

**CIRCULATION SUMMARY**

RE: Surplus Lands/Access to Land Program – Planning Project – Phase 1  
 (Hudson Street Properties, 72 Corey Avenue and 84-94 Park Street)  
 DATE SENT: March 20, 2025

- Dan Perri – Public Works
- Maggie McAuley / Jerry Tulloch – Engineering
- Toni-Marie Streicher - Building
- Peter Tonazzo – Planning
- SSMRCA
- Michelle Kelly – Planning (Lanes)
- Tom Vair – CAO
- Brent Lamming/Nicole Maione – CD&ES
- Other Departments (if applicable)

COMMENTS RECEIVED	DATE:	
Dan Perri Public Works	Apr. 3, 2025	PW has no comments
	Apr. 11, 2025	PW has no concerns.
Maggie McAuley / Jerry Tulloch Engineering	Apr. 9, 2025	<p>Maggie:</p> <p>We've got most of the comments back from the utilities, but Hydro One has asked for an extension. We will pull together what we have to bring to the meeting and will provide the formal response soon after.</p> <p>Maggie:</p> <p>Further to your request, we have circulated the proposed land sale to the utilities for comments'</p> <p>The comments received are as follows:</p> <ul style="list-style-type: none"> <li>o Enbridge Gas - No interests in subject lands</li> <li>o Hydro One - No plant occupying the property</li> <li>o Bell - See attached correspondence</li> <li>o Rogers - No concerns</li> <li>o Algoma Power- No infrastructure in the area</li> <li>o PUC - Electric Utility - No plant occupying the properties and no objection to the sale</li> <li>o pUC - Water Utility - No plant occupying the properties and no objection to the sale</li> <li>o Engineering - No concerns with the proposed land sale, however there are no existing services installed to the property. Potential property owner(s) should be made aware of the requirement to install servicing from within municipal right of way of Park Street'</li> </ul>
Peter Tonazzo Planning	Apr. 3, 2025	<p>Please accept these comments for all of the properties in this round of the 'Access to Land Program':</p> <p>As Planning is taking the lead on this initiative, we have no significant issues. However, we do recognize that rezoning and/or OPAs may be required to facilitate residential development on</p>

Appendix B.

		certain properties. We also recognize that portions of certain parcels do have constraints that will need to be addressed.
Toni-Marie Streicher Building	Apr. 9, 2025	Last known use was commercial bar with hotel. As last known use of the property is commercial, a RSC is required. <ul style="list-style-type: none"> <li>• Fire order from 2014 indicates use as hotel.</li> <li>• Permit application from 2018 indicates use as hotel.</li> <li>• No change of use permit was obtained prior to demolition.</li> </ul>
SSMRCA	Mar. 24, 2025	The subject properties, 89, 0, & 0 Hudson Street are not located within an area that is regulated regarding: O. Reg. 41/24: Prohibited Activities, Exemptions and Permits under the Conservation Authorities Act, R.S.O. 1990, c.27. SSMRCA does not have any concerns or objections with the surplus declaration of these properties.
Michelle Kelly (Lanes) Planning	N/A	
Tom Vair CAO	N/A	
Brent Lamming / Nicole Maione CD&ES	Mar. 21, 2025  Apr. 7, 2024	Brent:  I have no concerns with all of the properties for bundled land that will be RFP that were included in the attachment.  Nicole:  No concerns for any of the properties listed below and from the attachments from CSD.
Rick Van Staveren / Robin Miners EDC	Mar. 20, 2025  Apr. 7, 2025	Rick:  No issues from Economic Development.  Robin:  I do not have any concerns.
Mike Nadeau DSSAB	Apr. 3, 2025	No concerns from dssab