



## REGULAR MEETING OF CITY COUNCIL MINUTES

Monday, April 26, 2021  
4:30 pm  
Video Conference

Present: Mayor C. Provenzano, Councillor P. Christian, Councillor S. Hollingsworth, Councillor L. Dufour, Councillor L. Vezeau-Allen, Councillor D. Hilsinger, Councillor M. Shoemaker, Councillor M. Bruni, Councillor R. Niro, Councillor C. Gardi, Councillor M. Scott

Officials: M. White, R. Tyczinski, L. Girardi, T. Vair, K. Fields, S. Schell, P. Johnson, D. McConnell, B. Lamming, C. Rumiell, J. Bruzas, V. McLeod, F. Coccimiglio, T. Vecchio, M. Zuppa

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### 1. Adoption of Minutes

Moved by: Councillor M. Scott  
Seconded by: Councillor L. Vezeau-Allen

Resolved that the Minutes of the Regular Council meeting of April 12, 2021 be approved.

**Carried**

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

### 3. Declaration of Pecuniary Interest

#### 3.1 Mayor C. Provenzano – Deeming By-law – Pineland Subdivision M241 (Colette Michel-Fall and Richard Fall)

Property owners are clients of law firm.

**3.2 Mayor C. Provenzano – By-law 2021-77 (Subdivision Control) Lots 11 and 12 M241 Pinewood Subdivision (Colette Michel-Fall and Richard Fall)**

Property owners are clients of law firm.

**3.3 Councillor S. Hollingsworth – Sale of 352 Northland Rd. to Sal-Dan Developments Ltd.**

Purchaser is a client.

**3.4 Councillor S. Hollingsworth – By-law 2021-76 (Property Sale) 352 Northland Sale to Sal-Dan Developments Ltd.**

Purchaser is a client.

**3.5 Councillor M. Shoemaker – Sale of 352 Northland Rd. to Sal-Dan Developments Ltd.**

Purchaser is a client of law firm.

**3.6 Councillor M. Shoemaker – By-law 2021-76 (Property Sale) 352 Northland Sale to Sal-Dan Developments Ltd.**

Purchaser is a client of law firm.

**4. Approve Agenda as Presented**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that the Agenda for April 26, 2021 City Council meeting as presented be approved.

**Carried**

**5. Proclamations/Delegations**

**5.1 Motorcycle Awareness Month**

**5.2 Melanoma and Skin Cancer Awareness Month**

**5.3 Community Living Awareness Month**

**5.4 Children's Mental Health Week**

**5.5 Young Professionals Week**

**5.6 National Day of Mourning**

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

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that all the items listed under date April 26, 2021 – Agenda item 6 – Consent Agenda save and except Agenda item 6.14 be approved as recommended.

**Carried**

**6.1 First Quarter Financial Report – March 31, 2021**

The report of the Manager of Finance was received by Council.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Finance dated April 26, 2021 concerning the First Quarter Financial Report to March 31, 2021 be received as information.

**Carried**

**6.2 Finance Committee – 2022 Budget Schedule**

The report of the Chief Financial Officer and Treasurer was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that the report of the Chief Financial Officer and Treasurer dated April 26, 2021 concerning 2022 Budget Schedule be received and that the recommendation of the Finance Committee for the 2022 Operating and Capital schedule be approved.

**Carried**

**6.3 2021 Tax Policy and Rates**

The report of the Chief Financial Officer and Treasurer was received by Council.

The relevant By-laws 2021-75, 2021-83, and 2021-84 are listed under item 11 of the Minutes.

**6.4 2021 Property Tax Capping Options**

The report of the Chief Financial Officer and Treasurer was received by Council.

The relevant By-law 2021-82 is listed under item 11 of the Minutes.

**6.5 Tender for Ready-Mix Concrete**

The report of the Manager of Purchasing was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that the report of the Manager of Purchasing dated April 26, 2021 concerning Tender for Ready-Mix Concrete be received and that the tender submitted by Lafarge for the supply of

ready-mix concrete for the 2021 construction season commencing May 1, 2021 at the tendered pricing (HST extra) be approved.

**Carried**

**6.6 Tender for Asphalt**

The report of the Manager of Purchasing was received by Council.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that the report of the Manager of Purchasing dated April 26, 2021 concerning Tender for Asphalt be received and that the tender submitted by Trimount Construction for the supply of asphalt for the 2021 construction season commencing May 1, 2021 at the tendered pricing (HST extra) be approved.

**Carried**

**6.7 Tender for One (1) 10-Ton Rubber Tired Excavator**

The report of the Manager of Purchasing was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Purchasing dated April 26, 2021 concerning Tender for One (1) 10-Ton Rubber Tired Excavation be received and that the tender for the supply and delivery of one (1) 10-ton rubber tired excavator as required by Public Works and Engineering Services be awarded to Construction Equipment Co. (Sault) Ltd. at their tendered price of \$173,290.16 (including non-rebatable portion of HST) be approved.

**Carried**

**6.8 Accessible Transit Wayfinding Pilot Project**

The report of the Manager of Purchasing was received by Council.

The relevant By-law 2021-81 is listed under item 11 of the Minutes.

**6.9 Professional Services – Assessment and Property Taxation Support for Sault Ste. Marie**

The report of the Manager of Purchasing was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Purchasing dated April 26, 2021 concerning Professional Services – Assessment and Property Taxation Support for Sault Ste. Marie be received and that the provision of additional professional services associated with assessment

and taxation support for the City of Sault Ste. Marie and an upset limit of \$76,565.00 (including the non-rebatable portion of the HST) by the Municipal Taxation Advisory Group for 2021 be approved on a single-source basis.

**Carried**

**6.10 James Street Neighbourhood Strategy – 2021 Priorities**

The report of the Senior Planner and Manager of Recreation and Culture was received by Council.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Senior Planner and Manager of Recreation and Culture dated April 26, 2021 concerning the James Street Neighbourhood Strategy – 2021 Priorities be received as information.

**Carried**

**6.11 Financial Assistance for Sports Competitions – Olivia Starzomski**

The report of the Manager of Recreation and Culture was received by Council.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that the report of the Manager of Recreation and Culture dated April 26, 2021 concerning request for financial assistance be received and that the recommendation of the Parks and Recreation Advisory Committee to provide a financial assistance grant in the amount of \$200 for Olivia Starzomski to attend the Canadian Olympic Trials on May 24 - 28, 2021 in Toronto, Ontario be approved.

**Carried**

**6.12 Heritage Register – Listed Properties**

The report of the Manager of Recreation and Culture was received by Council.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Recreation and Culture dated April 26, 2021 concerning Heritage Register – Listed Properties be received and that the Municipal Heritage Committee be authorized to conduct virtual information session(s) with property owners and report to City Council.

**Carried**

**6.13 Millworks Centre for Entrepreneurship Overview and Lease Agreement**

The report of the Manager of Enterprise Services and Millworks was received by Council.

The relevant By-law 2021-71 is listed under item 11 of the Minutes.

**6.15 724 Bonney Street – Property Declared Surplus**

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

The relevant By-law 2021-80 is listed under item 11 of the Minutes.

**6.16 Deeming By-law – Pineland Subdivision M241 (Colette Michel-Fall and Richard Fall)**

Mayor C. Provenzano declared a conflict on this item. (Property owners are clients of law firm.)

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

The relevant By-law 2021-77 is listed under item 11 of the Minutes.

**6.17 Sale of 352 Northland Rd. to Sal-Dan Developments Ltd.**

Councillor S. Hollingsworth declared a conflict on this item. (Purchaser is a client.)

Councillor M. Shoemaker declared a conflict on this item. (Purchaser is a client of law firm.)

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

The relevant By-law 2021-76 is listed under item 11 of the Minutes.

**6.14 Third Line Reconstruction**

The report of the Manager of Design and Transportation Engineering was received by Council.

The relevant By-laws 2021-78 and 2021-79 are listed under item 11 of the Minutes.

**Main Motion**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Design and Transportation Engineering dated April 26, 2021 concerning Third Line Reconstruction be received; and that

- Contract 2021-1E be awarded to Avery Construction Limited;
- PUC, Shaw Cable and Bell Canada be sole-sourced for their associated over-head utility relocation work;
- \$881,789 be diverted from the MacDonald Avenue Storm Water Management Pond to this project.

**Amendment:**

Moved by: Councillor L. Dufour

Seconded by: Councillor L. Vezeau-Allen

Resolved that the main motion be amended by deleting the words "McDonald Avenue Storm Water Management Project" and inserting the words "a capital construction project to be determined".

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Carried**

**Motion as Amended**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Design and Transportation Engineering dated April 26, 2021 concerning Third Line Reconstruction be received; and that

- Contract 2021-1E be awarded to Avery Construction Limited;
- PUC, Shaw Cable and Bell Canada be sole-sourced for their associated over-head utility relocation work;
- \$881,789 be diverted from a capital construction project to be determined to this project.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Carried**

**7. Reports of City Departments, Boards and Committees**

**7.1 Administration**

**7.2 Corporate Services**

**7.3 Community Development and Enterprise Services**

**7.4 Public Works and Engineering Services**

**7.5 Fire Services**

**7.6 Legal**

**7.7 Planning**

**7.7.1 A-6-21-Z 883 Trunk Road (1584920 Ontario Inc. c/o Christine Whalen)**

The report of the Planner was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the Report of the Planner dated April 26, 2021 concerning Rezoning Application A-6-21-Z be received and that Council rezone 883 Trunk Road from Highway Zone (HZ) to



Highway Zone (HZ.S) with a special exception to, in addition to the uses permitted in an HZ zone:

- Permit retail trade on the subject property; and
- Reduce the required number of parking spaces from 25 to 19 spaces.

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Carried**

**7.8 Boards and Committees**

**7.8.1 Tourism Board**

Moved by: Councillor C. Gardi  
 Seconded by: Councillor L. Dufour

Resolved that Kelly Walker be appointed to the Tourism Board from April 26, 2021 to December 31, 2022.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Carried**

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

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

**10. Adoption of Report of the Committee of the Whole**

**11. Consideration and Passing of By-laws**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that all By-laws under item 11 of the Agenda under date April 26, 2021 save and except By-laws 2021-76 and 2021-77 be approved.

**Carried**

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

**11.1.1 By-law 2021-71 (1188004 Ontario Inc.) Millworks Portion of 83 Huron Street**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2021-71 being a by-law to authorize the execution of the Agreement between the City and 1188004 Ontario Inc. (Millworks) for the lease of a portion of the property at 83 Huron Street for the use of a small business incubation project be passed in open Council this 26th day of April, 2021.

**Carried**

**11.1.2 By-law 2021-75 (Taxes) Tax Ratios**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2021-75 being a by-law to provide for the adoption of tax ratios be passed in open Council this 26th day of April, 2021.

**Carried**

**11.1.5 By-law 2021-78 (Agreement) Third Line Reconstruction (Contract 2021-1E)**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2021-78 being a by-law to authorize the execution of the Contract between the City and Avery Construction Ltd. for the reconstruction of Third Line East (Sault Area Hospital Entrance to Black Road) (Contract 2021-1E) be passed in open Council this 26th day of April, 2021.

**Carried**

**11.1.6 By-law 2021-79 (Temporary Street Closing) Third Line East**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2021-79 being a by-law to permit the temporary closing of Third Line East between the Sault Area Hospital Entrance and Black Road from May 1, 2021 to November 30, 2021 be passed in open Council this 26th day of April, 2021.

**Carried**

**11.1.7 By-law 2021-80 (Property Surplus) 724 Bonney Street**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2021-80 being a by-law to declare the City owned property legally described as PIN 31592-0236 (LT) LT 11-13 BLK 11 PL 1751 KORAH; PT LANE BLK 11 PL 1751 KORAH CLOSED BY T220708 PT 2 & 3 1R4853; SAULT STE. MARIE being civic 724

Bonney Street, as surplus to the City's needs and to authorize the disposition of the said property be passed in open Council this 26th day of April, 2021.

**Carried**

**11.1.8 By-law 2021-81 (Agreement) Accessible Transit Wayfinding Agreement**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2021-81 being a by-law to authorize the execution of the agreement between the City and CNIB for the Accessible Transit Wayfinding Pilot Project be passed in open Council this 26th day of April, 2021.

**Carried**

**11.1.9 By-law 2021-82 (Taxes) Tax Capping Options**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2021-82 being a by-law to end the application of Part IX of the *Municipal Act, 2001*, S.O. 2001 c. 25 to the Multi-Residential Property Class and Adopt Optional Tools for the purposes of administering limits for the commercial and industrial property classes be passed in open Council this 26th day of April, 2021.

**Carried**

**11.1.10 By-law 2021-83 (Taxes) Final Tax Billing**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2021-83 being a by-law to provide for 2021 final tax billing be passed in open Council this 26th day of April, 2021.

**Carried**

**11.1.11 By-law 2021-84 (Taxes) Tax Rates**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2021-84 being a by-law to provide for the adoption of property tax rates for 2021 be passed in open Council this 26th day of April, 2021.

**Carried**

**11.1.3 By-law 2021-76 (Property Sale) 352 Northland Sale to Sal-Dan Developments Ltd.**

Councillor S. Hollingsworth declared a conflict on this item. (Purchaser is a client.)

Councillor M. Shoemaker declared a conflict on this item. (Purchaser is a client of law firm.)

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2021-76 being a by-law to authorize the sale of surplus property being civic 352 Northland Road, legally described in PIN 31572-0139 (LT) to Sal-Dan Developments Limited be passed in open Council this 26th day of April, 2021.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth (Conflict)			X
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker (Conflict)			X
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>9</b>	<b>0</b>	<b>2</b>
			<b>Carried</b>

**11.1.4 By-law 2021-77 (Subdivision Control) Lots 11 and 12 M241 Pinewood Subdivision (Colette Michel-Fall and Richard Fall)**

Mayor C. Provenzano declared a conflict on this item. (Property owners are clients of law firm.)

Acting Mayor L. Vezeau-Allen assumed the Chair for this item.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2021-77 being a by-law to deem not registered for purposes of subdivision control certain lots in the Pineland Subdivision, pursuant to section 50(4) of the *Planning Act* be passed in open Council this 26th day of April, 2021.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor C. Provenzano (Conflict)			X
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
<b>Results</b>	<b>10</b>	<b>0</b>	<b>1</b>
			<b>Carried</b>

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

**13. Closed Session**

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that this Council move into closed session to discuss one item concerning information supplied in confidence by the Province of Ontario;

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 matter without the need for a further authorizing resolution.

*Municipal Act R.S.O. 2002 – section 239 2 (h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them*

**Carried**

**14. Adjournment**

April 26, 2021 Council Minutes

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that this Council now adjourn.

**Carried**

“Christian Provenzano”

Mayor

“Rachel Tyczinski”

City Clerk