



The Corporation of the
City of Sault Ste. Marie

COUNCIL REPORT

April 7, 2025

TO: Mayor Matthew Shoemaker and Members of City Council

AUTHOR: Melanie Borowicz-Sibenik, Assistant City Solicitor/Senior
Litigation Counsel

DEPARTMENT: Legal Department

RE: Property Declared Surplus – 0 Nixon Road (1644291
Ontario Limited – Ozzie Grandinetti)

Purpose

The purpose of this report is to recommend to Council that the property described as PIN 31610-0183 (LT) PT LT 9 PL H536 KORAH PT 1 1R6198; SAULT STE. MARIE, being civic 0 Nixon Road, be declared as surplus and offered for sale by the City in accordance with the City's policy for the disposition of land.

Attachment

Attached as Schedule "A" is a map of the subject property.

Background

The Legal Department received a request on February 22, 2024 from Ozzie Grandinetti to ascertain if 0 Nixon Road would be declared surplus. The Applicant is interested in the subject property for road access and to run services to abutting property that will be developed. The request was circulated to various City Departments, the Sault Ste. Marie Region Conservation Authority ("SSMRCA") and the District of Sault Ste. Marie Social Services Administration Board ("DSSAB") for comment.

The Public Works and Transportation Department has no objections and supports the Planning Department on this request.

The Engineering Department has no objections.

The Planning Department is only supportive of declaring the subject property surplus if it is attached to 1171 Second Line West so that 0 Nixon Road and 1171 Second Line West become one contiguous parcel.

The Building Department supports the Planning Department and provided the following comments:

- The subject property is not serviced.

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- Ditches are along both sides of Nixon Road. Culvert permit would be required for new entrance.
- No above ground electrical conductors are permitted other than overhead phone line along east side of Nixon Road.

The Community Development and Enterprise Services Department has no objections.

The SSMRCA advises that the subject property is not located within an area under the jurisdiction of the Conservation Authority, with regard to O. Reg.176/06 for Development, Interference with Wetlands and Alterations to Shoreline and Watercourses.

The DSSAB has no issues or comments with the request.

Analysis

If Council declares the subject property surplus, the property will be advertised on the City's web page.

Financial Implications

If the City decides to dispose of the Subject Property, it would be consistent with the City's plan to dispose of surplus property. The current use of the property is exempt from property taxation. Upon sale of the property it may be assessable depending upon its ultimate use.

Strategic Plan / Policy Impact / Climate Impact

Not applicable.

Recommendation

It is therefore recommended that Council take the following action:

The relevant By-law 2025-53 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

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