



The Corporation of the City of Sault Ste. Marie
Regular Meeting of City Council
Agenda

Monday, November 17, 2025

5:30 pm

Council Chambers and Video Conference

As a courtesy, meetings are available for viewing on the City's YouTube channel
<https://www.youtube.com/user/SaultSteMarieOntario>

	Pages
1. Land Acknowledgement	
I acknowledge, with respect, that we are in Robinson-Huron Treaty territory, that the land on which we are gathered is the traditional territory of the Anishinaabe and known as Bawating. Bawating is the home of Garden River First Nation, Batchewana First Nation, the Historic Sault Ste. Marie Metis Council.	
2. Adoption of Minutes	5 - 23
Mover Councillor L. Vezeau-Allen Secunder Councillor C. Gardi Resolved that the Minutes of the Regular Council Meeting of November 3, 2025 be approved.	
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	
Mover Councillor L. Dufour Secunder Councillor M. Scott Resolved that the Agenda for November 17, 2025 City Council Meeting as presented be approved.	

- 6. **Presentations**
- 7. **Communications and Routine Reports of City Departments, Boards and Committees – Consent Agenda**
 - Mover Councillor L. Dufour
 - Seconder Councillor M. Scott
 - Resolved that all the items listed under date November 17, 2025 – Agenda item 7 – Consent Agenda be approved as recommended.
- 7.1 **Machine Rental, John Street Sanitary Main Cleaning – Budget Increase** 24 - 25
 - A report of the Director of Public Works is attached for the consideration of Council.
 - Mover Councillor L. Vezeau-Allen
 - Seconder Councillor M. Scott
 - Resolved that the report of the Director of Public Works dated November 17, 2025 concerning Machine Rental, John Street Sanitary Main Cleaning be received and that the budget increase be approved.
- 7.2 **Service Level Change – Fire Services** 26 - 27
 - A report of the Fire Chief is attached for the consideration of Council.
 - Mover Councillor L. Dufour
 - Seconder Councillor C. Gardi
 - Resolved that the report of the Fire Chief dated November 17, 2025 concerning Service Level Change – Fire Services be received and that Council refer the addition of one FTE on a temporary basis to 2026 budget deliberations.
- 7.3 **Property Declared Surplus – Part of 746 Shafer Avenue (Chris Caldwell)** 28 - 30
 - A report of the Assistant City Solicitor/Senior Litigation Counsel is attached for the consideration of Council.
 - The relevant By-law 2025-161 is listed under item 12 of the Agenda and will be read with all by-laws under that item.
- 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
- 8.8 Boards and Committees
- 9. Unfinished Business, Notice of Motions and Resolutions Placed on Agenda by Members of Council
- 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

Mover Councillor L. Vezeau-Allen
 Secunder Councillor C. Gardi
 Resolved that all By-laws under item 12 of the Agenda under date November 17, 2025 be approved.

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

- 12.1.1 By-law 2025-161 (Property) Surplus Part of 746 Shafer Avenue (Chris Caldwell)

31 - 32

A report from the Assistant City Solicitor/Senior Litigation Counsel is on the Agenda.

Mover Councillor S. Kinach
 Secunder Councillor M. Scott
 Resolved that By-law 2025-161 being a by-law to declare the City owned property legally described as PART PIN 31570-0165 (LT) LT 190-191 PL 1703 KORAH; SAULT STE. MARIE, being part of civic 746 Shafer Avenue, as surplus to the City's needs and to authorize the disposition of the said property be passed in open Council this 17th day of November, 2025.

- 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

Mover Councillor L. Dufour

Seconder Councillor M. Scott

Resolved that this Council move into closed session to discuss four items concerning a proposed disposition of land by the municipality or local board;

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.

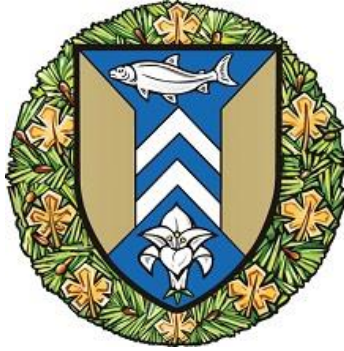
Municipal Act R.S.O.2001 – section 239 (2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board.

15. Adjournment

Mover Councillor L. Vezeau-Allen

Seconder Councillor M. Scott

Resolved that this Council now adjourn.



REGULAR MEETING OF CITY COUNCIL MINUTES

Monday, November 3, 2025

5:00 pm

Council Chambers and Video Conference

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

Officials: T. Vair, R. Tyczinski, S. Schell, P. Johnson, S. Hamilton Beach, B. Lamming, J. King, P. Tonazzo, C. Rumiell, N. Ottolino, N. Maione, D. Perri, S. Facey, T. Anderson, F. Coccimiglio, T. Vecchio, M. Borowicz-Sibenik, M. McAuley, E. Cormier, D. Morrell, R. Miners, D. Lamming, K. Pulkkinen

1. **Land Acknowledgement**

2. **Adoption of Minutes**

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that the Minutes of the Regular Council Meeting of October 14, 2025 be approved.

Carried

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

4. **Declaration of Pecuniary Interest**

4.1 Councillor M. Scott – Northern Community Centre Garage Lease Agreement – Algoma District School Board

Spouse is employed by Algoma District School Board

4.2 Councillor C. Gardi – Community Development Fund – Green Initiatives Program Applications 2025 Q3 Intake

Member of Environmental Sustainability Committee and Conservation Authority

4.3 Councillor R. Zagordo – Community Development Fund – Green Initiatives Program Applications 2025 Q3 Intake

Member of Conservation Authority

4.4 Councillor M. Scott – By-law 2025-155 (Agreement) Algoma District School Board Lease (Space Northern Community Centre)

Spouse is employed by Algoma District School Board.

5. Approve Agenda as Presented

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that the Agenda for November 3, 2025 City Council Meeting as presented be approved.

Carried

6. Presentations

6.1 Sault Ste. Marie Physician Recruitment and Retention Program

Tasha Varpio, Manager, was in attendance.

6.2 Sault Ste. Marie Transit – Route Optimization and Terminal Relocation

Jeremy Finkleman, Lead – Transit Centre of Excellence / Senior Transportation Planner, WSP was in attendance.

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

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Scott

Resolved that all the items listed under date November 3, 2025 – Agenda item 7 – Consent Agenda save and except Agenda items 7.5, 7.7, and 7.11 be approved as recommended.

Carried

7.1 Medal of Merit By-law Update

The report of the City Clerk was received by Council.

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Scott

Resolved that the report of the City Clerk dated November 3, 2025 concerning Medal of Merit By-law Update be received and that the deadline for the 2025 Medal of Merit be extended to November 30, 2025.

The relevant By-law 2025-158 is listed under Agenda item 12 and will be read with all other by-laws under that item.

Carried

7.2 Sault Ste. Marie Region Conservation Authority Draft 2026 Budget

The 2026 draft proposed Budget and Levy were received by Council.

A resolution was passed at the September 24, 2025 Sault Ste. Marie Region Conservation Authority Board Meeting to circulate the draft Budget and proposed Levy to the member municipalities. The 2026 draft Budget will come before the SSMRCA Board of Directors for final approval on November 18, 2025, at 4:45 p.m

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Scott

Resolved that the Sault Ste. Marie Region Conservation Authority's draft proposed Budget and Levy be received as information.

Carried

7.3 Third Quarter Financial Report – September 30, 2025

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

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that the report of the Manager of Finance dated November 3, 2025 concerning Third Quarter Financial Report – September 30, 2025 be received as information.

Carried

7.4 2026 User Fees

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

The relevant By-law 2025-153 is listed under item 12 of the Minutes.

7.6 Cemetery By-Law Update

The report of the Director of Community Services was received by Council.

The relevant By-Law 2025-156 is listed under item 12 of the Minutes.

Ontario Regulation 30/11 requires notice of passage of the by-law at all municipal cemeteries for four weeks, after which the By-law will be submitted to the Bereavement Authority of Ontario for final approval. The By-law will not come into effect until that approval has been received.

7.7 Northern Community Centre Garage Lease Agreement – Algoma District School Board

Councillor M. Scott declared a conflict on this item. (Spouse is employed by Algoma District School Board)

The report of the Director of Community Services was received by Council.

The relevant By-Law 2025-155 is listed under item 12 of the Minutes.

7.8 Tourism Development Fund Applications – October 2025

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

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that the report of the Director of Tourism and Community Development dated November 3, 2025 concerning Tourism Development Fund Applications – October 2025 be received and that the recommendation of the Tourism Sault Ste. Marie Board of Directors to allocate \$58,800 as detailed below be approved:

1. XCSO Ontario Cup 3 (Soo Finnish Nordic Ski Club) \$20,000;
2. City of Sault Ste. Marie Tourism Division – Kayak Dock Replacement \$30,000; and
3. 2026 Canadian Police Curling Championships (Northern Ontario Police Curling Association) \$8,800.

Carrie

7.9 Traffic Signal Removal Study – Wallace Terrace and Goulais Avenue

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

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that the report of the Manager of Design and Transportation Engineering dated November 3, 2025 concerning the Traffic Signal Removal Study – Wallace Terrace and Goulais Avenue be received and that staff proceed with the replacement of signals and procurement of the traffic detection technology.

Carried

7.10 Sale of 0 Nixon Road (1644291 Ontario Limited – Ozzie Grandinetti)

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

The relevant By-law 2025-150 is listed under item 12 of the Minutes.

7.5 RFP Engineering Service – Preliminary Design, Elgin Street Improvements

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

The relevant By-law 2025-157 to obtain Council approval to delegate authority to the CAO to execute the MEA Agreement for this project is listed under item 12 of the Minutes.

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Scott

Resolved that the report of the Manager of Purchasing dated November 3, 2025 concerning Preliminary Design, Elgin Street Improvements be received and that the work be awarded to AECOM Canada Ltd. for \$177,615.00 plus HST.

	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

7.11 Community Development Fund – Green Initiatives Program Applications 2025 Q3 Intake

Councillor C. Gardi declared a conflict on this item. (Member of Environmental Sustainability Committee and Conservation Authority.)

Councillor R. Zagordo declared a conflict on this item. (Member of Conservation Authority.)

The report of the Sustainability Coordinator was received by Council.

Moved by: Councillor L. Dufour
 Seconded by: Councillor M. Scott

Resolved that the report of the Sustainability Coordinator dated November 3, 2025 concerning Community Development Fund – Green Initiatives Program Applications 2025 Q1 Intake be received and that the recommendations of the Environmental Sustainability Committee to support the two projects as follows be approved:

1. Sault Ste. Marie Region Conservation Authority Environmental Monitoring Project \$11,225; and
2. ARCH Hospice LED Lighting Phase 2 Project \$3,250.

	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

8. Reports of City Departments, Boards and Committees

8.1 Administration

8.2 Corporate Services

8.3 Community Development and Enterprise Services

8.3.1 Sault Ste. Marie Transit Optimization and Terminal Relocation Study

The report of the Director of Community Services was received by Council.

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that the report from the Director of Community Services dated November 3, 2025 concerning the Transit Optimization and Terminal Relocation Study be received and that staff:

1. Be directed to implement the new route network referred to as “Sault Loops;”
2. Be directed to return to fixed-route service on weekend evenings in place of On-Demand and discontinue On-Demand service with the launch of Sault Loops;
3. Be directed to expand the “Home to Hub” service to Pawating Place with the launch of Sault Loops;
4. Be directed to explore software options to improve scheduling of Parabus clients;
5. Be directed to review fare structure and bring it to budget in a future year;
6. Expand the Community Bus to include all nursing and retirement homes and report back to Council regarding the cost to do so; and
7. Be directed to re-visit the relocation of the downtown terminal and bring it to budget in a future year.

	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	11	0	0	0
				Carried

Amendment:

Moved by: Councillor M. Bruni

Seconded by: Councillor S. Hollingsworth

Resolved that the words "Be directed to re-visit the relocation of the downtown terminal and bring it to budget in a future year" be removed.

	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	4	7	0	0
				Defeated

Amendment:

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor M. Bruni

Resolved that an additional recommendation to "expand the Community Bus to include all nursing and retirement homes and report back to Council regarding the cost to do so" be added.

	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	11	0	0	0
				Carried

8.4 Public Works and Engineering Services

8.5 Fire Services

8.6 Legal

8.7 Planning

8.8 Boards and Committees

8.8.1 Community Skills Training and Employment Coalition Advisory Committee

The report of the Deputy CAO, Community Development and Enterprise Services was received by Council.

Moved by: Councillor L. Dufour

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated November 3, 2025 concerning the Community Skills Training and Employment Coalition Advisory Committee be received and that Councillor C. Gardi be appointed to the Committee.

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			

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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

8.8.2 Environmental Sustainability Committee

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Scott

Resolved that Stevie Luzzi be appointed to the Environmental Sustainability Committee from November 3, 2025 to December 31, 2026.

	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	11	0	0	0
				Carried

8.8.3 Sault Ste. Marie Public Library Board

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

Resolved that David Nanchin be appointed to the Sault Ste. Marie Library Board from November 3, 2025 to December 31, 2026.

	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	11	0	0	0
				Carried

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

9.1 Northern Avenue Intersection Improvements

Moved by: Councillor L. Vezeau-Allen
 Seconded by: Councillor S. Hollingsworth

Whereas intersection improvements at the Great Northern Road and Northern Avenue East intersection and the Northern Avenue East Peewee/Metro intersection were identified as high-priority capital requests for projects not already included; and

Whereas these intersections and the surrounding area have the highest concentration of residents with disabilities due to large numbers of accessible residential units at 277A Northern Avenue, 31 and 59 Old Garden River Road; and

Whereas given increased development in the area, additional vehicles and pedestrians are anticipated to utilize these intersections; and

Whereas current pedestrian facilities are not adequate and do not meet current *Accessibility for Ontarians with Disabilities Act* standards; and

Whereas the Accessibility Advisory Committee has conducted a thorough examination of the area, and identified significant safety and accessibility concerns, including inaccessible curb cuts, no access for motorized wheelchairs, unsafe slip lanes, among other concerns; and

Whereas the current infrastructure is not deemed safe or accessible by the Accessibility Advisory Committee. During the public consultation process in association with the Trinity Tower development, a common theme for those residing in the area was that the current state of the pedestrian infrastructure at both intersections is not safe; and

Whereas the Great Northern Road/Northern Avenue intersection is one of the busiest pedestrian intersections in Sault Ste. Marie. Over a 12-hour period on March 20th, 2025, there were a total of 30,401 vehicle and 371 pedestrian crossings at this intersection. Additional development, such as the 108-unit Trinity Tower, 32-unit former Catalina Motel, and full commercial build-out of the 'Princess Auto Plaza' will increase both vehicular and pedestrian traffic in the area; and

Whereas it was estimated to cost \$600,000 to complete the scope of work for both intersections;

Now Therefore Be It Resolved that the Northern Avenue East Peewee/Metro intersection be added to the 2026 budget as a service level change as it is not included within the recommended capital program for 2026 for upcoming budget deliberations.

	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	11	0	0	0
				Carried

9.2 Hallowe'en Tour Bus

Moved by: Councillor A. Caputo
 Seconded by: Councillor C. Gardi

Whereas several Sault Ste Marie residents have invested immense time, financial commitment, and effort to make their houses spooky destinations for all to enjoy throughout the Hallowe'en season, with their greatest reward being the ability to share their passion for Hallowe'en with children and adults from all over the City; and

Whereas not all residents have access to a vehicle to visit these incredible attractions; and

Whereas providing bus tours would be a greener alternative to those residents who do have access to a vehicle, reducing the number of cars on residential streets and lessening the traffic impacts; and

Whereas the City of Sault Ste. Marie offers services such as the Adventure Bus, Best for Kids program, and Pointe Des Chenes Beach Bus to improve access and equity for all residents of our City to enjoy some of our most beloved attractions; and

Whereas these bus programs provide a safe, family-friendly way for residents to explore attractions and community events throughout the City; and

Whereas introducing Hallowe'en tour buses could provide an opportunity to celebrate local culture, support community organizations, and encourage participation in seasonal activities;

Now Therefore Be It Resolved that staff be requested to return with a costing and operational report on the feasibility of implementing City Bus Hallowe'en tours beginning in 2026 for up to 5 nights prior to Hallowe'en, including staffing requirements, changing routes yearly depending on which houses are declared winners in the City's Hallowe'en Spirit Awards, as well as potential sponsorship opportunities or community partners.

	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	11	0	0	0
				Carried

9.3 Sault Ste. Marie Advanced Aerial Mobility and Defence Sector Synergy

Moved by: Councillor C. Gardi
 Seconded by: Councillor R. Zagordo

Whereas the City of Sault Ste. Marie, through its key strategic partners, including Sault College, Sault Ste. Marie Innovation Centre (SSMIC), and private industry possesses significant existing assets in aviation, applied research, and advanced manufacturing; and

Whereas City Council has previously directed staff to explore the feasibility of establishing a local defence and munitions production facility, recognizing the need for Canadian self-sufficiency in this critical sector and the foundational role of local industry (e.g., Algoma Steel) and infrastructure; and

Whereas the global and national Unmanned Aerial Systems (UAS), or drone sector, is rapidly converging with the defence and security sectors, creating new, high-value opportunities in Counter-Uncrewed Aerial Systems (C-UAS), Arctic surveillance, and specialized components that align directly with the City’s ambition to diversify its industrial base; and

Whereas Northern Ontario’s unique geographical features and non-congested airspace offer a distinct competitive advantage for the development and testing of specialized Canadian aerial technologies, particularly for Beyond Visual Line-of-Sight (BVLOS), Great Lakes Maritime Operations, and dual-use Security and Defence Applications; and

Whereas Federal funding agencies, notably the Federal Economic Development Agency for Northern Ontario (FedNor), prioritize investment in regional economic diversification and technology adoption through key programs such as the Regional Economic Growth through Innovation (REGI), the Northern Ontario Development Program (NODP), and the Regional Artificial Intelligence Initiative (RAII), which can be strategically leveraged by combining the focus on the AAM and Defence sectors;

Now Therefore Be It Resolved that City Council request that the Community and Enterprise Services Department include opportunities for an Advanced Aerial Mobility (AAM) Hub as a component dedicated to defining the opportunities that explicitly support or accelerate the objectives of the formerly approved motion to explore a Defence/Munitions Feasibility Study.

	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	11	0	0	0
				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 L. Dufour

Seconded by: Councillor C. Gardi

Resolved that all By-laws under item 12 of the Agenda under date November 3, 2025 save and except By-law 2025-155 be approved.

Carried

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

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that By-law 2025-155 being a by-law to authorize the execution of the Agreement between the City and Algoma District School Board for the leasing of space at the expanded Northern Community Centre.

Carried

12.1.1 By-law 2025-150 (Property Sale) 0 Nixon Road (1644291 Ontario Limited – Ozzie Grandinetti)

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that By-law 2025-150 being a by-law to authorize the sale of surplus property being civic 0 Nixon Road, legally described in PIN 31610-0183 (LT) to 1644291 Ontario Limited – Ozzie Grandinetti be passed in open Council this 3rd day of November, 2025.

Carried

12.1.2 By-law 2025-153 (Finance) User Fees

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that By-law 2025-153 being a by-law to establish user fees and service charges be passed in open Council this 3rd day of November, 2025

Carried

12.1.3 By-law 2025-154 (Zoning) 72 Corey Avenue (City-owned)

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that By-law 2025-154 being a by-law to amend Sault Ste. Marie Zoning By-law 2005-150 concerning lands located at 72 Corey Avenue (City-owned) be passed in open Council this 3rd day of November, 2025.

Carried

12.1.5 By-law 2025-156 (Cemeteries) Regulations

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that By-Law 2025-156 being a by-law to provide regulations for the operation of all municipal crematoriums, mausoleums, and cemeteries owned by the City of Sault Ste. Marie be passed in open Council this 3rd day of November, 2025.

Carried

12.1.6 By-Law 2025-157 (Delegation to the CAO) MEA Agreements Aecom Canada Ltd. Elgin Street Improvements

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that By-Law 2025-157 being a by-law to authorize the CAO to execute and bind The Corporation of the City of Sault Ste. Marie to the Municipal Engineers Association (MEA) agreements between the City and Aecom Canada Ltd. for the preliminary design of Elgin Street improvements within the downtown, between Bay Street and Wellington Street East as required by Public Works & Engineering Services be passed in open Council this 3rd day of November, 2025.

Carried

12.1.7 By-law 2025-158 (Local Boards) Medal of Merit Awards

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that By-law 2025-158 being a by-law to re-establish the City of Sault Ste. Marie's Medal of Merit and to provide awards in the form of medals by the Corporation of the City of Sault Ste. Marie to persons or groups of persons in recognition of outstanding achievement be passed in open Council this 3rd day of November, 2025.

Carried

12.1.4 By-law 2025-155 (Agreement) Algoma District School Board Lease (Space Northern Community Centre)

Councillor M. Scott declared a conflict on this item. (Spouse is employed by Algoma District School Board.)

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that By-law 2025-155 being a by-law to authorize the execution of the Agreement between the City and Algoma District School Board for the leasing of space at the expanded Northern Community Centre be approved.

	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	1	0
				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 L. Vezeau-Allen

Seconded by: Councillor M. Scott

Resolved that this Council move into closed session to discuss:

- two items concerning a proposed disposition of land by the municipality or local board;
- one item concerning labour relations or employee negotiations; and
- one item concerning negotiations carried on or to be carried on by or on behalf of the municipality or local board

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 – section 239 (2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board; section 239 (2)(d) labour relations or employee negotiations; section 239 (2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Carried

15. Adjournment

Moved by: Councillor L. Dufour

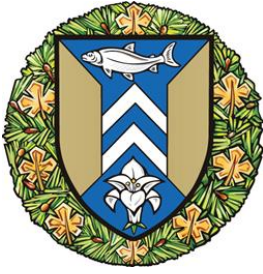
Seconded by: Councillor C. Gardi

Resolved that this Council now adjourn.

Carried

Mayor

City Clerk



The Corporation of the
City of Sault Ste. Marie
COUNCIL REPORT

November 17, 2025

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Dan Perri, Director of Public Works
DEPARTMENT: Public Works and Engineering Services
RE: Machine Rental, John Street Sanitary Main Cleaning –
Budget Increase

Purpose

The purpose of this report is to obtain Council approval to increase the budget amount for the equipment rental, including operator, of a sewer cleaning bucket machine.

Background

At the August 11, 2025 meeting, Council approved retaining Braywood Services Inc. to provide sanitary main cleaning services along a portion of John Street. The cost to provide these services was \$18,900/day. Seven days of work were estimated for a total project cost of \$134,628 including non-recoverable HST.

Analysis

An additional two days of work was required to complete the project at a cost of \$38,466 including non-recoverable HST. Per the Procurement By-law, this budget increase request is above the staff approval limit and must be approved by Council. Staff are exploring purchasing similar equipment to provide this service in-house in the future.

Financial Implications

Including non-recoverable HST, the total cost for this work is \$173,094. Funding is available within the emergency sanitary fund to accommodate this increase.

Strategic Plan / Policy Impact / Climate Impact

This report is linked to the Infrastructure Focus Area of the Corporate Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Public Works dated November 17, 2025, regarding Machine Rental, John Street Sanitary Main Cleaning be received and that the budget increase be approved.

Machine Rental, John Street Sanitary Main Cleaning – Budget Increase

November 17, 2025

Page 2.

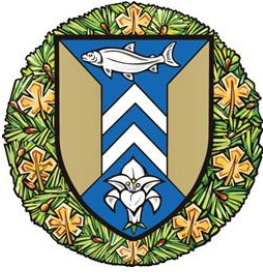
Respectfully submitted,

Dan Perri, P.Eng.

Director of Public Works

705.759.5206

d.perri@cityssm.on.ca



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

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

November 17, 2025

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Peter Johnson, Fire Chief
DEPARTMENT: Fire Services
RE: Service Level Change – Fire Services

Purpose

The purpose of this report is to inform Council of the predicted financial implication to the 2026 operating budget as a result of absences due to a combination of non-occupational injuries, WSIB, illnesses and parental/maternity leaves. Further, to seek approval of increasing the total complement of Fire Services by one Full Time Equivalent (FTE) on a temporary basis to reduce the financial impact associated with these absences.

Background

Through the *Fire Protection and Prevention Act* (FPPA), the Fire Chief is responsible for reporting and informing Council on strategic and operational requirements. Identified in the FPPA, a municipality's level of service is determined by the Mayor and Council. This is based on local needs and circumstances.

Currently, the total complement for Fire Services is ninety-nine members. Specifically, in Operations (suppression), the complement is eighty-one. This includes eighty Firefighters and one Training Officer.

Contained in the Fire Prevention Division complement is a total of six staff, which consists of four Fire Prevention Officers, one Public Education Officer, and one Fire Prevention Planner.

The above staffing complement was contained in the approved Fire Master Plan by Council.

Analysis

Fire Services has a lean staffing model. This model offers a budget-friendly impact while maintaining optimum service to the community; however, a lean staffing model does not accommodate absences due to illness, injury, WSIB, parental, and/or maternity leave. These absences are backfilled with overtime to maintain the daily on-duty minimum staffing requirements.

Currently, several of the above-listed absences will have a financial impact on the 2026 operating budget.

Service Level Change – Fire Services

November 17, 2025

Page 2.

These absences have created a gap (shortage) in staffing, and there will be an increased cost to the overtime budget if no mitigating actions are put in place.

Fire Services is seeking approval to proceed with the addition of one FTE to the approved complement in Operations (suppression).

Financial Implications

The table below reflects the anticipated cost if we did not increase the complement as well as the cost of hiring an additional individual.

Status quo	Shifts	Hrs	Temp. Promo	OT	Total
Fire Officer	73	1752	\$17,984	\$133,460	\$151,444

Option	Wage	Benefits	Gear/Uniform	Total
Hire	\$79,290	\$23,787	\$7,568	\$110,645

Staff are recommending the hiring of an additional FTE on a temporary basis as there is a significant amount of cost avoidance in doing so. The 2026 budget does not include these costs. As this strategy has not yet been approved by Council, staff will include the financial implication as an adjustment during 2026 budget deliberations. This should form part of the base budget to be deliberated upon rather than a service level change and will be presented accordingly.

Should Council approve the strategy included within this report, it will put pressure of \$111,000 on the tax levy for 2026.

Strategic Plan / Policy Impact / Climate Impact

Service Delivery – By implementing this plan, the City of Sault Ste. Marie Fire Service will continue to provide a financially responsible, efficient, and effective service to the community, resulting in excellent customer service.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Fire Chief dated November 17, 2025 concerning Service Level Change – Fire Services be received and that Council refer the addition of one FTE on a temporary basis to 2026 budget deliberations.

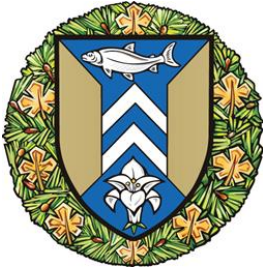
Respectfully submitted,

Peter Johnson

Fire Chief

705.949.3333

p.johnson@cityssm.on.ca



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

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

November 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: Property Declared Surplus – Part of 746 Shafer Avenue
(Chris Caldwell)

Purpose

The purpose of this report is to recommend to Council that a part of the property described as PART PIN 31570-0165 (LT) LT 190-191 PL 1703 KORAH; SAULT STE. MARIE, being part of civic 746 Shafer Avenue 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 ("Property").

Background

The Legal Department received a request from Chris Caldwell to ascertain if part of 746 Shafer Avenue would be declared surplus. The request was circulated to various City Departments, the Sault Ste. Marie Region Conservation Authority ("SSMRCA") and the District of Sault Ste. Marie Social Services Administration Board ("DSSAB") for comment.

Public Works states that there is alternate adequate access to the park although recognition of the paved walkway in civic 746 Shafer does direct people to the facility from this direction. There is a catchbasin that would potentially require maintenance and should not be included in the Property declared surplus. Planning supports declaring the narrow strip surplus but, requests consideration for these matters.

Engineering also noted the catchbasin and pipe located within the property. Engineering does not object to declaring the property north of the catchbasin as surplus, but the area containing the catchbasin and associated pipe should be retained.

Planning has no concerns with selling off the requested 10' strip along the north lot line of 746 Shafer Ave, subject to the comments made by other staff circulated and set out herein.

Property Declared Surplus – Part of 746 Shafer Avenue (Chris Caldwell)

November 17, 2025

Page 2.

The Building Department confirmed that the current PR Zoning would not prohibit the use of the 10' strip for access to the rear yard.

The SSMRCA advised that the subject properties, 756 Shafer Avenue and 746 Shafer Avenue (Lot 191) as described in the circulation, are not located within an area under the jurisdiction of the Conservation Authority, with regard to O. Reg. 176/06 for Development, Interference with Wetlands and Alterations to Shoreline and Watercourses. SSMRCA does not object to this request.

The Community Development and Enterprise Services Department has no concerns from a Parks operational standpoint.

The DSSAB has no issue with divesting the Property.

Analysis

If Council declares the Property surplus (which would exclude the area of land that consists of the catchbasin), the Property will be advertised on the City's web page with the notation that it will be sold to the abutting property owner.

Financial Implications

If the City decides to dispose of the Property, it would be consistent with the City's plan to dispose of surplus property. As the 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 2025-161 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

Melanie Borowicz-Sibenik

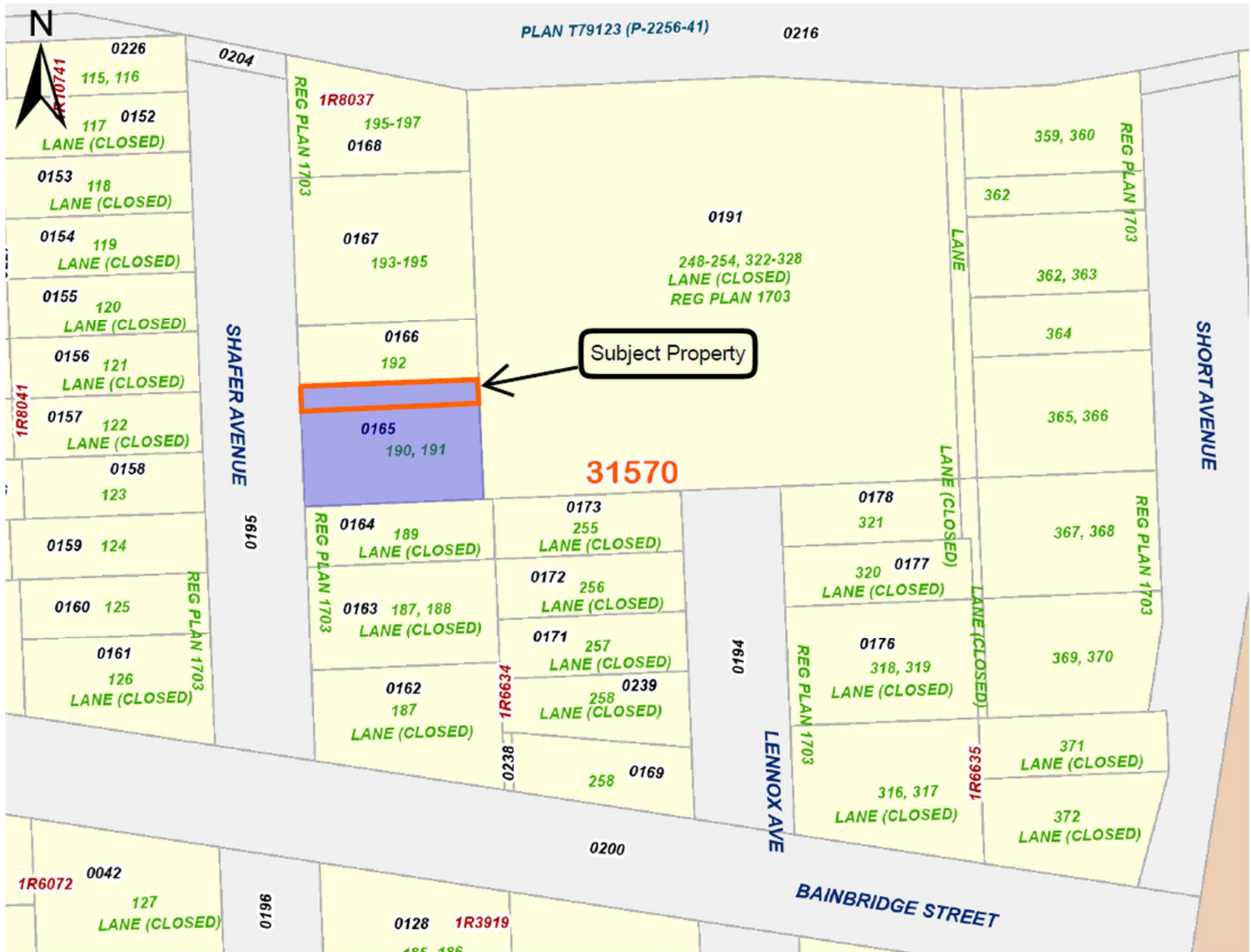
Assistant City Solicitor/Senior Litigation Counsel

705.759.5403

m.borowiczsibenik@cityssm.on.ca

\\citydata\LegalDept\Legal\Staff\MAP FILES\Map 58\Shafer Avenue, Lennox Park (191)

Schedule "A"



THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2025-161

PROPERTY: A by-law to declare the City owned property legally described as PART PIN 31570-0165 (LT) LT 190-191 PL 1703 KORAH; SAULT STE. MARIE, being part of civic 746 Shafer Avenue, as surplus to the City's needs and to authorize the disposition of the said property.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **LANDS DECLARED SURPLUS**

The lands more particularly described in Schedule "A" to this by-law are surplus to the requirements of the municipality.

2. **SALE AUTHORIZED**

The Corporation of the City of Sault Ste. Marie shall sell the lands more particularly described in Schedule "A" hereto.

3. **SCHEDULE "A"**

Schedule "A" hereto forms part of this by-law.

4. **EFFECTIVE DATE**

This by-law takes effect on the day of its final passing.

PASSED in open Council this 17th day of November, 2025.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

Schedule "A"

