

March 11, 2025

Peter Tonazzo
Director of Planning
The Corporation of the
City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, ON P6A 5X6

Email: s.thapa@cityssm.on.ca

Dear Peter:

Re: 0 Chippewa St – Rezoning, Plan of Subdivision, Plan of Condominium

With regards to the above referenced rezoning application, please refer to the below comments:

PUC Distribution Inc. (Electric Utility)

- PUC Distribution Inc. has no concerns with the proposed rezoning. A subdivision agreement is required for the proposed development for electrical servicing.
- Three-phase power is required to service the proposed development. Extension of the nearest three phase power is required.
- Looping of the primary underground power is required. Looping and its associated costs will be required after every phase of development.
- The power line that is located in south east may need to be altered depending on further details to be confirmed by the developer.
- The location of the new transmission line is in proximity of the development. There must be a horizontal and vertical clearance of a certain distance to the development.
- Consultant to contact PUC Engineering (Daniel Maione) to discuss specific comments regarding the proposed development and electrical servicing.

The Public Utilities Commission of the City of Sault Ste. Marie (Water Utility)

- The developer is advised that there may be frontage fees owing on the subject property, which will be due prior to connection to the municipal water system.
- For the Fire Underwriters Survey (FUS) calculations presented in the Municipal Servicing Report,

please include details of the assumptions made in determining the values use in the calculations. The FUS 2020 method must be used.

- The required design flow for the development of 276 L/s noted in the Municipal Servicing Report is considered high and may not be available from the existing municipal water distribution system. To determine the available flow within the development, it will be necessary to utilize the water distribution system hydraulic model. The developer will be responsible for these costs. The available flow will dictate the details of construction of the buildings within the development.
- The developer must clarify their intentions for water servicing of the two condominium corporations on Parcel B and Parcel C. If the waterworks servicing for the lots within these parcels is privately owned, the waterworks within each parcel would be considered a private waterworks system and would be subject to the requirements under applicable legislation. Under these conditions, for each parcel, PUC would permit a single metered connection to the municipal water distribution system, with backflow prevention. The water meter and backflow preventor for each point of connection is required to be located within a year-round accessible, above ground heated enclosure. The proposed interconnection between Parcels B and C may complicate legislative requirements for the private waterworks systems.
- All waterworks shall be designed in accordance with PUC's Watermain Design Summary Pre-Authorized Alterations Under Drinking Water Works Permit, which is available from the PUC Engineering Department (eng-dept@ssmpuc.com). A completed copy of the document will be required for site plan control approval.
- The developer will be required to enter into a Waterworks Agreement with PUC for the development.
- Consultant to contact PUC Water Engineering (Orlan Euale orlan.euale@ssmpuc.com) prior to finalizing their design, to discuss specific comments regarding the water servicing for the proposed development.

We would also like to take the opportunity to request that the developer reach out to us early in the planning stages with respect to electrical servicing for the development.

Yours truly,
PUC Services Inc.

A handwritten signature in black ink that reads "M Paradis".

Mitchell Paradis, P.Eng.
Manager, Electrical Engineering

MP*km