



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: Gladwyn Road Assumption, Closure and Sale

Purpose

The purpose of this report is to seek Council's approval to assume, stop up, close and convey Gladwyn Road.

Attachment

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

Background

The Legal Department has received various requests to acquire Gladwyn Road. The request was circulated to relevant City Departments and the Sault Ste. Marie Conservation Authority for comments.

The Public Works and Enterprise Services Department supports declaring Gladwyn Road as surplus. It is recommended the design and any alterations to the right of way be to the satisfaction of PWES to ensure that there are no maintenance and operational concerns created with the development of the new lots.

Engineering Services supports declaring Gladwyn Road as surplus. Engineering states that the easement requirements for PUC would present a challenge to build around; however, PUC has provided options to relocate the plant that would make the properties more suitable for the development of one or two lots. The relocation costs would be the responsibility of the owner/developer. Consideration must be provided to ensure access for the property located at 197 Grand Boulevard is maintained.

The Planning Department supports declaring Gladwyn Road as surplus and has provided possible configuration options for two lots, specifically being one lot with frontage on Grand Boulevard and a second lot with frontage on Wilson Street. Planning also notes that according to GIS there is a watermain traversing the property.

The Building Department has no objection but comments that building does have on file an agreement granting access off Gladwyn Road for the owner of 197 Grand Boulevard. Again, any development must ensure such access is maintained.

The Sault Ste. Marie Conservation Authority comments this is not located within an area under the jurisdiction of the Conservation Authority. SSMRCA has no objection to this request.

The Committee of Adjustment states depending on the plant relocation (PUC) there is a possibility of creating a large lot off Wilson Street and a large lot off Grand Boulevard.

Analysis

Not applicable.

Financial Implications

If Council approves the assume, stop up and close sale of Gladwyn Road, the property may be sold as surplus property. The current use of the property is exempt from property taxation. Upon sale of the property, it may be assessable depending on 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-laws 2025-27 and 2025-28 are listed under item 12 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

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