



**The Corporation of the
City of Sault Ste. Marie**

C O U N C I L R E P O R T

March 17, 2025

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Melanie Borowicz-Sibenik, Assistant City Solicitor/Senior
Litigation Counsel
DEPARTMENT: Legal Department
RE: 0 Sackville Road and Part 128 Sackville Road – Declare
Surplus (Griffin Group Real Estate Ltd. Dennis Tatasciore)

Purpose

The purpose of this report is to recommend to Council that the properties described as PIN 31561-0158 (LT) PT LT 20 RCP H744 TARENTORUS PTS 4, 5, 6 & 7 1R12231; S/T B2789; T15757; SAULT STE. MARIE, being civic 0 Sackville Road and Part PIN 31561-0118 (LT) LT 22 RCP H744 TARENTORUS EXCEPT PT 1 1R2139 AND T113728; S/T B2783, T15768; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 TO 4 PLAN 1R13895 AS IN AL258199; CITY OF SAULT STE. MARIE, being a portion of civic 128 Sackville 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 October 28, 2025 from Dennis Tatasciore on behalf of Griffin Group Real Estate Ltd. to ascertain if 0 Sackville Road and a portion of 128 Sackville Road would be declared surplus. The intention is to build a 10,000 square foot building to house vacuum trucks, a mechanics bay to provide normal maintenance on the vehicle fleet and to provide an additional shipping and receiving room. Initial thoughts are to employ 3 to 5 additional employees with S&T Group. The Map at Schedule "A" identifies as 158 Sackville Road the abutting lands currently owned by the Applicant, Griffin Group Real Estate Ltd. and the Subject Property proposed to be acquired from the City.

The request was circulated to various City Departments, and the Sault Ste. Marie Conservation Authority ("SSMRCA").

0 Sackville Road and Part 128 Sackville Road – Declare Surplus (Griffin Group Real Estate Ltd. Dennis Tatasciore)

March 17, 2025

Page 2.

The Engineering Department circulated to utilities who have confirmed they have no requirements or interest in the properties. Engineering has advised that if there is a shared ditch between the Subject Property and the abutting lands, a drainage agreement may be required.

The Planning Department has no objection to this request; however, it is noted that this general area has been identified as a candidate to accommodate a pedestrian link from Sackville to Industrial Park Crescent. In discussions, Public Works staff have confirmed that in the future a pedestrian link could be accommodated along the south side of the Public Works property without impacting operations.

Public Works provided a sketch showing the property Public Works is prepared to declare surplus, specifically lining up with the rear property lines of 190 Sackville Road and 195 Industrial Park Crescent. Public Works identified that a drainage plan would be required to ensure that all surface water between the two properties has a suitable outlet.

The Building Division has no objections to the proposed request but notes that the subject property is zoned M2–Medium Industrial Zone, and any uses and structures to be built must comply with Section 14.2 of Zoning By-Law 2005-150.

The Community Development and Enterprise Services Department has no comments or concerns.

The SSMRCA has no objection to this request. The subject property is not located within the O.Reg 41/24 area.

Analysis

If the City decides to dispose of the Property, it would be consistent with the City's plan to dispose of surplus property.

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. As this property is presently City owned the City does not receive any revenues from taxes. 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 2025-45 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

0 Sackville Road and Part 128 Sackville Road – Declare Surplus (Griffin Group
Real Estate Ltd. Dennis Tatasciore)

March 17, 2025

Page 3.

Respectfully submitted,

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