



The Corporation of the
City of Sault Ste. Marie

COUNCIL REPORT

February 24, 2025

TO: Mayor Matthew Shoemaker and Members of City Council

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

DEPARTMENT: Legal Department

RE: Deeming By-Law – Sault Ste. Marie Park Subdivision Plan
7602, Brunswick Avenue and Sydenham Road (City-owned
properties)

Purpose

The purpose of this report is to request a Deeming By-law be passed as it relates to the property legally described as LT 703-705 PL 7602 KORAH; PT LT 706 PL 7602 KORAH AS IN T79140; SAULT STE. MARIE and LT 707-709 PL 7602 KORAH; PT LT 706 PL 7602 KORAH AS IN T144886; SAULT STE. MARIE (the “Subject Property”).

Attachment

Attached as Schedule “A” is a map of the Subject Property.

Background

The City owns the Subject Property. Planning requested that a Deeming By-law be passed pursuant to Section 50(4) of the *Planning Act* for this property. The effect of the Deeming By-law, once it is registered on title, would result in this property being treated as one block of land and it could no longer be sold as individual lots without the by-law being repealed or by a Committee of Adjustment severance approval.

Analysis

Planning requested that a Deeming by-law be passed to consolidate the lots to assist with potential development in this area. A circulation was completed to Engineering, Secretary-Treasurer of the Committee of Adjustment and Building for information and given procedure for such requests. There are no objections to the request.

Financial Implications

Approval of this report will not impact municipal finances.

Strategic Plan / Policy Impact / Climate Impact

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

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Recommendation

It is therefore recommended that Council take the following action:

The relevant By-law 2025-31 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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