



The Corporation of the City of Sault Ste. Marie

Special Meeting of City Council

Minutes

Monday, June 3, 2024

4:30 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 (by video), Councillor C. Gardi, Councillor M. Scott

Absent: Councillor S. Hollingsworth

Officials: T. Vair (by video), R. Tyczinski, L. Girardi, K. Fields, S. Schell, P. Johnson, N. Ottolino, T. Anderson, T. Vecchio, M. Borowicz-Sibenik, P. Tonazzo, C. Taddo, R. Van Staveren, M. Zuppa, T. Vecchio

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- 1. Land Acknowledgement**
 - 2. Adoption of Minutes**
 - 3. Questions and Information Arising Out of the Minutes and not Otherwise on the Agenda**
 - 4. Declaration of Pecuniary Interest**
 - 4.1 Mayor M. Shoemaker – By-law 2024-94 (Official Plan Amendment) 267 Cathcart Street**

Applicant is a client of law firm.
 - 4.2 Mayor M. Shoemaker – By-law 2024-95 (Zoning) 267 Cathcart Street**

Applicant is a client of law firm.

5. Approve Agenda as Presented

Moved By Councillor S. Spina
Seconded By Councillor C. Gardi

Resolved that the Agenda for the June 3, 2024 Special City Council Meeting and Addendum #1 as presented be approved.

Carried

6. Presentations

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

Moved By Councillor S. Spina
Seconded By Councillor C. Gardi

Resolved that all the items listed under date June 3, 2024 – Agenda Item 7 – Consent Agenda be approved.

Carried

7.1 Landfill Operations and Monitoring 2023 – Environmental Monitoring Committee

The report of the Manager of Development and Environmental Engineering was received by Council.

Moved By Councillor S. Spina
Seconded By Councillor C. Gardi

Resolved that the report of the Manager of Development and Environmental Engineering dated June 3, 2024 concerning the annual operations and monitoring reports for the municipal landfill be received as information.

Carried

7.2 Noise By-law Exemption – Contract 2023-11E

The report of the Manager of Development and Environmental Engineering was received by Council.

The relevant By-law 2024-90 is listed under item 12 of the Minutes.

7.3 Yates Avenue – Torque-Fab Inc. 2.85 Acre Land Disposition

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

Moved By Councillor S. Spina
Seconded By Councillor M. Scott

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Resolved that the report of the Director of Economic Development and the Assistant City Solicitor / Senior Litigation Counsel dated June 3, 2024 concerning Yates Avenue – Torque-Fab Inc. land disposition be received and that the City owned property described as being Part of Section 34 Korah, being Part PIN 31609-0384, specifically the 2.85 acre parcel identified in Schedule “A” to this Report be declared surplus to the City’s needs and the disposition of the said property be authorized in accordance with the City’s policy for the disposition of land to Torque-Fab Inc. for the amount of \$142,500;

Further, once the Buyer waives the financing condition in the Agreement of Purchaser and Sale the cost of the survey be borne by the City.

The relevant By-law 2024-89 is listed under Agenda item 12 and will be read with all by-laws under that item.

Carried

7.4 Fox Run Subdivision (Part Lot Control) – Further Amendment to By-law 2013-95

The report of the Assistant City Solicitor was received by Council.

The relevant By-law 2024-93 is listed under item 12 of the Minutes.

8. Reports of City Departments, Boards and Committees

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

9.1 Association of Municipalities of Ontario Board Nomination

Moved By Councillor L. Dufour

Seconded By Councillor S. Spina

Resolved that the Council for the City of Sault Ste. Marie nominates Angela Caputo for the position of Large Urban Caucus Director on the AMO Board of Directors for the 2024–2026 term.

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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	9	0	0	2
				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 S. Spina

Seconded By Councillor C. Gardi

Resolved that all By-laws under item 12 of the Agenda save and except By-laws 2024-94 and 2024-95 under date June 3, 2024 be approved.

Carried

12.1 By-law 2024-86 (Agreement) CUPE 3 Community Services Group

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Moved By Councillor S. Spina
Seconded By Councillor C. Gardi

Resolved that By-law 2024-86 being a by-law to authorize the execution of the Agreement between the City and Local No. 3 Canadian Union of Public Employees – Community Services Group for the term commencing February 1, 2023 to January 31, 2028 be passed in open Council this 3rd day of June, 2024.

Carried

12.2 By-law 2024-87 (Zoning) 26 Queen Street E (Priority Home Group Inc. c/o Mehdi Arfaei)

Moved By Councillor S. Spina
Seconded By Councillor M. Scott

Resolved that By-Law 2024-87 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 26 Queen Street East (Priority Home Group Inc. c/o Mehdi Arfaei) be passed in open Council this 3rd day of June, 2024.

Carried

12.3 By-law 2024-88 (Official Plan Amendment) Strategic Development Areas

Moved By Councillor S. Spina
Seconded By Councillor C. Gardi

Resolved that By-law 2024-88 being a by-law to adopt Amendment No. 252 to the Official Plan for the City of Sault Ste. Marie be passed in open Council this 3rd day of June, 2024.

Carried

12.4 By-law 2024-89 (Property Sale) Yates Avenue Sale to Torque Fab Inc.

Moved By Councillor S. Spina
Seconded By Councillor M. Scott

Resolved that By-law 2024-89 being a by-law to declare the City owned property legally described as PT PIN 31609-0384 (LT) PART SECTION 34 KORAH PARTS 1-3, 9, 16, 20 & 21 PLAN 1R10744 EXCEPT PART 1 PLAN 1R10935, PART 1 PLAN 1R11773, PARTS 2 & 3 PLAN 1R13242, PART 1 PLAN 1R13366 & PART 1 PLAN 1R13469; SUBJECT TO AN EASEMENT AS IN LT127571; SUBJECT TO AN EASEMENT AS IN LT89277; CITY OF SAULT STE. MARIE being property on Yates Avenue as surplus to the City's needs and to authorize the disposition of the said property to Torque-Fab Inc. (David Fleury) be passed in open Council this 3rd day of June, 2024.

Carried

12.5 By-law 2024-90 (Engineering) South Market Storm Sewer Rehabilitation

Moved By Councillor S. Spina
Seconded By Councillor M. Scott

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Resolved that By-law 2024-90 being a by-law to exempt and facilitate work under the South Market area storm sewer rehabilitation (Contract 2023-11E), tentatively scheduled June 17, 2024 in the area of Boundary Road from South Market Street to Eastern Avenue from the Noise Control By-law 80-200 for the duration of the construction season of 2024 for the City of Sault Ste. Marie, be passed in open Council this 3rd day of June, 2024.

Carried

12.6 By-law 2024-93 (Part Lot Control) Fox Run Subdivision Phase I Extension

Moved By Councillor S. Spina

Seconded By Councillor C. Gardi

Resolved that By-law 2024-93 being a by-law to to further amend By-law 2013-95 to extend the time period specified for the expiration of the by-law as provided in Section 4 of By-law 2013-95 so as to continue to designate Lots 1 to 24 inclusive, Plan 1M589 in the Fox Run Subdivision, Phase I, Sault Ste. Marie as an area not subject to part lot control be passed in open Council this 3rd day of June, 2024.

Carried

12.7 By-law 2024-94 (Official Plan Amendment) 267 Cathcart Street

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

Moved By Councillor S. Spina

Seconded By Councillor C. Gardi

Resolved that By-law 2024-94 being a by-law to adopt Amendment No. 253 to the Official Plan for the City of Sault Ste. Marie (Claudia Daniels) 267 Cathcart Street be passed in open Council this 3rd day of June, 2024.

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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	0	1	2
				Carried

12.8 By-law 2024-95 (Zoning) 267 Cathcart Street

Mayor M. Shoemaker declared a conflict on this item. (Applicant is a client of law firm. ;)

Moved By Councillor S. Spina

Seconded By Councillor C. Gardi

Resolved that By-law 2024-95 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 267 Cathcart Street be passed in open Council this 3rd day of June, 2024.

