	Added
- 2nd Call Recovery Fee - per truck per call	Current MTO rate	Current MTO rate	Added
- 3rd Call Recovery Fee - per truck per call	Current MTO rate	Current MTO rate	Added
- 4 or more calls - # of calls x per truck per call			Added
<b>Natural Gas Leaks - caused by no locate</b>			
- per truck per call	Current MTO rate	Current MTO rate	Added
<b>Grow Operation/ Clandestine Labs</b>			
Compliance Inspection Fee and any Fees/Expenses set out Section 8 of City's Cost Recovery By-Law Fire Services, as amended			
- per truck per call	Current MTO rate	Current MTO rate	Added
- plus any additional costs incurred			Added

<b>FOI</b>			
FOI Requests	\$103.02	\$108.70	Added
<b>All Cost Recovery Fees are subject to an Administration Fee - 10% of costs billed.</b>			

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "H"**

**LEGAL DEPARTMENT**

<i>Services Offered</i>	<b>2022 Current Fee</b>	<b>2023 Proposed Fee</b>			<b>GST/HST Included or Added</b>	<b>By-Law or Resolution Reference</b>
<b>RENTAL AGREEMENTS COVERED BY SPECIFIC BY-LAWS</b>						
S. & T. Electrical Contractors Limited	\$200.00	\$200.00	/month		Added	2013-104
Lyon's Building Centre (Lyons Avenue & Wellington)	\$85.00	\$85.00	/month		Added	3807
Hydro One	\$250.00	\$250.00	/year		Added	Resolution
Rogers - 363 Second Line West (at Third Avenue)	\$833.33	\$833.33	/month		Added	2009-203
72 Tancred Street (DSSAB)	\$2,713.83	\$2,713.83	/month	Subject to CPI	Added	2022-065
Part 65 Old Garden River Road (DSSAB)	\$161,016.50	\$161,016.50	/year	Subject to CPI	Added	2019-170
Part 65 Old Garden River Road (Sault Area Hospital)	\$80,817.24	\$81,860.40	/year	Subject to CPI	Added	2008-32
Bell Mobility Cathcart Street - West Street	\$6,100.00	\$6,800.00	/year		Added	2007-24
Bell Mobility Part 57 Des Chenes Drive	\$5,500.00	\$5,500.00	/year		Added	2014-32
Bell Mobility - Site W3952 - GFL Memorial Gardens	\$3,500.00	\$3,500.00	/year		Added	2015-182
Bell Mobility - Pine Street	\$6,100.00	\$6,100.00	/year		Added	2022-172
Rogers Communications Inc. - 638 Cathcart Street	\$770.00	\$770.00	/month		Added	2014-58
POA rent - Civic Centre	\$4,714.50	\$4,714.50	/month		Added	No agreement
Sault Ste. Marie Innovation Centre rent - Civic Centre	\$6,265.39	\$6,265.39	/month		Added	Agreement
Superior 7 Signs - 331 Queen Street East	\$900.00	\$900.00	/year		Added	Agreement
Algo Signs - 723 Great Northern Road (2 signs)	\$2,400.00	\$2,400.00	/year		Added	2001-195
Superior 7 Advertising Ltd. - Sign - Lake Street	\$950.00	\$950.00	/year		Added	2002-80
Kevin Belsito	\$500.00	\$500.00	/year		Added	2015-133
Sault Ste. Marie Model Aircraft Radio Control Club	\$400.00	\$400.00	/year		Added	2018-31
<b>ANNUAL ENCROACHMENTS</b>						
Kelly - Cuglietta Retail Inc. (274 North Street)	\$25.00	\$25.00	/year		Added	4263
Lyon's Building - 625 Queen Street East (Feifel, Marta Rose)	\$25.00	\$25.00	/year		Added	3945
Cambrian Nissan - 460-468 Pim Street	\$25.00	\$25.00	/year		Added	83-265
Flomor Automotive - 53.59 Great Northern Road & 7 Champlain	\$25.00	\$25.00	/year		Added	
Skyline Retail Real Estate Holdings Inc. - 31 Trunk Road (EN)	\$100.00	\$100.00	/year		Added	2018-141
Sault Scuba (formerly Church, Donald & Cyr, Luci) 102 Northern Ave	\$25.00	\$25.00	/year		Added	
Gugula, Smedley, Barban (123 East Street)	\$25.00	\$25.00	/year		Added	77-335
Pozzo, Doreen Elizabeth (2 Strand Avenue)	\$20.00	\$20.00	/year		Added	3685
Dusanjh, Manjit and Gurwinder & Jaswinder (622 Albert Street West)	\$50.00	\$50.00	/year		Added	
<b>LICENCE AGREEMENTS</b>						
Perkovich, Jo-Anne - 1784 Queen Street East	\$100.00	\$100.00	/year		Included	2021-19
<b>CIVIC CENTRE - MEETING ROOMS (Full Day)</b>						
Council Chambers	\$283.00	\$283.00	/day		Included	
Russ Ramsay Board Room	\$112.00	\$112.00	/day		Included	
Biggings Meeting Room	\$112.00	\$112.00	/day		Included	
Thompson Meeting Room	\$112.00	\$112.00	/day		Included	
Plummer Meeting Room	\$56.00	\$56.00	/day		Included	
Korah Meeting Room	\$56.00	\$56.00	/day		Included	
Tarentorus Meeting Room	\$56.00	\$56.00	/day		Included	
Steelton Meeting Room	\$56.00	\$56.00	/day		Included	

**CORPORATION OF THE CITY OF SAULT STE. MARIE**  
**USER FEE & SERVICE CHARGES - BY-LAW 2022-189 - Schedule "I"**  
**PUBLIC WORKS DEPARTMENT**

<i>Services Offered</i>	<b>2022 Current Fee</b>	<b>2023 Proposed Fee</b>	<b>GST/HST Included or Added</b>
<b>SEWER RODDING</b>			
- Calls during regular hours	\$157.52	\$166.18	Added
- Calls outside regular hours	\$315.93	\$333.31	Added
- CCTV Lateral Inspection	\$226.00	\$238.43	Included
<b>LANDFILL FEES</b> (established by by-law 2003-140)			
- Tipping Fee per tonne	\$77.00	\$77.00	Exempt
- Gate Fee	\$11.00	\$11.00	Exempt
- Out of town (Prince/Rankin) Tipping Fee per tonne	\$100.00	\$100.00	Exempt
- Asbestos per bag following MOE Regulations (up to 4 bags)	\$50.00	\$50.00	Exempt
- Asbestos bulk load - MOE Regulations per tonne after 4 bags	\$200.00	\$200.00	Exempt
- Bio-Medical Waste per tonne per MOE Guideline	\$200.00	\$200.00	Exempt
- Refrigerator/Freezer Disposal (untagged)	\$25.00	\$25.00	Exempt
- Non Hazardous Industrial Solid Waste (for cover material)	\$38.50	\$38.50	Exempt
- Non Hazardous Industrial Solid Waste (non useable)	\$77.00	\$77.00	Exempt
- Residential pick up excess bag tag	\$2.00	\$2.00	Exempt
- Asbestos processing flat fee for bulk load (after 4 bags) Commercial	\$150.00	\$150.00	Exempt
- Container Washing (pressure washer not supplied)	\$65.00	\$65.00	Exempt
- 240 Litre Waste Cart Replacement Purchase (65 gallon) delivery NOT included	\$95.00	\$95.00	Exempt
- 360 Litre Waste Cart Replacement Purchase (95 gallon) delivery NOT included	\$110.00	\$110.00	Exempt

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW NO. 2022-190**

**ZONING:** A by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 384 Bush Street (Wolfpack Properties Corporation c/o Bryce Fairburn)

**THE COUNCIL** of The Corporation of the City of Sault Ste. Marie, pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c. P.13 and amendments thereto, **ENACTS** as follows:

1. **384 BUSH STREET; LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF BUSH STREET AND CORNWALL STREET; CHANGE FROM R3 TO R3.S WITH A “SPECIAL EXCEPTION”**

The zone designation on the lands described in Section 2 of this by-law, which lands are shown on Map 40 of Schedule “A” to By-law 2005-150, is changed from R3 (Low Density Residential) zone to R3.S (Low Density Residential) zone with a “Special Exception”.

2. **BY-LAW 2005-151 AMENDED**

Section 2 of By-law 2005-151 is amended by adding the following subsection 2(427) and heading as follows:

**“2(427) 384 Bush Street**

Despite the provisions of By-law 2005-150, the zone designation on the lands located on the northeast corner of the intersection of Bush Street and Cornwall Street and having civic no. 384 Bush Street and outlined and marked “Subject Property” on the map attached as Schedule 427 hereto is changed from R3 (Low Density Residential) zone to R3.S (Low Density Residential) zone with a “Special Exception” to, in addition to those uses permitted in an R3 zone, permit a triplex, subject to the following special provisions:

1. Reduce the required parking from 4 to 3 spaces.
2. Permit 1 parking space to be located in the required exterior side yard (Cornwall Street).”

3. **SCHEDULE “A”**

Schedule “A” hereto forms a part of this by-law.

4. **CERTIFICATE OF CONFORMITY**

It is hereby certified that this by-law is in conformity with the Official Plan for the City of Sault Ste. Marie authorized and in force on the day of the passing of this by-law.

PASSED in Open Council this 12<sup>th</sup> day of December, 2022.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

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SCHEDULE "A" TO BY-LAW 2022-190 AND  
SCHEDULE 427 TO BY-LAW 2005-151



<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>Property Information</b> Civic Address: 384 Bush Street Roll No.: 040013010000000 Map No.: 40 Application No.: A-12-22-Z Date Created: October 12, 2022	

<b>Legal Department Reference</b>  Schedule "A"
<b>Legend</b> Subject Property Parcel Fabric

**SAULT STE. MARIE**  
 Planning and Enterprise Services  
 Community Development and Enterprise Services Department  
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6  
 saultstearie.ca | 705-759-5368 | planning@cityssm.on.ca

This map is for general reference only  
 Orthophoto: None  
 Projection Details:  
 NAD 1983 UTM Zone 18N  
 GCS North American 1983

0 5 10 20 Meters  
 1:1,000

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW NO. 2022-191**

**HERITAGE DESIGNATION**: A by-law to designate civic 119 Woodward Avenue as being of architectural or historic value or interest.

**WHEREAS** Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

**WHEREAS** the Council of the Corporation of the City of Sault Ste. Marie has caused to be served on the owners of the lands and upon The Ontario Heritage Trust, notice of intention to so designate the property and has caused such notice of intention to be published in the Sault Star for one time;

**WHEREAS** no objections to the proposed designations have been served on the Clerk of the municipality; and

**NOW THEREFORE** the Council of the Corporation of the City of Sault Ste. Marie, pursuant to the *Ontario Heritage Act* ENACTS as follows:

1. **PROPERTIES DESIGNATED**

There is designated as being of architectural or historic value or interest, the property described above and further described in Schedule "A" to this by-law.

2. **HERITAGE DESIGNATION REPORT**

The Corporation of the City of Sault Ste. Marie Council Report dated September 19, 2022 which includes the Heritage Designation Report 4048 of the Sault Ste. Marie Municipal Heritage Committee recommending that civic 119 Woodward Avenue, Sault Ste. Marie, Ontario be designated of significant cultural heritage value and interest pursuant to Part IV of the Ontario Heritage Act is attached as Schedule "B" to this by-law.

3. **EFFECTIVE DATE**

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

**PASSED** in open Council this 12<sup>th</sup> day of December, 2022.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

da LEGAL\STAFF\COUNCIL\BY-LAWS\2022\2022-189 HERITAGE DESIGNATION - 119 WOODWARD AVENUE.DOCX

SCHEDULE "A" TO BY-LAW 2022-191

119 WOODWARD AVENUE

LT 6-7 PL 930 ST. MARY'S; PT LT 18-19 PL 878 ST. MARY'S AS IN T229473;  
SAULT STE. MARIE



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

**COUNCIL REPORT**

September 19, 2022

TO: Mayor Christian Provenzano and Members of City Council  
AUTHOR: Virginia McLeod, manager of Recreation and Culture  
DEPARTMENT: Community Development and Enterprise Services  
RE: Ontario Heritage Act - Part IV Designation of the 119  
Woodward Avenue

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**Purpose**

The purpose of this report is to seek Council's approval to designate 119 Woodward Avenue under the Ontario Heritage Act, due to its significant heritage value to the City of Sault Ste. Marie.

**Background**

The Sault Ste. Marie Municipal Heritage Committee (SSMMHC) advises City Council as to the cultural heritage value or interest of properties within the Municipality, and recommends the designation of significant properties under Part IV of the Ontario Heritage Act. This affords the property, and in particular, the designated heritage features special protection under the Act.

The Municipal Heritage Committee received a designation application for 119 Woodward Avenue.

The SSMMHC passed the following resolution at their meeting on June 1, 2022;

Resolved that the Sault Ste. Marie Municipal Heritage Committee approve the draft designation report for 119 Woodward Ave. and that the report be finalized and recommended for designation under Part IV of the Ontario Heritage Act; and further that a report be sent to City Council to request approval to proceed with designation."

**Analysis**

The attached designation report provides a detailed overview of the History of the 119 Woodward Avenue and description of the cultural heritage value and key heritage attributes.

Statement of Cultural Value or Interest

- The physical heritage features that are present are its overall design as an American Foursquare style home which was popular during the late 1800s and

early 1900s. The foundation of the building is sandstone that was excavated during the construction of the Sault Ste. Marie canal and the building retains some of the original lead glass windows.

- The building is an example of an American Foursquare style home.
- The building's foundation is made of local sandstone that was excavated during the construction of the Sault Ste. Marie Canal.
- The building has several of the original lead glass windows intact.
- Norman Bethune, an important figure in Canada's medical history, lived at this residence in 1905 while attending school in Sault Ste. Marie.
- The molded concrete blocks that make up the exterior of the building appear to be original.
- Albert H. Mahon constructed the building in 1903-1904.

#### **Financial Implications**

There is no immediate budget impact. The property owner would be eligible to apply for a Designated Property Grant or enroll in the Heritage Property Tax rebate program in the future.

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

Focus Area – Quality of Life: Promotion of our City's arts, culture, historic and heritage sites as an essential component to achieving economic health.

#### **Recommendation**

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Recreation and Culture dated September 19, 2022 concerning Ontario Heritage Act - Part IV Designation of 119 Woodward Avenue be received and that the recommendation by the Sault Ste. Marie Municipal Heritage Committee to designate 119 Woodward Avenue under Part IV of the Ontario Heritage Act be approved.

Respectfully submitted,

Virginia McLeod  
Manager of Recreation and Culture  
705.759-5311  
[v.mcleod@cityssm.on.ca](mailto:v.mcleod@cityssm.on.ca)

119 Woodward Ave.  
Designation Report



**Location:** 119 Woodward Avenue  
PLAN 930 LOT 6 LOT 7 PLAN 878 Lot 18 PT Lot 19 PT.

### **Description of Property**

The building is a traditional American Foursquare single-family residence, constructed 1903-1904 by Albert H. Mahon. The building is approximately 2 ½ storeys tall and has four dormer windows at the top of the building's roof each on each face of the roof. The foundation is made from local sandstone excavated during the construction of the Sault Canal and the house exterior is constructed of decorative molded concrete blocks. The property has not undergone significant modifications, retaining the large open porch across the front and most of the original stained-glass windows. However, the rear porch has been extended and modernized over the years and a fire escape has been added to the building's second storey.

### **Statement of Cultural Heritage Value and Interest**

The physical heritage features that are present are its overall design as an American Foursquare style home which was popular during the late 1800s and early 1900s. The foundation of the building is sandstone that was excavated during the construction of the Sault Ste. Marie canal and the building retains some of the original lead glass windows.

What this property lacks in physical heritage features is more than compensated by its history in relation to the famous Canadian doctor Norman Bethune. The Bethune family was quite familiar with the fur trading traditions of the north. The family patriarch, the Reverend Doctor John Bethune (1751–1815), Norman's great-great-grandfather, established the first Presbyterian congregation in Montreal, largely to serve the Scottish fur traders when back at their home base. His great grandfather, Angus Bethune (1783–1858) joined the North West Company (NWC) at an early age and travelled extensively throughout what was the North West of Canada at that time, exploring and trading for furs. He also became Senior Officer for the NWC in its trading mission to China. Angus Bethune married Louise McKenzie (1793-1833), a Métis woman, who is buried near the Hudson's Bay Post at Michipicoten. Angus was appointed postmaster in Sault Ste. Marie in 1827, became Chief Trader for HBC in 1835 and retired in 1839 to Toronto. While in Sault Ste. Marie, he likely resided in the HBC Fort near the canoe lock.

Their son, Norman Bethune Sr., was educated as a doctor in Toronto and England, practiced in Scotland and Canada, and was one of the founders of the Upper Canada School of Medicine. Norman's father, the Rev. Malcolm Nicolson Bethune, was a Presbyterian minister, initially at Gravenhurst where Norman was born to his wife Elizabeth Goodwin and him in 1890. It was during one of his ministering assignments, that he is recorded as residing at 119 Woodward Ave. in 1905 when the house was newly built. At the time, Norman Jr. would have been 15 years of age. It is likely that he attended school at the Soo Business College, on the third floor of the Taylor Block, 484-8 Queen St. E. Norman completed high school in Owen Sound. He went on to the University of Toronto where his medical education was interrupted by WW I. He is

known in Canada for his work in perfecting instruments for thoracic surgery in Montreal, in Spain for developing a method to obtain blood in a mobile clinic to assist wounded soldiers during the Spanish Civil War and is revered in China for performing battlefield surgical operations on the front line for both sides in the revolutionary war. He died in China in 1939.

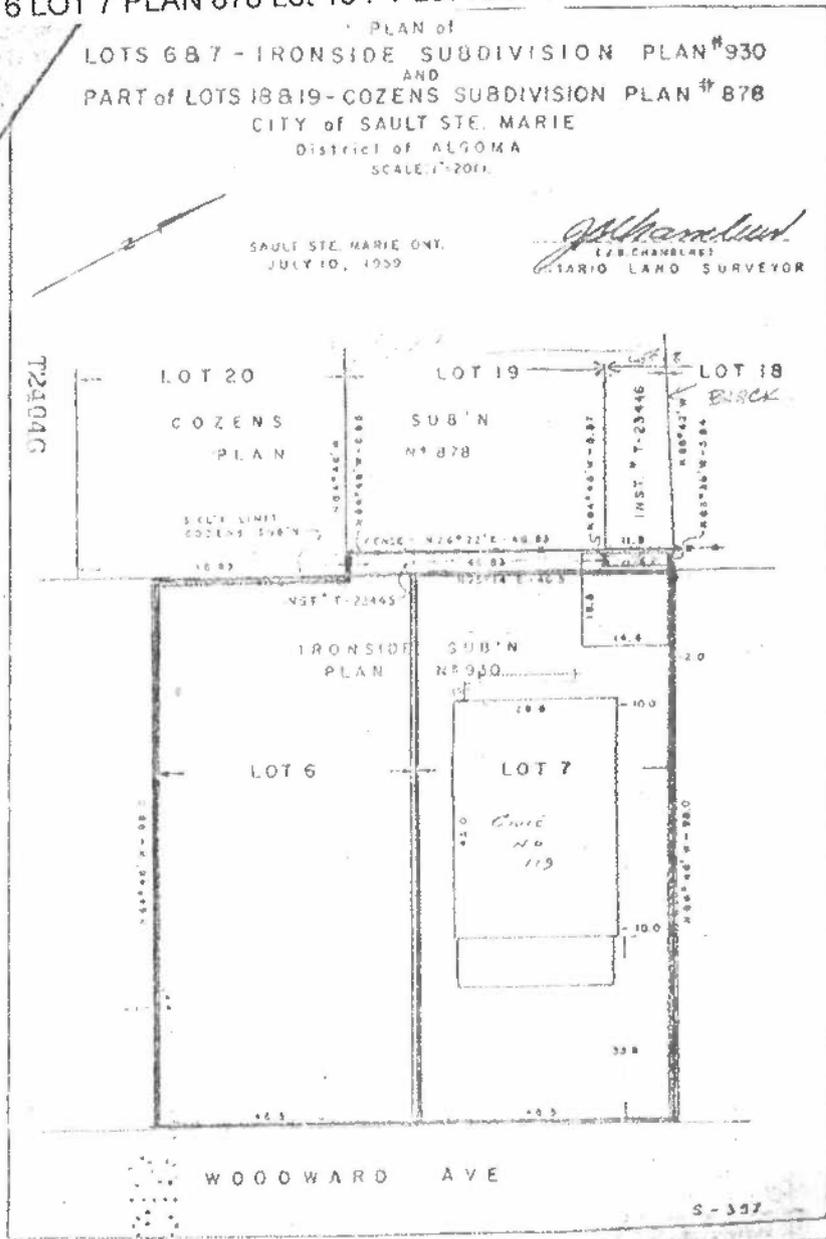
**List of Heritage Attributes:**

- The building is an example of an American Foursquare style home.
- The building's foundation is made of local sandstone that was excavated during the construction of the Sault Ste. Marie Canal.
- The building has several of the original lead glass windows intact.
- Norman Bethune, an important figure in Canada's medical history, lived at this residence in 1905 while attending school in Sault Ste. Marie.
- The molded concrete blocks that make up the exterior of the building appear to be original.
- Albert H. Mahon constructed the building in 1903-4.



**Photo: North-West Elevation (Rear of House)**

**Legal Description**  
 PLAN 930 LOT 6 LOT 7 PLAN 878 Lot 18 PT Lot 19 PT. PIN: 31538-0031



**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW 2022-196**

**PARKING:** A by-law to appoint Municipal Law Enforcement Officers to enforce the by-laws on various private properties and to amend Schedule “A” to By-law 90-305.

**THE COUNCIL** of the Corporation of the City of Sault Ste. Marie pursuant to Section 15 of the *Police Services Act*, R.S.O. 1990, chapter P.15 and amendments thereto, **ENACTS** as follows:

1. **SCHEDULE “A” TO BY-LAW 90-305 AMENDED**

Schedule “A” to By-law 90-305 is hereby repealed and replaced with Schedule “A” attached to this by-law.

2. **EFFECTIVE DATE**

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

**PASSED** in open Council this 12<sup>th</sup> day of December, 2022.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

da LEGAL\STAFF\COUNCIL\BY-LAWS\2022\2022-196 AMEND MUNICIPAL LAW ENFORCEMENT BY-LAW 90-305.DOCX

**JUDGE SPECIAL CONSTABLE  
SCHEDULE "A"**

**EMPLOYER**

**PROPERTY LOCATION**

26	MCLEOD, ROD	FLEMING & SMITH	378 QUEEN ST E & APARTMENTS & 27 KING ST.
30	KENDALL, VEKN	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
151	PARR,DEREK	NORPRO SECURITY	DAVEY HOME/QUEENSCENTRE/HURON ST. PROPERITES/ALGOMA PUBLIC HEALTH/E
163	BUMBACCO,PHILIP	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
196	MCGRAYNE,LAURA LEE	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
253	TRAVESON,TERRANCE	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JK
267	CORBIERE,JOHN(TED)	NORPRO SECURITY	DAVEY HOME/QUEENSCENTRE/HURON ST. PROPERITES/ALGOMA PUBLIC HEALTH/E
276	SMITH,DENNIS,ROBERT	G4S SECURE SOLUTIONS	SAULT AREA HOSPITAL
334	MILLER,BRADLEY	CITY OF SAULT STE MARIE	TRANSIT SERVICE AREA
344	HARPE,KEN	HOLIDAY INN.	320 BAY ST.
366	TROINOW,VICTORIA	G4S SECURE SOLUTIONS	SAULT HOSPITAL
370	HANSEN,LOUIS	ONT.FINNISH HOME ASS.	725 NORTH ST.
374	TAAVEL,ANDRE	CITY OF SAULT STE MARIE	TRANSIT SERVICE AREA
397	LAFRAMBOISE,YVON	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JK
411	MOORE,ROBERT	NORPRO SECURITY	DAVEY HOME/QUEENSCENTRE/HURON ST. PROPERITES/ALGOMA PUBLIC HEALTH/E
443	MARCIL,MARK	NORPRO SECURITY	DAVEY HOME/QUEENSCENTRE/HURON ST. PROPERITES/ALGOMA PUBLIC HEALTH/E
446	HALLIDAY,DANA	SAULT COLLEGE	443 NORTHERN AVE
456	CONEYBEARE,KEVIN	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JK
459	SLEEMAN,RAY	G4S SECURE SOLUTIONS	SAULT AREA HOSPITAL
460	BOUGIE,DAN	G4S SECURE SOLUTIONS	SAULT AREA HOSPITAL
463	MORIN,ALEX	CORPS. OF COMM.	GREAT LAKES FOREST RESEARCH CENTRE
464	DITOMMASO,RYAN	2220917 ONT. INC.	489 BAY ST/535 QUEEN ST E
465	DELAVALLE,DON	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JK
484	MCLEOD, VIRGINIA	CITY OF SAULT STE MARIE	PARK&SPORTS COMPLEX/QE.SPORTS COMPLEX/JOHN RHODES COMMUNITY
493	BROWN,FRASER	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JK
516	GAY,JAMES	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JK
517	ROY,BRENDA	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JK
541	DIMMA,WILLIAM	ALGOMA CENTRAL PROP	STATION MALL/STATION 49/STATION TOWER
548	CARON,ROGER	CITY OF SAULT STE MARIE	99 FOSTER DR. (CIVC CENTRE)
565	LISCUMB,GERALD	NORPRO SECURITY	DAVEY HOME/QUEENSCENTRE/HURON ST. PROPERITES/ALGOMA PUBLIC HEALTH/E
566	SWEET,WILLARD	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JK
568	PICK,DENNY	CORPS OF COMM	SAULT AIRPORT
574	BOUCHARD,DARYL	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JK
599	BUMBACCO,CARL	CB HOME INSTALLTIONS	321 JOHN ST /342,346 ST GEORGE'S AVE.
601	HART,JASON	NORPRO SECURITY	DAVEY HOME/QUEENSCENTRE/HURON ST. PROPERITES/ALGOMA PUBLIC HEALTH/E
602	GREENWOOD,LESLIE	GREENWOOD HARDWARD	41 ALBERT ST W
603	LAMMING,DAVE	CITY OF SAULT STE MARIE	TRANSIT SERVICE AREA
607	FROST,CHRISTIAN	CITY OF SAULT STE MARIE	TRANSIT SERVICE AREA
608	ALISAT,THOMAS	ALISATS RUST PROOFING	24 QUEEN ST W
609	ROBINSON,SHAWN	ALISATS RUST PROOFING	24 QUEEN ST W
611	MIZZI,PRESTON	WENDY'S	1 QUEEN ST W
619	BERTO,DEBORAH	GATEVIEW REALTY INC.	304-310 ALBERT ST/420A&B MCNABB/715 DOUGLAS/67 ELGIN/47 PRINCESS/18 FERGI
622	PROULX,PATRICK	CITY OF SAULT STE MARIE	JOHN RHODES/ESSAR CENTRE/MCMEKKEN CENTRE/NORTHERN COMMUNITY CENTI
623	AYTON,BENJAMIN	CITY OF SAULT STE MARIE	JOHN RHODES/GFL MEMORIAL GARDENS/MCMEEKEN CENTRE/NORTHERN COMMUI
624	MIHAILIUK,JASON	CITY OF SAULT STE MARIE	JOHN RHODES/GFL MEMORIAL GARDENS/MCMEEKEN CENTRE/NORTHERN COMMUI
627	BAKER,WILLIAM	STANDARD PARKING	ONTARIO REALTY CORP/ROBERTA BONDAR PLACE/426 QUEEN ST E/BREWERY BLC
633	HILL,MICHAEL	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JK
634	TIBBLES,COLLEEN	STANDARD PARKING	ONTARIO REALTY CORP/ROBERTA BONDAR PLACE/426 QUEEN ST E/BREWERY BLC
637	TOMASONE,LUIGI	LOU'S AUTOMOTIVE	317 ALBERT ST E
638	SICOLY,TERESA	AIRPORT	1-475 AIRPORT RD.
643	SHAW,KEVIN	CITY OF SAULT STE MARIE	BELLUVUE MARINA &PARK/ BONDAR MARINE & PARK/STRATHCLAIR DOG PARK&SPC
644	SANTA MARIE,ROBERT	CITY OF SAULT STE MARIE	JOHN RHODES/ESSAR CENTRE/MCMEKKEN CENTRE/NORTHERN COMMUNITY CENTI
646	BOOTH,ABBY	CITY OF SAULT STE MARIE	JOHN RHODES/ESSAR CENTRE/MCMEKKEN CENTRE/NORTHERN COMMUNITY CENTI
649	GRAHAM,STEVEN	FENGATE PROPERTY	248 NORTHERN AVE
653	BIOCCHI,CHRISTOPHER	AIRPORT	1-475 AIRPORT RD.
664	HAMMERSTEDT,ERIC	STRICTLY CONFIDENTIAL INC	RJ'S MARKET
665	MATTHEWS,SUANNE	NORTHLAND ANIMAL HOSP	695 TRUNK RD.
666	AITKEN,ANDREW	G4S SECURITY	SAULT HOSPITAL
669	BOREAN,RICK	CITY OF SAULT STE MARIE	BELLUVUE MARINA &PARK/ BONDAR MARINE & PARK/STRATHCLAIR DOG PARK&SPC
670	MCGUIRE,STEVE	REGENT PROPERTY	402/302 BAY ST/390 BAY/RIVERWALK CONDOS
671	MCGUIRE,PATRICK	REGENT PROPERTY	402/302 BAY ST/390 BAY/RIVERWALK CONDOS
674	DERASP,RICHARD	CORPS OF COMM	SAULT AIRPORT
676	THOMPSON,JOHN	CORPS OF COMM	SAULT AIRPORT
677	MACMILLAN,TYLER	CORPS OF COMM	SAULT AIRPORT
678	PERRON,JENNIFER	CORPS OF COMM	SAULT AIRPORT
679	CHATEAUNEUF,YVON	CORPS OF COMM	SAULT AIRPORT
686	ASH,KEITH	CITY OF SAULT STE MARIE	PUBLIC WORKS PLOWING AREAS
687	POSSAMAI,MIKE	CITY OF SAULT STE MARIE	PUBLIC WORKS PLOWING AREAS

688	KING, MICHAEL	CITY OF SAULT STE MARIE	PUBLIC WORKS PLOWING AREAS
689	SUBRAMANIAM, DASA	DAYS INN	332 BAY ST
694	LIPPE, ANDREW	NORTH EAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
695	LAURICELLA, DIEGO	CITY OF SAULT STE MARIE	PUBLIC WORKS PLOWING AREAS
696	CLARIDA, JEFF	CITY OF SAULT STE MARIE	PUBLIC WORKS PLOWING AREAS
697	OLAR, GREG	CITY OF SAULT STE MARIE	PUBLIC WORKS PLOWING AREAS
698	DEPLONTY, HERBERT	CITY OF SAULT STE MARIE	PUBLIC WORKS PLOWING AREAS
707	FINN, ROBERT	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
708	POWLEY, CHAD	G4S SECURITY	SAULT AREA HOSPITAL
711	MASON, STEPHEN	Riversedge Developments	503 BAY ST
712	KOOSTACHIN, ANDREW	Ontario Finnish Resthome	725 North St.
713	Cho, Linda	Jennex Cho Enterprises	129 Second Line West
714	DESANDO, ALEXANDER	G4S SECURITY	SAULT AREA HOSPITAL
715	MITCHELL, SPENCER	NORPRO SECURITY	DAVEY HOME/QUEENSCENTRE/HURON ST. PROPERITES/ALGOMA PUBLIC HEALTH/E
717	GUY, AMY	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
718	SCOTLAND, KEVIN	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
723	ROCCA, ANTHONY	NORPRO SECURITY	DAVEY HOME/QUEENSCENTRE/HURON ST. PROPERITES/ALGOMA PUBLIC HEALTH/E
724	ROULEAU, MICHEAL	CORPS OF COMM	SAULT AIRPORT
725	PAAT, EMMA LEE	AIRPORT	SAULT AIRPORT
727	CLARK, DYLAN	G4S SECURITY	SAULT AREA HOSPITAL
731	NOTT, REGINALD	CORPS OF COMM	SAULT AIRPORT
733	GREGORCHUK, CATHERINE	REAL ESTATE STOP INC	2 QUEEN STREET WEST
735	KEMP, ROBERT	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
736	BLAIR, BRENT	PROPERTY ONE	421 BAY ST
737	MARTONE, DONATO	PROPERTY ONE	421 BAY ST/ ST. BERNARDS 1139 QUEEN ST E / 303 MACDONALD AVE / 405 QUEEN S
740	VERMA, ABBISHEK	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
741	DEGASPARRO, SHERRI	AIRPORT	SAULT AIRPORT
742	VOWELS-WING, LAURIE	NORTH 44 PROPERTY MGT	844 & 860 QUEEN ST E, 524, 524A, 536, & 536A GOULAIS AVE
743	MILNE, GEORGE	CROATIAN VILLAGE	80 SACKVILLE RD
744	MCLEAN, JEFF	SKYLINE LIVING	SKYLINE PROPERTIES/621 MACDONALD AVE
745	QUESNELLE, TIMOTHY	PROPERTY ONE	421 BAY ST/COMMUNITY FIRST CREDIT UNION
746	BELANGER, CARL	PERZIA GROUP	70 EAST ST/ 700 BAY ST
747	SCOTT, RYAN	YMCA	235 MCNABB STREET
748	GRAHAM, TIMOTHY	PINE/ALLARD APTS	751/769 PINE STREET/171 WILLOW AVE/94/108 ALLARD STREET
750	NEVEAU, ERIC	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
751	BRETON, JULIEN	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
752	HARTEN, ARYANNA	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
753	DISANO, RONALD	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
754	DAVIES, RHONDA	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
755	HEIDT, TERRY	NORPRO SECURITY	DAVEY HOME/QUEENSCENTRE/HURON ST. PROPERITES/ALGOMA PUBLIC HEALTH/E
756	MCCOY, ROBERT	NORPRO SECURITY	DAVEY HOME/QUEENSCENTRE/HURON ST. PROPERITES/ALGOMA PUBLIC HEALTH/E
757	WERTH, KARL	KC SECURITY	CONTRACTED CLIENTS ON PRIVATE PROPERTY
759	FITTON, MATTHEW	G4S SECURITY	SAULT AREA HOSPITAL
760	FARKAS, DARIEN	G4S SECURITY	SAULT AREA HOSPITAL
761	SLATER, KYLE	KC SECURITY	CONTRACTED CLIENTS ON PRIVATE PROPERTY
762	MACKENZIE, JENNA	G4S SECURITY	SAULT AREA HOSPITAL
763	CIOTTI, MARK	DSSAB	SSM HOUSING PROPERTIES
764	PARDY, NATHAN	KC SECURITY	Bellevue Park&Marina, Strathclair Park, James Elliot Park, Roberta Bondar Park&Marina, Pointe Des Chenes, PWT, 556 Queen St E, ADSB& HSCDSB-All Locations, Bellevue Park&Marina, Strathclair Park, James Elliot Park, Roberta Bondar Park&Marina, Pointe Des Chenes, PWT, 556 Queen St E, ADSB& HSCDSB-All Locations, JOHN RHODES/GFL MEMORIAL GARDENS/MCMEEKEN CENTRE/NORTHERN COMMUI
765	LAPRADE, DANIEL	KC SECURITY	ROBERTA BONDAR PARK & BELLEVUE MARINA
766	PALARO, DONALD	CITY OF SAULT STE MARIE	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
767	JOHNSON, DREW	CITY OF SAULT STE MARIE	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
768	TULLOCH, BRANDON	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
769	WEST, NADINE	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
770	BHARDWAJ, RISHABH	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
771	JANKAR, PAVAN	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
772	SINGH, ARSHPREET	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
773	VERMA, PUNEET	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
774	GILL, HARPREET	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
775	KUMAR, ANKUR	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
776	FRANCE, ADAM	NEPTUNE SECURITY	SAULT STE. MARIE AIRPORT
777	LONG, CHRISTYNE	NEPTUNE SECURITY	SAULT STE. MARIE AIRPORT
778	SEWELL, CAROLYN	NEPTUNE SECURITY	SAULT STE. MARIE AIRPORT
779	BONIN, THOMAS	NEPTUNE SECURITY	SAULT STE. MARIE AIRPORT
780	SINGH, GURPREET	NEPTUNE SECURITY	SAULT STE. MARIE AIRPORT
781	PATEL, JANKI	NEPTUNE SECURITY	SAULT STE. MARIE AIRPORT
782	PATEL, PARAS	NEPTUNE SECURITY	SAULT STE. MARIE AIRPORT
783	THOROLD, EDWARD	NEPTUNE SECURITY	SAULT STE. MARIE AIRPORT
784	MORIN, KEVIN	KC SECURITY	CONTRACTED CLIENTS ON PRIVATE PROPERTY
785	SULLIVAN, KASSANDRA	G4S SECURITY	SAULT AREA HOSPITAL
786	DUDGEON, JAMIE	KC SECURITY	CONTRACTED CLIENTS ON PRIVATE PROPERTY
787	HINZ, MIKAELA	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
788	LAPISH, ALEXANDER	ALGOMA STEEL	LOTS OFF WEST & PATRICK ST, KORAH RD, GOULAIS AVE
789	BRUNI, MICHAEL	G4S SECURITY	SAULT AREA HOSPITAL
790	GREGO, JOSHUA	166721 ONTARIO INC	DOCTORS BUILDING - 955 QUEEN ST E
791	SGOURADITIS, RENEE	UNIT PARK	420 QUEEN ST E, 70 FOSTER DR
792	CHAPMAN, DANIEL	ALGOMA STEEL	LOTS OFF WEST & PATRICK ST, KORAH RD, GOULAIS AVE
793	DEEVEY, CODY-LEE	KC SECURITY	CONTRACTED CLIENTS ON PRIVATE PROPERTY
794	CHIASSON, VIOLOA	WILLIAMS MCDANIEL	GARDEN COURTS APARTMENTS - 721/731 PINE ST, 62/76 ALLARD ST

795	PLAUNT, DOUGLAS	NEPTUNE SECURITY	SAULT STE. MARIE AIRPORT
796	SINGH, RAMANDEEP	NEPTUNE SECURITY	SAULT STE. MARIE AIRPORT
797	PETERS, JOHNATHAN	HOLIDAY INN EXPRESS	320 BAY STREET
798	ROBINSON, GRANT	HOLIDAY INN EXPRESS	321 BAY STREET
799	VINE, GLEN	HOLIDAY INN EXPRESS	322 BAY STREET
800	GRECO, GIUSEPPE	QUEENSTOWN IDA	302 QUEEN ST E (PROPERTY ON KING ST)
801	FOUCHER, JORDAN	KC SECURITY	CONTRACTED CLIENTS ON PRIVATE PROPERTY
802	ROBERT, LEONARD	NORTHEAST SECURITY	773 GREAT NORTHERN RD (GROUP HEALTH CENTRE)
803	MCMILLAN, TAYLOR	KC SECURITY	CONTRACTED CLIENTS ON PRIVATE PROPERTY
804	STOROZUK, JAMES	SKYLINE LIVING	621,627,631 MACDONALD AVENUE
805	MCLURG, SCOTT	SKYLINE LIVING	621, 627, 631 MACDONALD AVENUE
806	LEMIRE, MICHEL	KC SECURITY	CONTRACTED CLIENTS ON PRIVATE PROPERTY
807	PIHELGAS, JARI	CITY OF SAULT STE MARIE	STRATHCLAIR, DOG PARK, JOHN RHODES, NORTHERN COMMUNITY CENTRE
808	JOHAL, SUKHSIMRATPREET	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
809	AYUSH, AYUSH	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
810	BHARDWAJ, RISHABH	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
811	BOUCHARD, EMILY	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
812	KAUR, PARMINDERJIT	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
813	KAUR, SIMRANJIT	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
814	NATT, THAKUR	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
815	WAGNER, MATTHEW	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
816	DHANEKAR, PUSHKAR	NORTHEAST SECURITY	S.COLLEGE/A.UNIVERSITY & RES./ESSAR CENTRE/GHC/CAMBRIAN MALL/TENARIS/JC
817	SEABROOK, CARRIE	PINE/ALLARD APTS	751/769 PINE STREET/171 WILLOW AVE/94/108 ALLARD STREET
818	THOROGOOD, WILLIAM	PINE/ALLARD APTS	751/769 PINE STREET/171 WILLOW AVE/94/108 ALLARD STREET
819	BOND, JACELYN	STATION MALL	STATION MALL 293 BAY ST
820	ADAMS, MERRICK	STATION MALL	STATION MALL 293 BAY ST
821	SWINN, MITCHELL	STATION MALL	STATION MALL 293 BAY ST
822	BIRCH, KYLE	STATION MALL	STATION MALL 293 BAY ST
823	DESGAGNES, ALYSSA	STATION MALL	STATION MALL 293 BAY ST
824	RIGGINS, DAKOTA	STATION MALL	STATION MALL 293 BAY ST
825	TURCO, DEVON	STATION MALL	STATION MALL 293 BAY ST
826	STONEMAN, ROBERT	OFRA	721/723/725/727 NORTH STREET
827	HUNTER, JASON	OFRA	721/723/725/727 NORTH STREET
828	PIGEAU, MARNEY	KC SECURITY	CONTRACTED CLIENTS ON PRIVATE PROPERTY

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW 2022-197**

**AGREEMENT**: A by-law to authorize the execution of the Agreement between the City and The Algoma District School Board for the leasing of space at the expanded Northern Community Centre.

**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 December 12, 2022 between the City and The Algoma District School Board, a copy of which is attached as Schedule "A" hereto. This Agreement is for the leasing of space at the expanded Northern Community Centre.

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 12<sup>th</sup> day of December, 2022.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

Schedule "A"

This Agreement made this 12th day of December, 2022.

**IN PURSUANCE OF** the Short Forms of Leases Act, R.S.O. 1990, c. s.11.

**BETWEEN:**

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

hereinafter called the "Landlord"

-and-

**THE ALGOMA DISTRICT SCHOOL BOARD**

hereinafter called the "Tenant"

-and-

together with the Landlord, the "parties"

**WHEREAS** the Landlord desires to lease the Demised Area (as defined herein) to the Tenant;

**AND WHEREAS** the Tenant has been the successful proponent to lease the Demised Area located at the second level at the Northern Community Centre ("NCC") through a request for proposal;

**AND WHEREAS** the Tenant and Landlord agree that the Tenant is entitled to have access to the Demised Area in the building known as the NCC and from or on the lands upon which the NCC is located and shall further have the right to access and use the parking lot at the NCC;

**AND WHEREAS** The Landlord leases the Demised Area to the Tenant along with right of access to all Common Areas. Common Areas" means the entrances and exits to and from the NCC and the Demised Area including hallways, common facilities, washrooms, the driveways and parking areas.

**AND WHEREAS THE LANDLORD** shall supply washroom facilities to the Tenant and its employees, agents, and students situated in the Common Areas of the NCC .

**AND WHEREAS** the Landlord shall be solely responsible to provide and supply all utilities and air conditioning and heating to the Demised Area at its own expense.

**NOW THEREFORE** the parties agree as follows:

In this Lease:

- a) "Demised Area" shall mean the 3002 square feet located on the 2<sup>nd</sup> level of the NCC specifically, rooms 206, 207, 212 and 213 as shown on Schedule "A" attached together with access to and from the Demised Area in the NCC and lands occupied by the NCC;
- b) "Director" shall mean the Landlord's Director of Community Services or his/her designate.

## **1. RECITALS**

- a) The above preamble and recitals are true and correct and shall form part of this Lease.

## **2. TERM**

- a) The Landlord hereby demises and leases the Demised Area to the Tenant for a term of five (5) years commencing February 1, 2023, and expiring January 31, 2028, on the terms and conditions set out in this Lease. The initial commencement date may be changed on the written agreement of the parties should construction of the project conclude earlier or later as the case may be.
- b) Prior to the expiry of the Term, but not less than 60 days before expiry, the Tenant, provided it is not in default of any covenant or obligation herein contained, may give the Landlord a minimum of sixty (60) days written notice of its desire to renew this Lease. The Lease may be renewed subject to successful negotiations between the parties.
- c) The parties agree that either party may terminate the Lease by providing one hundred and twenty (120) days of Notice in writing in accordance with section 10 herein.

## **3. RENT**

- a) The Tenant shall during the Term, pay the Landlord as follows:
  - i) \$45,000 a year plus HST, on a gross basis payable on February 1<sup>st</sup> of each year and \$3,500 plus HST annual flat fee for Utility costs.

- b) In addition to the payment of rent set out above, the Tenant shall be responsible for paying:
  - i) its own cleaning costs; and
  - ii) any property taxes that may arise as a result of the Tenant's occupancy and use of the Demised Area;
- c) The Landlord will apply to have the Demised Area designated a Municipal Capital Facility. However, should that designation not be applied by MPAC, the Tenant shall be responsible for the payment of any taxes that may be assessed against the Demised Area during the Term of this Agreement

#### **4. HOURS OF OPERATION AND SUPERVISION**

- a) All students attending at the Demised Area and in the Common areas will be supervised on premises by an ADSB faculty member.
- b) The room occupancy to deliver daily courses and curriculum typically will be between the hours of 8:30 am and 2:30 pm. Provided that the Tenant shall have the right to change the hours of occupation to ensure its ability to deliver courses and curriculum to its students in an efficient manner with two weeks notice to the landlord. The space will not be occupied outside these regular hours, which will provide the Landlord opportunities for a variety of additional activities evenings and weekends aligned with facilities public events and community requests. In the event that the Landlord utilizes the Demised Area for any reason whatsoever, it shall be responsible to ensure that the Demised Area is not damaged, and that all chattels and furniture are returned and replaced in the places and manner that these were previous to the Landlord occupying the Demised Area. Additionally, the Landlord shall repair and replace any chattels that are damaged during its occupation and repair any damage to the Demised Area.
- c) Classes taking place in the Demised Area will originate from Korah Collegiate's educational programs including but limited to the Independent Business Program, Arts program and Physical Education program which will tie into volunteer opportunities and potential use of the NCC in terms of ice and or field rentals as applicable. It is understood that rental of ice or fields are subject to availability and additional applicable rental fees.
- d) Quiet Enjoyment  
The Tenant, on paying the Rent hereby reserved, and performing and observing the covenants and provisions herein required to be performed and observed on its part, shall peaceably enjoy the Demised Area for the Term.

#### **5. TENANT DONATIONS**

- a) In appreciation for the use of the facility by the ADSB students, The Tenant has expressed a desire to provide additional furniture in spaces other than the Demised

Area for the benefit of students and the general community. Such furniture pieces or fixtures will be subject to the Landlord's prior approval.

## 6. COVENANTS

a) The Tenant covenants with the Landlord:

- (i) to pay rent;
- (ii) The Landlord acknowledges that the ADSB may require separate internet connections and class aids such as projectors, boards, screens, furniture etc. Subject to the Landlord's approval, these will be permitted and be a cost to be bourn solely by the ADSB. Otherwise, the Tenant will not make changes in the Demised Area except in accordance with plans which have been submitted to, and approved by, the Manager. Any such changes will be made expeditiously in a good and worker like manner (including property clean-up) to the satisfaction of the Manager, and be the sole cost of the Tenant;
- (iii) to keep the Demised Area in a clean and well-ordered condition and not to permit any rubbish, refuse, debris or other objectionable material to be stored or to accumulate therein, all to the satisfaction of the Manager;
- (iv) not to assign or sublet this lease without the written permission of the Landlord;
- (v) not to erect any signs on the Demised Area without the written consent of the Director;
- (vi) not to store flammable or explosive substances on the Demised Area;
- (vii) upon termination of the tenancy, at its own risk and expense, to remove from the Demised Area within 30 days, any fixtures and chattels belonging to it, with all damage, if any, caused by such removal made good by it and to leave the Demised Area neat, clean, level and free of all waste material, debris and rubbish, all to the Manager's satisfaction, and
- (viii) that upon failure by the Tenant to comply with any covenant(s) incumbent upon it under this indenture within 30 days after written notice requiring such compliance is given by the Landlord to the Tenant, the Landlord may enter the Demised Area and fulfil such covenant(s) at the sole expense of the Tenant, who shall forthwith upon being invoiced therefor reimburse the Landlord who in default of such reimbursement may collect same as rent owing and in arrears.

b) The Tenant accepts the Demised Area in the condition existing at the date of the commencement of the Term.

c) Landlord's Responsibilities

The Landlord shall have sole responsibility for the condition of and shall maintain, manage and operate the NCC and all Common Areas, and parking lots thereon to ensure same is in good working condition use by the Tenant. The Landlord shall also ensure the Demised Area and Common Areas are properly maintained except where the maintenance is the responsibility of the Tenant under this Lease and shall promptly complete all necessary, maintenance and repairs of all services to the Demised Area and Common Areas at the Landlord's cost and expense, including but not limited to plumbing, electrical, air conditioning and heating equipment and services. The Landlord shall also be responsible for the removal of snow and ice from the Parking Spaces and all common parking areas of the lands upon which the NCC is located, and the driveways, entrance and exit ways, sidewalks and any other exterior area on these Lands. The Landlord shall further be responsible for all ongoing and regular cleaning, repair and maintenance of all Common Areas of the NCC.

## 7. INDEMNITIES

- a) The Tenant shall completely indemnify and save harmless the Landlord, its employees, officers and agents from any and all claims, demands, actions, losses, expenses, costs or damages of every kind and nature whatsoever and howsoever caused that the Landlord, its employees, officers or agents may sustain or suffer as a consequence of the actions, inactions or omissions of the Tenant, its employees, agents or officers or as a result of the breach or non-performance of this Lease by the Tenant, its employees, agents or officers or as a consequence of the negligent actions or inactions of the Tenant, its employees, agents or officers in, on or about the Demised Area whether or not the Landlord is partially or wholly responsible for such claims, demands, actions, losses, expenses, costs or damages.
- b) The Tenant shall at all times indemnify and save harmless the Landlord from and against any and all manner of claims, demands, losses, costs, charges, actions and other proceedings whatsoever (including those under or in connection with the Workplace Safety and Insurance Act, 1997, S. O. 1997, c. 16, Sch. A, or any successor legislation) made or brought against, suffered by or imposed on the Landlord or its property in respect of any loss, damage or injury (including fatal injury) to any person or property (including, without restriction, employees, agents and property of the Landlord or of the Tenant) directly or indirectly arising out of, resulting from or sustained as a result of the Tenant's occupation or use of, or any operation in connection with the Demised Area or any fixtures or chattels therein except to the extent attributable to the Landlord's negligence.
- c) Provided further that the Indemnities provided in subparagraphs a and b herein shall not apply while the Landlord occupies or lets the Demised Premises as contemplated in Subparagraph 4 (b) of this agreement. For greater clarity, the Tenant has no

obligation to indemnify the Landlord when the Landlord occupies the premises or permits others to use the Demised Area;

- d) The rights to indemnity contained in this section shall survive any termination or expiry of this agreement unless otherwise provided in this agreement.

## **8. INSURANCE**

- a) The Tenant agrees to maintain at all times during the currency of this Lease Term and any renewal thereof, at its own expense maintain in force insurance coverage with respect to the Demised Area and its use and occupation thereof, 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 Landlord 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 Landlord. An Insurance Certificate, on the C.S.I.O. form and satisfactory to the City's Risk Manager, shall be provided to the Landlord prior to the commencement of the Lease Term.
- b) The Landlord assumes no responsibility for damage by fire, theft or otherwise whatsoever, to the goods, chattels, fixtures and improvements of the Tenant or of any other person except to the extent caused by the negligence of the Landlord or any person(s) for whom the Landlord is at law responsible.

## **9. EQUIPMENT AND MATERIALS**

- (a) Except as is set forth in this Lease the Landlord assumes no responsibility for loss or damage to equipment or material belonging to the ADSB, its servants, agents, invitees or licensees in or about the ADSB's area, including liability for injury or damage to the person or property of the ADSB's servants, employees, agents, invitees or licensees

## **10. NOTICE**

- (a) Any notice pursuant to any of the provisions of this indenture shall be deemed to have been properly given if delivered in person, or mailed by prepaid registered post addressed:

in the case of notice to the Landlord to:

Director, Community Services  
Community Services Department  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6

And to  
The City Solicitor  
Legal Department  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6

in the case of notice to the Tenant to:

Joe Santa Maria  
Algoma District School Board  
644 Albert Street East  
Sault Ste. Marie, Ontario P6A 2K7

or to such other address as either party may notify the other of, and in the case of mailing as aforesaid, such notice shall be deemed to have been received by the addressee, in the absence of a major interruption in postal service affecting the handling or delivery thereof, on the 4<sup>th</sup> business day, excluding Saturdays, next following the date of mailing. If the notice is faxed, the notice shall be deemed to have been received on the 1<sup>st</sup> day next following the dating of faxing.

## **11. TERMINATION OF THE TERM**

- a) The termination of the Term by expiry or otherwise shall not affect the liability of either party to this lease to the other with respect to any obligation under this lease which has accrued up to the date of such termination but not been properly satisfied or discharged.
- b) The Tenant acknowledges that there are no covenants, representations, warranties, agreements or conditions expressed or implied, collateral or otherwise forming part of or in any way affecting or relating to this lease other than as set out in this lease which constitutes the entire agreement between the parties concerning the Demised Area and which may be modified only by further written agreement under seal.
- c) The provisions of this lease shall be binding upon, and enure to the benefit of, the parties and their respective successors and (where applicable) permitted assigns.

## **12. LAWS OF PROVINCE OF ONTARIO**

- a) This Lease shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada in force in the Province of Ontario.

### **13. DISPUTES**

- a) In the event of any disputes respecting this Lease including any dispute as to the rent payable during any renewal period, either Party may by notice in writing require that the dispute be arbitrated pursuant to the *Arbitrations Act* (Ontario) and any amendments thereto. Within fourteen (14) working days of notice being given of a dispute to be arbitrated, the Parties shall agree on a single Arbitrator in Sault Ste. Marie. In the absence of agreement, each Party shall immediately nominate an Arbitrator. Those nominees will confer and select another member of the group to serve as the single Arbitrator for the dispute. Any Arbitrator must have a minimum of ten (10) years' experience as a solicitor or a Judge. The arbitration shall be held at the City of Sault Ste. Marie (or such other location as is agreed upon by the parties) and the procedure for the arbitration shall be as agreed between the Parties or, in the absence of agreement, as determined by the Arbitrator. The Parties agree, however, that they desire an efficient arbitration and that any discovery requests, either documentary or oral, should be consistent with this principle. The Parties agree that they will use best efforts to ensure that the arbitration hearing is to be conducted within ninety (90) days of the appointment of the Arbitrator. The final decision of the Arbitrator will be furnished to the Parties in writing and will constitute a conclusive determination of the issue in question and will be binding upon the Parties.

### **14. ENTIRE AGREEMENT**

- a) There are no covenants, representations, warranties, agreements or other conditions, express or implied, collateral or otherwise, forming part of or in any way affecting or relating to this Lease, save as expressly set out or incorporated by reference herein, and this Lease constitutes the entire agreement duly executed by the parties hereto, and no amendment, variation or change to this Lease shall be binding unless the same shall be in writing and signed by the parties hereto.

### **15. COUNTERPARTS AND ELECTRONIC SIGNATURES**

- a) This Agreement may be executed in several counterparts, each of which when so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument and shall be effective as of the formal date hereof.

**IN WITNESS WHEREOF** the parties have affixed their corporate seals attested to by the hands of their officers in that behalf duly authorized.

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

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MAYOR – MATTHEW SHOEMAKER

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CITY CLERK – RACHEL TYCZINSKI

**ALGOMA DISTRICT SCHOOL BOARD**

---

EXECUTIVE SUPERINTENDENT OF BUSINESS  
AND OPERATIONS

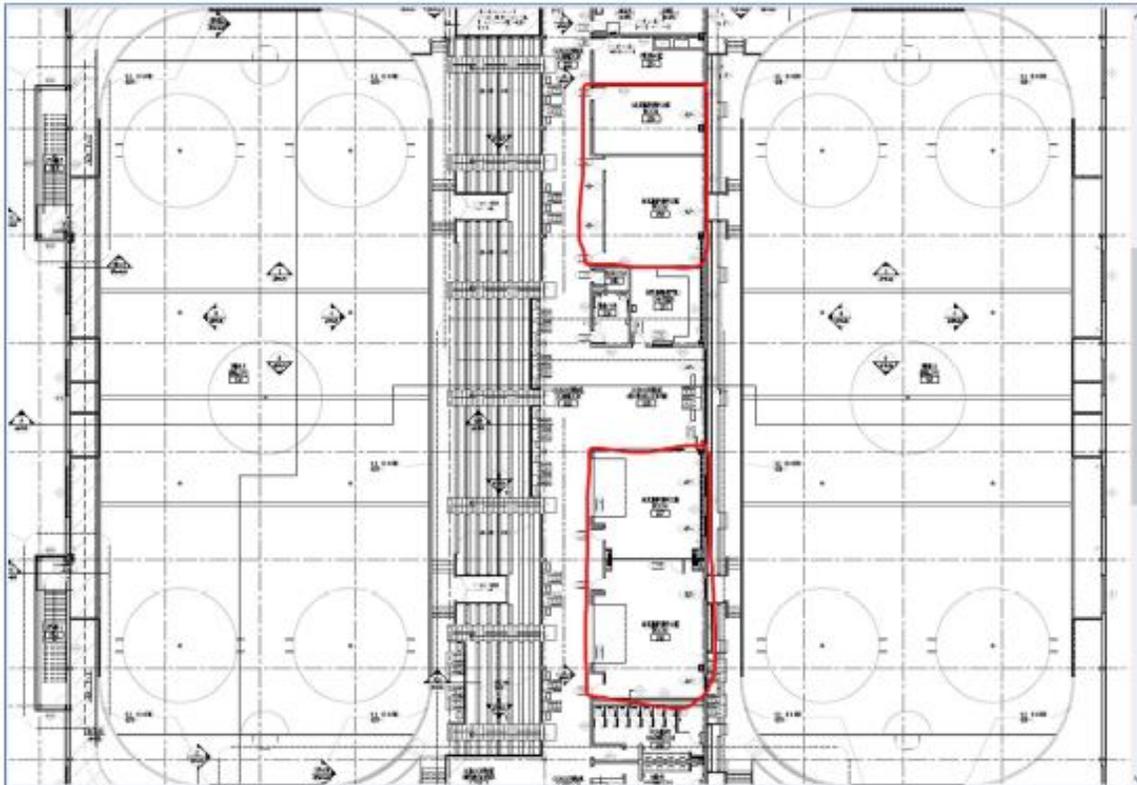
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We have the authority to bind the Board

## Schedule "A"

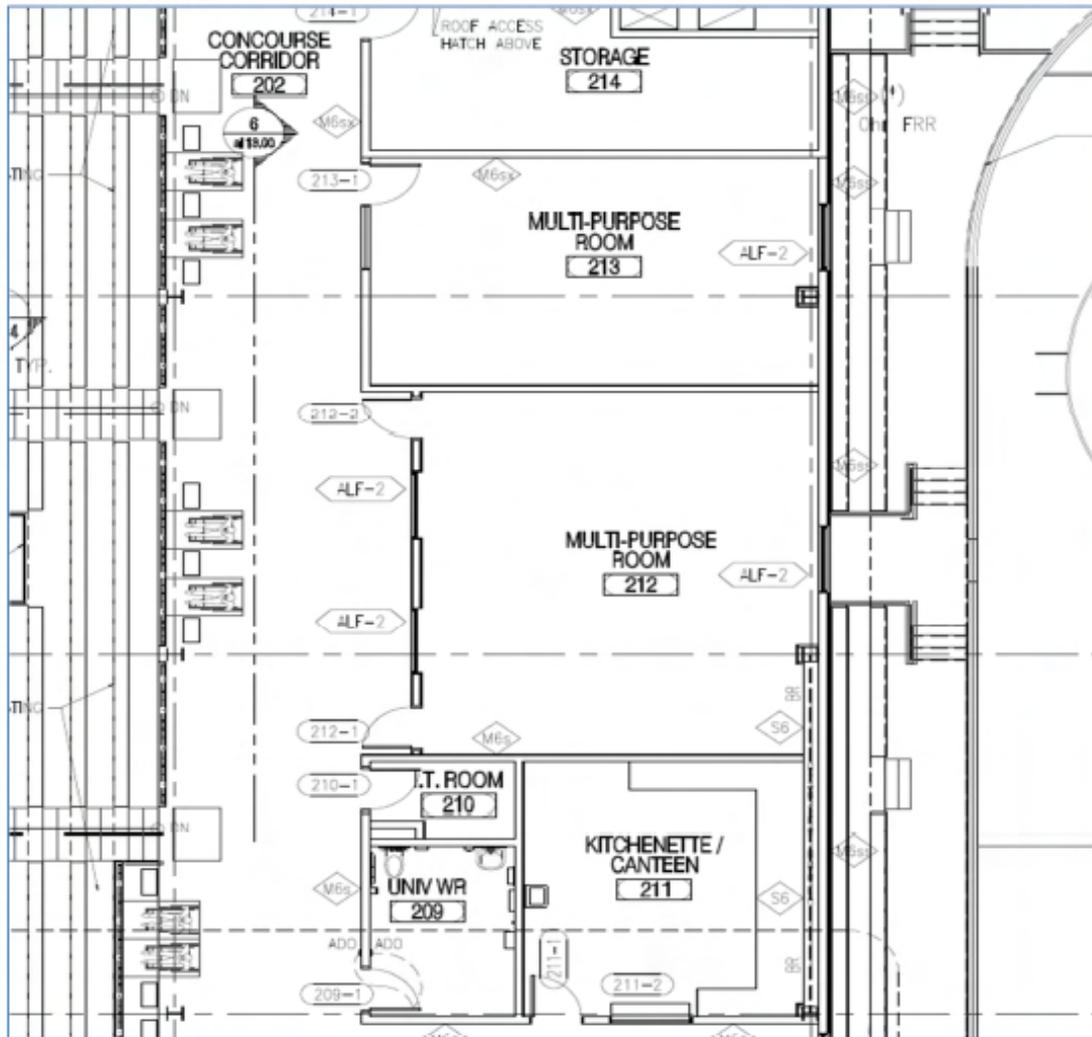
Overhead Shot - Full view, shown (top to bottom), rooms:

213  
212  
207  
206



*Refer to following pages for larger views.*

Rooms 213 & 212:





**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW 2022-198**

**AGREEMENT**: A by-law to authorize the execution of the Agreement between the City and GFL Environmental Inc. for the sale of recycling carts.

**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 December 12, 2022 between the City and GFL Environmental Inc., a copy of which is attached as Schedule "A" hereto. This Agreement is for the sale of recycling carts.

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 12<sup>th</sup> day of December, 2022.

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**MAYOR – MATTHEW SHOEMAKER**

---

**CITY CLERK – RACHEL TYCZINSKI**

ASSET PURCHASE AGREEMENT

THIS AGREEMENT made as of the 12<sup>th</sup> day of December 2022

BETWEEN:

The Corporation of the City of Sault Ste. Marie  
(hereinafter referred to as the "City")

AND

GFL Environmental Inc.  
(hereinafter referred to as "GFL")

Hereinafter known as the "Parties"

WHEREAS GFL had an agreement with the City for the collection of recyclable materials since 2012;

AND WHEREAS the City's recycling program is being transitioned to the Producer Responsibility Organization ("PRO");

AND WHEREAS Circular Materials Ontario ("CMO") have been selected as the Producer Responsibility Organization;

AND WHEREAS Circular Materials Ontario has a number of proposals to establish the contractor for the various responsibilities across Canada;

AND WHEREAS GFL is in the process of negotiating its contract with CMO for the City of Sault Ste. Marie and area;

AND WHEREAS the contract requires that GFL have ownership of the collection carts;

THIS AGREEMENT PROVIDES for the sale of the City's split body recycling carts to the GFL and the City and GFL agree as follows:

### **A. Purchase Price and Payment**

1. Upon GFL's full execution of an agreement with CMO, GFL will purchase the City's split body recycling carts for the sum of two hundred and fifty thousand dollars (\$250,000) inclusive of HST;
2. That GFL will continue to be responsible for the carts maintenance and replacement if broken or damaged in whole or in part;
3. That GFL will provide the carts to any new civic addresses; and
4. Should the Government of Ontario transition from Producer Responsibility back to Municipal responsibility, GFL agrees to sell the carts back to the City for the sum of one dollar (\$1.00).

### **B. Notices**

1. Any notice to be given to the parties shall be in writing and may be given by mailing the same postage prepaid or delivering the same addressed to the City at:

The Corporation of the City of Sault Ste. Marie  
Attention: Susan Hamilton-Beach, Director Public Works  
128 Sackville Road  
Sault Ste. Marie, Ontario, P6B 4T6

with a copy to:

The City Solicitor  
4<sup>th</sup> Floor  
99 Foster Drive  
Sault Ste. Marie, Ontario P6A 5X6

And to GFL at:

GFL Environmental Inc.  
Attention: Christopher Dovigi, Regional Vice President  
100 New Park Place  
Suite 500  
Vaughan. Ontario L4K 0J3

**C. Entire Agreement**

1. This agreement constitutes the entire agreement between the parties hereto and there are no representations, warranties, collateral agreements or conditions affecting this agreement or the relationship of the parties or supported hereby other than as expressed herein in writing. Any amendment to this agreement must be in writing, duly executed by the parties.

**D. Counterparts and Electronic Execution**

1. This Agreement may be executed in any number of counterparts each of which will be deemed to be an original, and all of which taken together will be deemed to constitute one and the same instrument. This Agreement may be executed and delivered by electronic means and each of the parties may rely on such electronic execution as though it were an original hand-written signature.

**E. Proper Law of the Contract**

1. This parties agree that this agreement shall be governed by and construed under and in accordance with the laws of the Province of Ontario. The parties hereto attorn to the jurisdiction of the Courts of Ontario.

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement the day, month and year noted above.

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

\_\_\_\_\_  
Mayor – Matthew Shoemaker

\_\_\_\_\_  
City Clerk – Rachel Tyczinski

**GFL ENVIRONMENTAL INC.**

\_\_\_\_\_  
\_\_\_\_\_

## **A. Purchase Price and Payment**

1. Upon GFL's full execution of an agreement with CMO, GFL will purchase the City's split body recycling carts for the sum of two hundred and fifty thousand dollars (\$250,000) inclusive of HST;
2. That GFL will continue to be responsible for the carts maintenance and replacement if broken or damaged in whole or in part;
3. That GFL will provide the carts to any new civic addresses; and
4. Should the Government of Ontario transition from Producer Responsibility back to Municipal responsibility, GFL agrees to sell the carts back to the City for the **total** sum of one dollar (\$1.00).

## **B. Notices**

1. Any notice to be given to the parties shall be in writing and may be given by mailing the same postage prepaid or delivering the same addressed to the City at:

The Corporation of the City of Sault Ste. Marie  
Attention: Susan Hamilton-Beach, Director Public Works  
128 Sackville Road  
Sault Ste. Marie, Ontario, P6B 4T6

with a copy to:

The City Solicitor  
4<sup>th</sup> Floor  
99 Foster Drive  
Sault Ste. Marie, Ontario P6A 5X6

And to GFL at:

GFL Environmental Inc.  
Attention: Christopher Dovigi, Regional Vice President  
100 New Park Place  
Suite 500  
Vaughan. Ontario L4K 0J3

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW NO. 2022-192**

**LOCAL IMPROVEMENT:** A by-law to authorize the construction of Class “A” pavement on Biggings Avenue from Queen Street East to Wellington Street East under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06.

WHEREAS notice of the intention of the Council to undertake the works hereinafter described was duly published and served more than one month prior to the passing of this by-law; and

WHEREAS the Council has received the reports, estimates and statements required for undertaking the said works;

THEREFORE the Council of The Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. The Corporation shall construct the work described in Schedule “A” hereto as a local improvement under the said Act and in accordance with plans and specifications furnished by the Commissioner of Engineering/Planning.
2. The Commissioner of Engineering/Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said work.
3. The construction and completion of the said work shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering/Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$128.00 per metre frontage shall be specially assessed upon the lots abutting directly on the Class “A” pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
6. The special assessments shall be paid in one payment by December 31<sup>st</sup> of the current year or in the alternative by ten equal annual installments.
7. The debentures to be issued for the loan to be effected to pay the cost of the work when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the installment plan.

8. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.
9. The said Schedule "A" forms a part of this by-law.
10. This by-law comes into force on the day of its final passing.

Read the **FIRST** and **SECOND** time in open Council this 12<sup>th</sup> day of December, 2022.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

da LEGAL\STAFF\COUNCIL\BY-LAWS\2021\2021-25 LOCAL IMPROVEMENT ANGELINA AVENUE FIRST AND SECOND READING.DOC



THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
Civic Centre  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6

**LOCAL IMPROVEMENT CONSTRUCTION BY-LAW 2022-192 SECTION 3  
REGULATION 586-06 MUNICIPAL ACT  
ENGINEER'S REPORT**

**December 12, 2022**

Nature of Work (Construction of): Construction of Class 'A' Pavement  
On: Biggings Avenue  
From: Queen Street East  
To: Wellington Street East

Estimated Cost of Work: \$2,597,000.00

Estimated Assessable Abutting Frontage: 759.3m

Estimated Cost to be Borne by Assessable Abutting Property: \$97,190.49

Estimated Cost to be Borne by The Corporation: \$2,499,809.51

Special Rate per Metre Frontage: \$128.00

Estimated Interest Rate Term: 6.95%  
10 years

Estimated Annual Rate per Metre Frontage: \$18.18

Estimated Lifetime of the Work: 20 years

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. McAuley'.

Maggie McAuley, P. Eng.  
Municipal Services & Design Engineer

Attachment

THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
CLASS A PAVEMENT-SECTION 3

SCHEDULE "A"

BY-LAW 2022-192

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-21-03	Biggings Avenue	Queen Street East	Wellington Street East	450m	6.5m	759.3m	\$97,190.49

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW NO. 2022-193**

**LOCAL IMPROVEMENT:** A by-law to authorize the construction of Class “A” pavement on Wemyss Street from Pim Street to Trelawne Avenue under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06.

WHEREAS notice of the intention of the Council to undertake the works hereinafter described was duly published and served more than one month prior to the passing of this by-law; and

WHEREAS the Council has received the reports, estimates and statements required for undertaking the said works;

THEREFORE the Council of The Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. The Corporation shall construct the work described in Schedule “A” hereto as a local improvement under the said Act and in accordance with plans and specifications furnished by the Commissioner of Engineering/Planning.
2. The Commissioner of Engineering/Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said work.
3. The construction and completion of the said work shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering/Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$128.00 per metre frontage shall be specially assessed upon the lots abutting directly on the Class “A” pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
6. The special assessments shall be paid in one payment by December 31<sup>st</sup> of the current year or in the alternative by ten equal annual installments.
7. The debentures to be issued for the loan to be effected to pay the cost of the work when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the installment plan.

8. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.
9. The said Schedule "A" forms a part of this by-law.
10. This by-law comes into force on the day of its final passing.

Read the **FIRST** and **SECOND** time in open Council this 12<sup>th</sup> day of December, 2022.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

da LEGAL\STAFF\COUNCIL\BY-LAWS\2022\2022-193 LOCAL IMPROVEMENTS WEMYSS FIRST AND SECOND.DOC



THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
Civic Centre  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6

**LOCAL IMPROVEMENT CONSTRUCTION BY-LAW 2022-193 SECTION 3  
REGULATION 586-06 MUNICIPAL ACT  
ENGINEER'S REPORT**

**December 12, 2022**

Nature of Work (Construction of): Construction of Class 'A' Pavement  
On: Wemyss Street  
From: Pim Street  
To: Trelawne Avenue

Estimated Cost of Work: \$4,445,000.00

Estimated Assessable Abutting Frontage: 570.23m

Estimated Cost to be Borne by Assessable Abutting Property: \$72,989.99

Estimated Cost to be Borne by The Corporation: \$4,372,010.01

Special Rate per Metre Frontage: \$128.00

Estimated Interest Rate Term: 6.95%  
10 years

Estimated Annual Rate per Metre Frontage: \$18.18

Estimated Lifetime of the Work: 20 years

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'MAGGIE'.

Maggie McAuley, P. Eng.  
Municipal Services & Design Engineer

Attachment

THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
CLASS A PAVEMENT-SECTION 3

SCHEDULE "A"

BY-LAW 2022-193

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-20-02	Wemyss Street	Pim Street	Trelawne Avenue	550m	10m	570.23m	\$72,989.99

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE**

**BY-LAW NO. 2022-194**

**LOCAL IMPROVEMENT:** A by-law to authorize the construction of Class “A” pavement on Blake Street from McNabb Street to Wawanosh Avenue under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06.

WHEREAS notice of the intention of the Council to undertake the works hereinafter described was duly published and served more than one month prior to the passing of this by-law; and

WHEREAS the Council has received the reports, estimates and statements required for undertaking the said works;

THEREFORE the Council of The Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. The Corporation shall construct the work described in Schedule “A” hereto as a local improvement under the said Act and in accordance with plans and specifications furnished by the Commissioner of Engineering/Planning.
2. The Commissioner of Engineering/Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said work.
3. The construction and completion of the said work shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering/Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$256.00 per metre frontage shall be specially assessed upon the lots abutting directly on the Class “A” pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
6. The special assessments shall be paid in one payment by December 31<sup>st</sup> of the current year or in the alternative by ten equal annual installments.
7. The debentures to be issued for the loan to be effected to pay the cost of the work when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the installment plan.

8. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.
9. The said Schedule "A" form a part of this by-law.
10. This by-law comes into force on the day of its final passing.

Read the **FIRST** and **SECOND** time in open Council this 12<sup>th</sup> day of December, 2022.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

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THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
Civic Centre  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6

**LOCAL IMPROVEMENT CONSTRUCTION BY-LAW 2022-194 SECTION 3  
REGULATION 586-06 MUNICIPAL ACT  
ENGINEER'S REPORT**

**December 12, 2022**

Nature of Work (Construction of): Construction of Class 'A' Pavement  
On: Blake Street  
From: McNabb Street  
To: Wawanosh Avenue

Estimated Cost of Work: \$2,980,000.00

Estimated Assessable Abutting Frontage: 939.32m

Estimated Cost to be Borne by Assessable Abutting Property: \$240,465.00

Estimated Cost to be Borne by The Corporation: \$2,739,535.00

Special Rate per Metre Frontage: \$256.00

Estimated Interest Rate Term: 6.95%  
10 years

Estimated Annual Rate per Metre Frontage: \$36.36

Estimated Lifetime of the Work: 20 years

Respectfully submitted,

Maggie McAuley, P. Eng.  
Municipal Services & Design Engineer

Attachment

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
CLASS A PAVEMENT-SECTION 3**

**SCHEDULE "A"**

**BY-LAW 2022-194**

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-22-07	Blake Avenue	McNabb Street	Wawanosh Avenue	680m	10m	939.32m	\$240,465.00

## THE CORPORATION OF THE CITY OF SAULT STE. MARIE

### BY-LAW NO. 2022-195

**LOCAL IMPROVEMENT:** A by-law to authorize the construction of Class “A” pavement on Stanley Street from Pine Street to Elizabeth Street under Section 3 of the *Municipal Act, 2001*, Ontario Regulation 586/06.

WHEREAS notice of the intention of the Council to undertake the works hereinafter described was duly published and served more than one month prior to the passing of this by-law; and

WHEREAS the Council has received the reports, estimates and statements required for undertaking the said works;

THEREFORE the Council of The Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. The Corporation shall construct the work described in Schedule “A” hereto as a local improvement under the said Act and in accordance with plans and specifications furnished by the Commissioner of Engineering/Planning.
2. The Commissioner of Engineering/Planning shall forthwith make such plans, profiles and specifications and furnish such information as may be necessary for the construction and completion of the said work.
3. The construction and completion of the said work shall be performed under the superintendence and in accordance with the directions and orders of the Commissioner of Engineering/Planning.
4. The Commissioner of Finance/Treasurer may agree with any bank or person for temporary borrowing of money to meet the cost of the works pending completion thereof.
5. The sum of \$128.00 per metre frontage shall be specially assessed upon the lots abutting directly on the Class “A” pavement according to the extent of their respective frontages thereon and the remainder of the cost of the works shall be borne by the City.
6. The special assessments shall be paid in one payment by December 31<sup>st</sup> of the current year or in the alternative by ten equal annual installments.
7. The debentures to be issued for the loan to be effected to pay the cost of the work when completed shall bear interest at such rate as the Council may determine and be made payable within ten years on the installment plan.

8. Any person whose lot is specially assessed may commute for a payment in cash in accordance with By-law 69-436 the special rates imposed on such lot.
9. The said Schedule "A" form a part of this by-law.
10. This by-law comes into force on the day of its final passing.

Read the **FIRST** and **SECOND** time in open Council this 12<sup>th</sup> day of December, 2022.

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**MAYOR – MATTHEW SHOEMAKER**

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**CITY CLERK – RACHEL TYCZINSKI**

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THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
Civic Centre  
99 Foster Drive  
Sault Ste. Marie, ON P6A 5X6

**LOCAL IMPROVEMENT CONSTRUCTION BY-LAW 2022-195 SECTION 3  
REGULATION 586-06 MUNICIPAL ACT  
ENGINEER'S REPORT**

**December 12, 2022**

Nature of Work (Construction of):	Construction of Class 'A' Pavement
On:	Stanley Street
From:	Pine Street
To:	Elizabeth Street

Estimated Cost of Work: \$2,385,000.00

Estimated Assessable Abutting Frontage: 505.8m

Estimated Cost to be Borne by Assessable Abutting Property: \$64,738.08

Estimated Cost to be Borne by The Corporation: \$2,320,261.92

Special Rate per Metre Frontage: \$128.00

Estimated Interest Rate Term: 6.95%  
10 years

Estimated Annual Rate per Metre Frontage: \$18.18

Estimated Lifetime of the Work: 20 years

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'MAGGIE MCAULEY'.

Maggie McAuley, P. Eng.  
Municipal Services & Design Engineer

Attachment

THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
CLASS A PAVEMENT-SECTION 3

SCHEDULE "A"

BY-LAW 2022-195

<u>JOB NUMBER</u>	<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED COST</u>
A-21-15	Stanley Street	Pine Street	Elizabeth Street	290m	10m	505.8m	\$64,738.08