



REGULAR MEETING OF CITY COUNCIL

MINUTES

Tuesday, September 2, 2025

5:00 pm

Council Chambers and Video Conference

Present: Mayor M. Shoemaker, Councillor S. Spina, Councillor L. Dufour, Councillor L. Vezeau-Allen, Councillor A. Caputo, Councillor R. Zagordo, Councillor M. Bruni, Councillor S. Kinach, Councillor C. Gardi, Councillor M. Scott

Absent: Councillor S. Hollingsworth

Officials: T. Vair, R. Tyczinski, S. Hamilton Beach, B. Lamming, T. Anderson, J. King, C. Rumiel, P. Tonazzo, D. Perri, N. Maione, S. Facey, F. Coccimiglio, M. Zuppa, T. Vecchio, K. Pulkkinen

1. Land Acknowledgement

2. Adoption of Minutes

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the Minutes of the Regular Council Meeting of August 11, 2025 be approved.

Carried

3. Questions and Information Arising Out of the Minutes and not Otherwise on the Agenda

4. Declaration of Pecuniary Interest

5. Approve Agenda as Presented

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the Agenda for September 2, 2025 City Council Meeting as presented be approved.

Carried

6. Presentations

7. Communications and Routine Reports of City Departments, Boards and Committees – Consent Agenda

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that all the items listed under date September 2, 2025 – Agenda item 7 – Consent Agenda save and except Agenda item 7.3 be approved as recommended.

Carried

7.1 City Awards 2025

The report of the Deputy City Clerk was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Deputy City Clerk dated September 2, 2025 concerning City Awards 2025 be received and that:

1. The Community Development Award be awarded to Royal Canadian Legion Branch 25 and SalDan Construction Group;
2. The Community Recognition Award be awarded to Doug Bradford and Senior Singers Choir;
3. The Sports Hall of Fame be awarded to Carter Simpson, Trisha Westman, and Lawrence Foster; and
4. The Walk of Fame Award be awarded to Doug Hook (posthumously).

Carried

7.2 Capital Road Construction Program

The report of the Director of Engineering and the Manager of Finance was received by Council.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that the report of the Director of Engineering and Manager of Finance dated September 2, 2025 concerning Capital Road Construction Program be received as information.

Carried

7.4 Access to Land Program

The report of the Junior Planner and Assistant City Solicitor/Senior Litigation Counsel was received by Council.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Junior Planner and the Assistant City Solicitor / Senior Litigation Counsel dated September 2, 2025 concerning the Access to Land Program be received and that Council:

1. Approve the Access to Land Program, and authorize staff to:
 - a. bring forth requests to Council to declare properties as surplus for the purposes of this program;
 - b. conduct further investigations into City-owned vacant properties;
 - c. assess current parkland and explore potential land acquisitions for inclusion in this program;
 - d. develop a Request for Proposal (RFP) template, evaluation matrix, and sales agreement for properties to be sold through this program, and issue RPFs accordingly; and
 - e. issue an RFP for a realtor to market the surplus properties to be sold under this program.
2. That Council declare the following City-owned properties as surplus to the City's needs and authorize the disposition of the said properties in accordance with the City's policy for the disposition of land, specifically:
 - a. PIN 31578-0239(LT) LT 14-18 PL 1850 ST. MARY'S; PT LT 13 PL 1850 ST. MARY'S; PT LANE PL 1850 ST. MARY'S CLOSED BY T192883 PT 9 1R4122 & PT 1 1R4447; SAULT STE. MARIE, being 89 Hudson Street; and PIN 31578-0278(LT) PT LT 17 N/S PORTAGE, PT LT 18 N/S PORTAGE TOWN PLOT OF ST. MARY'S; LT 19-22 PL 1850 ST. MARY'S; PT LANE PL 1850 ST. MARY'S CLOSED BY T192883 BEING PT 1 1R11724; SAULT STE. MARIE, being 0 Hudson Street; and PIN 31578-0279(LT) PT LT 17 N/S PORTAGE AND PT LT 18 N/S PORTAGE ST PL TOWN PLOT OF ST. MARY'S; PT LT 1-4 PL 1850 ST. MARY'S; PT LANE PL 1850

- ST. MARY'S CLOSED BY T192883; PT LT 10-13 PL 1850 ST. MARY'S PT 5-9 & 11-13 1R4566 EXCEPT PT 1 1R11724; SAULT STE. MARIE; being also 0 Hudson Street, specifically the three parcels outlined on Appendix A (Page 2) of this report;
- b. PIN 31494-0098(LT) LT 15-17 PL 525 RANKIN LOCATION; S/T Q530; SAULT STE. MARIE, being 84-94 Park Street, specifically the three parcels outlined on Appendix A (Page 4) of this report; and
 - c. PIN 31504-0364(LT) WIBER ST PL H436 TARENTORUS N/S COREY AV PL H436; SAULT STE. MARIE, being 72 Corey Avenue, specifically the parcel outlined on Appendix A (Page 6) of this report.
- 3. That a Deeming By-law be passed to have lots 84-94 Park Street removed from Subdivision Plan PL525 and become one lot pursuant to the *Planning Act*.
 - 4. Further that Council authorize staff to spend up to \$200,000 of Housing Accelerator Fund funding for the necessary expenses for the properties designated for Rounds 1 and 2 of the program.

The relevant By-laws 2025-129, 2025-130, 2025-131, 2025-132, 2025-133, and 2025-134 are listed under Item 12 of the Agenda and will be read with all by-laws under that item.

Carried

7.3 Tourism Sault Ste. Marie Waterfront Design Funding Agreement

The report of the Director of Tourism and Community Development was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that the report of the Director of Tourism and Community Development dated September 2, 2025 concerning Tourism Sault Ste. Marie Waterfront Design Funding Agreement be received and that Council approve \$190,000 from the Miscellaneous Construction Reserve be used for the detail design of the Civic Centre section of the waterfront walkway.

The relevant By-law 2025-136 is listed under item 12 of the agenda will be read with all by-laws under that item.

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	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth				X
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach		X		
Councillor C. Gardi	X			
Councillor M. Scott		X		
Results	8	2	0	1
				Carried

8. Reports of City Departments, Boards and Committees

8.1 Administration

8.2 Corporate Services

8.3 Community Development and Enterprise Services

8.4 Public Works and Engineering Services

8.5 Fire Services

8.6 Legal

8.7 Planning

8.7.1 A-8-25-Z – Parking Amendments

The report of the Junior Planner was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Junior Planner dated September 2, 2025 concerning application A-8-25-Z Parking Amendments be received and that Council approve the amendments listed in Appendix A; and that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth				X
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
Results	10	0	0	1
				Carried

8.8 Boards and Committees

9. Unfinished Business, Notice of Motions and Resolutions Placed on Agenda by Members of Council

9.1 National Emergency Management / Forest Firefighting Service

Moved by: Councillor C. Gardi

Seconded by: Councillor M. Scott

Whereas the frequency and severity of wildfires across Canada have intensified, placing immense strain on the existing provincial and territorial firefighting resources, as highlighted by recent emergency declarations and the sustained national preparedness level of 5; and

Whereas there is a growing national consensus, as outlined in recent public discourse and by federal officials, that Canada's current emergency management system is increasingly outpaced by climate-related disasters, and that a new, proactive national strategy is required to ensure the safety and security of Canadians; and

Whereas proposed solutions from experts and government ministers include the establishment of a federal emergency management agency or a new national firefighting service with a shared pool of resources, capable of rapid, pre-emptive deployment to any region of the country; and

Whereas Sault Ste. Marie is strategically and logically positioned to serve as the headquarters or a major operational hub for such a national agency due to its unique combination of geographical, logistical, and historical assets; and

Whereas the City's location as a central transportation nexus with a major airport and critical road and rail connections provides an ideal base for the rapid deployment of personnel, aircraft, and equipment to high-risk areas across the country; and

Whereas Sault Ste. Marie already possesses a robust foundation of expertise and infrastructure in forestry and fire science, including the Sault Ste. Marie Fire Service, Sault College's Fire Science and Fire Protection courses, the federal Great Lakes Forestry Centre and a significant presence of the Ontario Ministry of Natural Resources and Forestry, including the CL-415 Water Bomber Training Centre, which a new national agency could leverage to avoid excess bureaucracy and accelerate its establishment; and

Whereas the presence of a national emergency agency would not only bolster the country's disaster response but would also provide significant economic and community benefits to Sault Ste. Marie, including high-skilled jobs and strategic federal investment;

Now Therefore Be It Resolved that City Council request appropriate staff to prepare a comprehensive report to

- Investigate the full scope of advantages and feasibility for Sault Ste. Marie to be the home of a national emergency firefighting agency or a broader national emergency agency detailing the City's strategic assets, including its central location, existing infrastructure, and institutional expertise in forestry and emergency management;

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- Outline the potential economic, social, and logistical benefits to the City and the nation of hosting such a federal entity; and
- Engage with local stakeholders, including the Sault Ste. Marie Airport Development Corporation, the Ministry of Natural Resources and Forestry, and the Great Lakes Forestry Centre to gather supporting data and insights; and
- Develop a formal proposal and advocacy plan to present to the federal government outlining Sault Ste. Marie as the optimal location for this critical national agency.

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth				X
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
Results	10	0	0	1
				Carried

9.2 Veterans Memorial Crosswalk

Lily Mae Tremblay and Charlotte Piccolo were in attendance representing the Mayor's Youth Advisory Council.

Moved by: Councillor S. Kinach

Seconded by: Councillor M. Bruni

Whereas the City of Sault Ste. Marie acknowledges the immense sacrifices and contributions made by the men and women of the Canadian Armed Forces, both past and present; and

Whereas the City recognizes the importance of public art and civic space in fostering remembrance, unity, and pride in our shared Canadian heritage; and

Whereas a veterans-themed painted crosswalk will serve as a visible and lasting tribute to local veterans and a symbol of the City's ongoing gratitude for their service; and

Whereas the design of the crosswalk will incorporate respectful and symbolic elements such as Canadian flags or representations of the Canadian Armed Forces, in consultation with local veterans' groups and with oversight from City staff;

Now Therefore Be It Resolved that staff be requested to consult with representatives from local veterans' organizations, and report back to Council with the design, location, funding and installation plan for a Veterans Memorial crosswalk before Remembrance Day November 11, 2025.

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth				X
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
Results	10	0	0	1
				Carried

9.3 Canadian Defence/Munitions Production

Moved by: Councillor C. Gardi

Seconded by: Councillor R. Zagordo

Whereas the Government of Canada has recently announced its plans to spend several billions of dollars over the coming years to revitalize and modernize the Canadian Forces; and

Whereas there is a need globally for enhanced munitions and defence manufacturing; and

Whereas Algoma Steel is a significant steel producer in Canada, including specialized plate steel that is crucial for various defence applications (e.g., shipbuilding, armoured vehicles); and

Whereas Algoma Steel has explicitly stated their interest in supplying the Canadian shipbuilding and defence industries; and

Whereas Sault Ste. Marie has established industrial infrastructure due to Algoma Steel's long history. This includes access to transportation networks (water via the Great Lakes, rail, and road) which are vital for moving raw materials and finished products; and

Whereas there is an existing skilled labour pool in the region with experience in heavy manufacturing and steel production, which could be adaptable to defence manufacturing needs; and

Whereas locating a defence production facility in Sault Ste. Marie could significantly boost the local economy, create jobs, and diversify the industrial base of Northern Ontario, aligning with both the Federal and Provincial governments' goals for regional development; and

Whereas Sault Ste. Marie's location within Canada but relatively close to the US border could also be seen as an advantage for cross-border supply chains or collaboration; and

Whereas the Federal and Provincial governments have already shown support for Algoma Steel's modernization efforts, which suggests a willingness to invest in the company and the region;

Now Therefore Be It Resolved that the Community and Enterprise Services Department be requested to report back to City Council regarding the process and costs associated with conducting a comprehensive feasibility study to consider Sault Ste. Marie as a location for a Canadian defence/munitions production facility(ies), particularly focused on steel-intensive defence products, building upon Algoma Steel's capabilities

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	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth				X
Councillor S. Spina	X			
Councillor L. Dufour		X		
Councillor L. Vezeau-Allen		X		
Councillor A. Caputo		X		
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
Results	7	3	0	1
Carried				

10. Committee of the Whole for the Purpose of Such Matters as are Referred to it by the Council by Resolution

11. Adoption of Report of the Committee of the Whole

12. Consideration and Passing of By-laws

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that all By-laws under item 12 of the Agenda under date September 2, 2025 save and except By-law 2025-136 be approved.

Carried

12.1 By-laws before Council to be passed which do not require more than a simple majority

12.1.1 By-law 2025-126 (Zoning) Housekeeping Amendments Installment One

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-Law 2025-126 being a by-law to amend Sault Ste. Marie Zoning By-law 2025-150 for the purpose of clarifying technical language and improving implementation be passed in open Council this 2nd day of September, 2025.

Carried

12.1.2 By-law 2025-127 (Zoning) Fox Run Subdivision Various Civic Addresses

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-Law 2025-127 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 163 Memorial Avenue; 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, 23, 27, 30, 31, 34, 35, 38, 29, 42, 43, 46, 50, 54, 58, 79 Mulberry Street; and 159 Foxborough Trail (Fox Run Subdivision) be passed in open Council this 2nd day of September, 2025.

Carried

12.1.3 By-law 2025-129 (Access to Land Program Surplus Property) Hudson Street PIN 31578-0239

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2025-129 being a by-law to declare the City owned property legally described as PIN 31578-0239; SAULT STE. MARIE, being a Hudson Street Property as surplus to the City's needs and to authorize the disposition of the said property be passed in open Council this 2nd day of September, 2025.

Carried

12.1.4 By-law 2025-130 (Access to Land Program Surplus Property) Hudson Street PIN 31578-0278

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2025-130 being a by-law to declare the City owned property legally described as PIN 31578-0278; SAULT STE. MARIE, being a Hudson Street Property as surplus to the City's needs and to authorize the disposition of the said property be passed in open Council this 2nd day of September, 2025.

Carried

12.1.5 By-law 2025-131 (Access to Land Program Surplus Property) Hudson Street PIN 31578-0279

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2025-131 being a by-law to declare the City owned property legally described as PIN 31578-0279; SAULT STE. MARIE, being a Hudson Street Property as surplus to the City's needs and to authorize the disposition of the said property be passed in open Council this 2nd day of September, 2025.

Carried

12.1.6 By-law 2025-132 (Access to Land Program Surplus Property) 72 Corey Avenue

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2025-132 being a by-law to declare the City owned property legally described as PIN 31504-0364 WIBER ST PL H436 TARENTORUS N/S COREY AV PL H436; SAULT STE. MARIE being civic 72 Corey Avenue, as surplus to the City's needs and to authorize the disposition of the said property be passed in open Council this 2nd day of September, 2025.

Carried

12.1.7 By-law 2025-133 (Access to Land Program Surplus Property) 84-94 Park Street

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2025-133 being a by-law to declare the City owned property legally described as PIN 31494-0098 LT 15-17 PL 525 RANKIN LOCATION; S/T Q530; SAULT STE. MARIE being civic 84-94 Park Street as surplus to the City's needs and to authorize the disposition of the said property be passed in open Council this 2nd day of September, 2025.

Carried

12.1.8 By-law 2025-134 (Access to Land Program Subdivision Control) 84-94 Park Street

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-law 2025-134 being a by-law to deem not registered for purposes of subdivision control certain lots in the Eastside Subdivision, pursuant to section 50(4) of the *Planning Act* be passed in open Council this 2nd day of September, 2025.

Carried

12.1.9 By-law 2025-136 (Agreement) Tourism SSM Waterfront Plan funding

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Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that By-Law 2025-136 being a by-law to authorize the execution of the Agreement between the City and Tourism Sault Ste. Marie to support the advancement of Phase One of the Waterfront Plan be passed in open Council this 2nd day of September, 2025.

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth				X
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott		X		
Results	9	1	0	1
Carried				

12.2 By-laws before Council for FIRST and SECOND reading which do not require more than a simple majority

12.3 By-laws before Council for THIRD reading which do not require more than a simple majority

13. Questions By, New Business From, or Addresses by Members of Council Concerning Matters Not Otherwise on the Agenda

14. Closed Session

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that this Council move into closed session to discuss one item item subject to solicitor-client privilege;

Further Be It Resolved that should the said closed session be adjourned, the Council may reconvene in closed session to continue to discuss the same without the need for a further authorizing resolution.

Municipal Act R.S.O.2001 – s. 239.2 (f) advice that is subject to solicitor-client privilege

Carried

15. Adjournment

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that this Council now adjourn.

Carried

Mayor

City Clerk