

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

Monday, March 23, 2026

5:00 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	17 - 27
Mover Councillor R. Zagordo Secunder Councillor S. Hollingsworth Resolved that the Minutes of the Regular Council Meeting of February 23, 2026 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 A. Caputo Secunder Councillor S. Spina Resolved that the Agenda for March 23, 2026 City Council Meeting as presented be approved.	

6. Presentations

6.1 Sault Ste. Marie Public Library Board Annual Report

Wayne Greco, Chair and Matthew MacDonald, Chief Executive Officer

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

Mover Councillor R. Zagordo

Seconder Councillor S. Hollingsworth

Resolved that all the items listed under date March 23, 2026 – Agenda item 7 – Consent Agenda be approved as recommended.

7.1 2025 Actions and Metrics Report

28 - 69

A report of the Chief Administrative Officer is attached for the information of Council.

Mover Councillor R. Zagordo

Seconder Councillor S. Hollingsworth

Resolved that the report of the CAO dated March 23, 2026 concerning the 2025 year-end update for the Corporate Strategic Plan 2024-2027 actions and metrics be received as information.

7.2 Port of Sault Ste. Marie

70 - 97

A report of the Chief Administrative Officer is attached for the information of Council.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that the report of the CAO dated March 23, 2026 concerning the Port of Sault Ste. Marie be received as information.

7.3 Landfill and Composting Operations RFP

98 - 104

A report of the Chief Administrative Officer is attached for the consideration of Council.

Mover Councillor R. Zagordo

Seconder Councillor S. Hollingsworth

Resolved that the report of the CAO dated March 23, 2026 concerning landfill operations be received and Council authorize staff to develop and issue a Request for Proposals to seek a proponent that will purchase the landfill airspace and undertake landfill operations, and construct and operate a biosolids and single source organics composting facility.

- 7.4 Walk of Fame Award** 105 - 107
- A report of the City Clerk is attached for the consideration of Council.
- Mover Councillor R. Zagordo
Secunder Councillor S. Spina
Resolved that the report of the City Clerk dated March 23, 2026 concerning Walk of Fame Award be received and that future nominations be made by members of City Council on an ad hoc basis.
- 7.5 2025 Council Remuneration and Expenses** 108 - 115
- A report of the Chief Financial Officer and Treasurer is attached for the information of Council.
- Mover Councillor A. Caputo
Secunder Councillor S. Spina
Resolved that the report of the Chief Financial Officer and Treasurer dated March 23, 2026 regarding 2025 Council remuneration and expenses and employee travel expenses be received as information.
- 7.6 2025 Investment Report** 116 - 129
- A report of the Chief Financial Officer and Treasurer is attached for the information of Council.
- Mover Councillor R. Zagordo
Secunder Councillor S. Spina
Resolved that the report of the Chief Financial Officer and Treasurer dated March 23, 2026 concerning the 2025 Investment Report be received as information.
- 7.7 2025 Property Tax Appeals** 130 - 132
- A report of the Manager of Taxation is attached for the information of Council.
- Mover Councillor A. Caputo
Secunder Councillor S. Hollingsworth
Resolved that the report of the Manager of Taxation dated March 23, 2026 concerning 2025 Property Tax Appeals be received as information.
- 7.8 Vacant Home Tax Results** 133 - 134
- A report of the Manager of Taxation is attached for the information of Council.
- Mover Councillor R. Zagordo
Secunder Councillor S. Hollingsworth
Resolved that the report of the Manager of Taxation dated March 23, 2026

concerning 2024 and 2025 Vacant Home Tax results be received as information.

7.9 2025 Tax Sale Results 135 - 136

A report of the Manager of Taxation is attached for the information of Council.

Mover Councillor A. Caputo

Seconder Councillor S. Spina

Resolved that the report of the Manager of Taxation dated March 23, 2026 concerning 2025 Tax Sale Results be received as information.

7.10 Tender for Selected Granular Materials 137 - 139

A report of the Manager of Purchasing is attached for the consideration of Council.

Mover Councillor R. Zagordo

Seconder Councillor S. Hollingsworth

Resolved that the report of the Manager of Purchasing dated March 23, 2026 concerning Selected Granular Materials as required by Public Works be received and that the tender for the supply of selected granular materials for the 2026 and 2027 seasons be awarded to Pioneer Construction Inc. and Possamai Construction & Aggregates on an as required basis and by lowest cost rating per job.

7.11 Sport Field Lighting – Queen Elizabeth B Field 140 - 142

A report of the Manager of Purchasing is attached for the consideration of Council.

Mover Councillor A. Caputo

Seconder Councillor S. Spina

Resolved that the report of the Manager of Purchasing dated March 23, 2026 concerning Sport Field Lighting at the Queen Elizabeth Sports Complex B Field as required by Recreation and Culture Division be received and that the tender be awarded to S&T Electrical Contractors Limited in the amount of \$267,427 plus HST.

7.12 New Tires and Tire Repair Services 143 - 144

A report of the Manager of Purchasing is attached for the consideration of Council.

Mover Councillor R. Zagordo

Seconder Councillor S. Hollingsworth

Resolved that the report of the Manager of Purchasing dated March 23, 2026 concerning new tires and tire services as required by Public Works and Engineering Services Fleet Division, Community Development and Enterprise

Services Transit Division, and Fire Services Division be received and that the services be awarded to Fountain Tire Ltd., at rates quoted for the one-year period commencing March 31, 2026 with the option to extend for two additional one-year terms by mutual agreement.

7.13 Tenders for Equipment Purchase – Public Works 145 - 148

A report of the Manager of Purchasing is attached for the consideration of Council.

Mover Councillor A. Caputo

Seconder Councillor S. Spina

Resolved that the report of the Manager of Purchasing dated March 23, 2026 concerning equipment purchases as required by Public Works be received and that the tenders for the supply and delivery of various pieces of equipment be awarded at the low bid price meeting specifications as follows:

- One Tandem Axle Street Plow – TMS Truck Centre – \$364,270.51
- One Tandem Axle Street Sander – TMS Truck Centre – \$362,313.26

for a total amount of \$726,583.77 plus HST.

7.14 Third Party Transportation Services – Transit Division 149 - 150

A report of the Manager of Purchasing is attached for the consideration of Council.

Mover Councillor R. Zagordo

Seconder Councillor S. Spina

Resolved that the report of the Manager of Purchasing dated March 23, 2026 concerning Third Party Transportation Services as requested by Transit and Parking Division be received and that the services be awarded to 1972699 Ontario Inc. o/a UCAB for the three year period commencing May 1, 2026 at fixed rates quoted with option to extend up to an additional two years by mutual agreement.

7.15 Traffic Signal Controller Replacements – Street Improvements Project 151 - 152

A report of the Manager of Purchasing is attached for the consideration of Council.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that the report of the Manager of Purchasing dated March 23, 2026 concerning purchase of traffic signal controller equipment as required by Public Works and Engineering Services be received and that the award to Econolite Canada Inc. as sole source in the amount of \$199,660 plus HST be approved.

- 7.16 Soo Greyhounds Inc. Agreement** 153 - 155
- A report of the Director of Community Services is attached for the consideration of Council.
- The relevant By-law 2026-36 is listed under item 12 of the Agenda and will be read with all by-laws under that item.
- 7.17 Kiwanis Club of Lakeshore Foundation Playground Equipment Donation** 156 - 157
- A report of the Manager of Recreation and Culture is attached for the consideration of Council.
- The relevant By-law 2026-31 is listed under item 12 of the Agenda and will be read with all by-laws under that item.
- 7.18 Municipal Housing Infrastructure Program – Health and Safety Water Stream Contribution Agreement** 158 - 159
- A report of the Director of Engineering is attached for the information of Council.
- Mover Councillor A. Caputo
Secunder Councillor S. Spina
Resolved that the report of the Director of Engineering dated March 23, 2026 concerning the Municipal Housing Infrastructure Program – Health and Safety Water Stream Contribution Agreement be received as information.
- 7.19 Reconstruction of East Street – Contract Award** 160 - 169
- A report of the Manager of Design and Transportation Engineering is attached for the consideration of Council.
- The relevant By-laws 2026-33 authorizing execution of Contract 2026-1E and By-law 2026-34 authorizing the road closure of East Street from Bay Street to Wellington Street, including intersections, from May 1, 2026 to December 4, 2026 are listed under item 12 of the Agenda and will be read with all by-laws under that item.
- 7.20 Reconstruction of Peoples Road Phase 2 – Contract Award** 170 - 178
- A report of the Manager of Design and Transportation Engineering is attached for the consideration of Council.
- The relevant By-laws 2026-38 authorizing execution of Contract 2026-2E and By-law 2026-39 authorizing the road closure of Peoples Road from Penno Road to Third Line including intersections from May 1, 2026, to November 27, 2026 are listed under item 12 of the Agenda and will be read with all by-laws under that item.

- 7.21 Traffic Flow – Church Street and Pim Street** 179 - 184
- A report of the Manager of Design and Transportation Engineering is attached for the information of Council.
- Mover Councillor R. Zagordo
Seconder Councillor S. Hollingsworth
Resolved that the report of the Manager of Design and Transportation Engineering dated March 23, 2026 concerning the traffic flow on Church Street and Pim Street be received as information.
- 7.22 Update to Deputy Chief Appointment By-Law** 185 - 186
- A report of the Fire Chief is attached for the consideration of Council.
- The relevant By-law 2026-32 is listed under item 12 of the Agenda and will be read with all by-laws under that item.
- 7.23 Land Ambulance Maintenance Agreement Renewal 2026** 187 - 188
- A report of the Fire Chief is attached for the consideration of Council.
- The relevant By-law 2026-20 is listed under item 12 of the Agenda and will be read with all by-laws under that item.
- 7.24 Increase of Parking Set Fines** 189 - 191
- A report of the Solicitor/Litigator is attached for the information of Council.
- Mover Councillor R. Zagordo
Seconder Councillor S. Hollingsworth
Resolved that the report of the Solicitor/Litigator dated March 23, 2026 concerning the increase of parking set fines be received as information.
- 7.25 Housekeeping – Peddler and Food Vendor Licencing By-law** 192 - 193
- A report of the Solicitor/Litigator is attached for the consideration of Council.
- The relevant By-laws 2026-25 and 2026-26 are listed under item 12 of the Agenda and will be read with all by-laws under that item.
- 7.26 Intact Public Entities – Non-Accumulation of Limits, Indemnity and Claim Handling Agreements** 194 - 210
- A report of the Risk Manager is attached for the consideration of Council.
- The relevant By-laws 2026-27, 2026-28, 2026-29 and 2026-30 are listed under item 12 of the Agenda and will be read with all by-laws under that item.
- 7.27 Sustainable Development – Development Charges** 211 - 219

A report of the Director of Planning is attached for the information of Council.

Mover Councillor A. Caputo

Seconder Councillor S. Spina

Resolved that the report of the Director of Planning dated March 23, 2026 concerning Sustainable Development – Development Charges be received as information.

7.28 Housing Community Improvement Plan Update No. 2 220 - 223

A report of the Administrative Clerk – Housing Support is attached for the information of Council.

Mover Councillor R. Zagordo

Seconder Councillor S. Hollingsworth

Resolved that the report of the Administrative Clerk – Housing Support dated March 23, 2026 concerning Housing Community Improvement Plan Incentive Programs Update be received as information.

7.29 Accessible Document Training and Software Purchase 224 - 226

A report of the Accessibility Coordinator is attached for the consideration of Council.

Mover Councillor A. Caputo

Seconder Councillor S. Spina

Resolved that the report of the Accessibility Coordinator dated March 23, 2026 concerning Accessible Document Training and Software Purchase be received and that Council approve the use of up to \$85,000 from the Barrier Removal Reserve to provide staff training to create and remediate accessible documents;

Further that Council authorize proceeding with the procurement process to secure a qualified vendor to deliver the training, including the purchase of required software in accordance with the Integrated Accessibility Standards Regulation, and the Corporation's Multi-Year Accessibility Plan.

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-4-26-Z General Housekeeping Amendments – Phase II

227 - 280

A report of the Junior Planner is attached for the consideration of Council.

Mover Councillor R. Zagordo

Seconder Councillor S. Hollingsworth

Resolved that the report of the Junior Planner dated March 23, 2026 concerning City-initiated *Planning Act* application A-4-26-Z Housekeeping Amendments – Phase II be received and that Council approve the housekeeping amendments listed in appendices “A” and “B” and that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

8.8 Boards and Committees

8.8.1 Tourism Sault Ste. Marie Board

One vacancy

The Board and Committee Nominating Task Force met on March 3, 2026.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that accommodations representative Cindy Beauchamp be appointed to the Tourism Sault Ste. Marie Board from March 23, 2026 to December 31, 2026.

8.8.2 Sault Ste. Marie Public Library Annual Report

281 - 292

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that the Sault Ste. Marie Public Library 2025 annual report be received as information.

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

9.1 Traffic Control Signals – Trunk Road, Dacey Road, Frontenac Street

Mover Councillor S. Spina

Seconder Councillor S. Hollingsworth

Whereas concerns regarding the safety of vehicle and pedestrian traffic at the intersection of Dacey Road and Trunk Road have been raised by residents;

and

Whereas a number of motor vehicle collisions have been reported at the intersection; and

Whereas new residential developments in the area have led to an increase in motor vehicle and pedestrian traffic in the area; and

Whereas a recent traffic study has shown that there has been an increase in traffic at the intersection of Dacey Road and Trunk Road; and

Whereas the safe movement of vehicles and pedestrians is a priority for the city of Sault Ste. Marie; and

Whereas pedestrians are required to cross Trunk Road on foot to access White Pines High school; and

Whereas the creation of this intersection with traffic control signals would create a mutually beneficial partnership with Batchewana First Nation and the city of Sault Ste. Marie to relieve traffic congestion in the area and the nearby intersection of Trunk Road, Boundary Road and Adelaide Street; and

Whereas the creation of an intersection with traffic control signals connecting Dacey Road, Trunk Road and Frontenac Street would lead to an increase in the safe travel of vehicles and pedestrians in the area;

Now Therefore Be It Resolved that staff be requested to research the creation of an intersection complete with traffic control signals to connect Frontenac Street, Dacey Road and Trunk Road, and that staff engage partners from Batchewana First Nation and the rail service and report back to Council on the feasibility, timelines and cost of this project along with any potential funding opportunities, further that this report be brought back to Council as soon as possible so that any potential construction, if approved by Council, can be added to the 2027 budget deliberations.

9.2 Traffic Study – Wellington Street East and Shannon Road

Mover Councillor S. Hollingsworth

Seconder Councillor S. Spina

Be It Resolved that Public Works and Engineering Services be requested to undertake a traffic warrant study for the signal at the intersection of Wellington Street East and Shannon Road and report back to City Council with the study findings by September 1, 2026.

9.3 Community Economic Development

Mover Councillor S. Hollingsworth

Seconder Councillor M. Scott

Whereas working with surrounding communities offers significant economic, social, and operational advantages, transforming local economies by fostering sustainable growth, creating jobs, and enhancing quality of life; and

Whereas this "community economic development" approach keeps money circulating locally—often generating 70% more local economic activity than non-local alternatives—and builds resilience against economic pressures; and

Whereas many already see the City of Sault Ste. Marie as the hub and the surrounding communities as the spokes; and

Whereas Sault Ste. Marie has a responsibility to ensure we work together to ensure prosperity for all; and

Whereas many surrounding communities currently rely on Sault Ste. Marie for employment, services including health care, shopping for basic needs, professional services from banking to legal and sporting events to name a few; and

Whereas developing a strong economic and tourism strategy with communities in Algoma will build a healthier community for all; and

Whereas many other cities, towns and townships have created and executed economic and tourism strategies that have resulted in employment, ensuring a bright future

Now Therefore Be it Resolved that the Mayor, CAO, Economic Development Corporation and the Tourism Sault Ste. Marie Board establish a working group with Wawa, Echo Bay, Blind River, St. Joseph Island and other members of the Algoma District Municipal Association to set economic goals that could include small to mid-size industries and/or tourism and/or agriculture to ensure that Sault Ste Marie and area is resilient for the future as artificial intelligence and other changes start to impact the community.

9.4 Assessment Appeals

Mover Councillor M. Scott

Seconder Councillor R. Zagordo

Whereas a small number of large tax appeals from large landowners have caused the City to lose revenues that were budgeted for; and

Whereas it is the City's objective to avoid tax increases that could result from the lost assessment; and

Whereas it is prudent to review tax classes, ratios and other tax policies to offset any losses that have arisen as a result of the tax appeals;

Now Therefore Be It Resolved that staff be directed to review the City's tax ratios, classes, or any other tax policy that could offset some or all of the losses from the large tax appeals.

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 A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that all By-laws under item 12 of the Agenda under dated March 23, 2026 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 2026-20 (Agreement) Land Ambulance Maintenance Agreement 293 - 300

A report from the Fire Chief is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that By-law 2026-20 being a by-law to authorize the execution of the Agreement between the City and District of Sault Ste. Marie Social Services Administration Board for Fire Services Support Services Division to perform maintenance and repairs on Emergency Medical Services (EMS) vehicles be passed in open Council this 23rd day of March, 2026.

12.1.2 By-law 2026-25 (Peddler and Food Vendor Licencing) 301 - 302

A report from the Solicitor/Litigator is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that By-Law 2026-25 being a by-law to amend By-law 2018-67 (being a by-law to licence, govern, and regulate peddlers and street sales in Sault Ste. Marie) be passed in open Council this 23rd day of March, 2026.

12.1.3 By-law 2026-26 (User Fees) Amend Schedule "A" Peddler Fees and Charges 303 - 303

A report from the Solicitor/Litigator is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that By-Law 2026-26 being a by-law to amend certain Peddler fees and charges in Schedule "A" to User Fees By-law 2025-153 be passed in open Council this 23rd day of March, 2026.

12.1.4 By-law 2026-27 (Agreement) Intact Insurance Company Non-Accumulation of Limits 304 - 307

A report from the Risk Manager is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that By-law 2026-27 being a by-law to authorize the execution of the Agreement between the City and Intact Insurance Company for the Non-Accumulation of Limits Agreement be passed in open Council this 23rd day of March, 2026.

12.1.5 By-law 2026-28 (Agreement) Intact Insurance Company Indemnity Agreement (Fleet) 308 - 312

A report from the Risk Manager is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that By-law 2026-28 being a by-law to authorize the execution of the Agreement between the City and Intact Insurance Company for the Indemnity Agreement (Fleet) be passed in open Council this 23rd day of March, 2026.

12.1.6 By-law 2026-29 (Agreement) Intact Insurance Company Indemnity Agreement (Transit) 313 - 317

A report from the Risk Manager is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that By-law 2026-29 being a by-law to authorize the execution of the Agreement between the City and Intact Insurance Company for the Indemnity Agreement (Transit) be passed in open Council this 23rd day of March, 2026.

12.1.7 By-law 2026-30 (Agreement) Intact Public Entities Claim Handling 318 - 322

A report from the Risk Manager is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that By-law 2026-30 being a by-law to authorize the execution of the Agreement between the City and Intact Public Entities for claim handling be passed in open Council this 23rd day of March, 2026.

12.1.8 By-law 2026-31 (Agreement) Kiwanis Club of Lakeshore Foundation Donation 323 - 326

A report from the Manager of Recreation and Culture is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that By-law 2026-31 being a by-law to authorize the execution of the Agreement between the City and Kiwanis Club of Lakeshore Foundation to support a playground equipment purchase for Kiwanis Park be passed in open Council this 23rd day of March, 2026.

12.1.9 By-law 2026-32 (Appointment) Deputy Chief Fire Prevention, Education and Emergency Management 327 - 327

A report from the Fire Chief is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that By-law 2026-32 being a by-law to appoint Gary Schryer as Deputy Chief Fire Prevention, Education and Emergency Management be passed in open Council this 23rd day of March, 2026.

12.1.10 By-law 2026-33 (Engineering) Reconstruction of East Street 328 - 332

A report from the Manager of Design and Transportation Engineering is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that by-law 2026-33 being a by-law to authorize the execution of the Contract between the City and 1531161 Ontario Inc. (Boyer Construction) for the reconstruction of East Street from Bay Street to Wellington Street (Contract 2026-1E) be passed in open Council this 23rd day of March, 2026.

12.1.11 By-law 2026-34 (Temporary Street Closing) Reconstruction of East Street 333 - 333

A report from the Manager of Design and Transportation Engineering is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that by-law 2026-34 being a by-law to permit the temporary closing of East Street from Bay Street to Wellington Street including intersections from May 1, 2026 to December 4, 2026 to facilitate the Reconstruction of East Street.

12.1.12 By-law 2026-36 (Agreement) Soo Greyhounds Inc. (Soo Greyhounds Hockey Club) 334 - 360

A report from the Director of Community Services is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that By-law 2026-36 being a by-law to authorize the execution of the Agreement between the City and Soo Greyhounds Inc. (Soo Greyhounds

Hockey Club) for use of the GFL Memorial Gardens as the main tenant of the facility for ten (10) years, with two (2) five-year options to extend be passed in open Council this 23rd day of March, 2026.

12.1.13 By-law 2026-38 (Engineering) Reconstruction of Peoples Road – Phase 2 361 - 363

A report from the Manager of Design and Transportation Engineering is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that By-law 2026-38 being a by-law to authorize the execution of the Contract between the City and Avery Construction Limited for the reconstruction of Peoples Road from Penno Road to Third Line (Contract 2026-2E) be passed in open Council this 23rd day of March, 2026.

12.1.14 By-law 2026-39 (Temporary Street Closing) Reconstruction of Peoples Road – Phase 2 364 - 364

A report from the Manager of Design and Transportation Engineering is on the Agenda.

Mover Councillor A. Caputo

Seconder Councillor S. Hollingsworth

Resolved that By-law 2026-39 being a by-law to permit the temporary closing of Peoples Road from Penno Road to Third Line including intersections from May 1, 2026, to November 27, 2026 to facilitate the Reconstruction of Peoples Road – Phase 2 be passed in open Council this 23rd day of March, 2026.

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 A. Caputo

Seconder Councillor S. Spina

Resolved that this Council move into closed session to discuss:

- two items concerning proposed acquisition of lands;
- six items concerning proposed disposition of lands; and

- one item concerning labour relations or employee negotiations.

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.

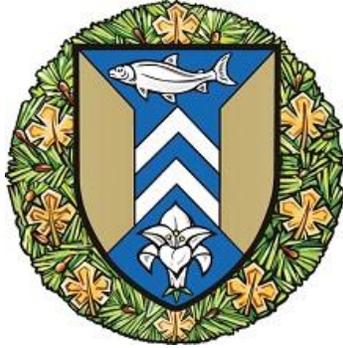
Municipal Act R.S.O. 2001 – 239 (2)(c) a proposed acquisition or disposition of land by the municipality and (d) labour relations or employee negotiations.

15. Adjournment

Mover Councillor R. Zagordo

Secunder Councillor S. Hollingsworth

Resolved that this Council now adjourn.



REGULAR MEETING OF CITY COUNCIL

MINUTES

Monday, February 23, 2026

5:00 pm

Council Chambers and Video Conference

Present: Mayor M. Shoemaker, Councillor S. Hollingsworth, 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

Officials: T. Vair, R. Tyczinski, S. Hamilton Beach, B. Lamming, N. Thibault, S. Schell, J. King, N. Thomas, P. Tonazzo, C. Rumiell, D. Perri, N. Maione, F. Coccimiglio, T. Anderson, M. Zuppa, T. Vecchio, E. Cormier, D. Morrell, K. Pulkkinen

14. Closed Session

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Bruni

Resolved that this Council move into closed session to discuss:

- one item concerning labour relations or employee negotiations;
- one item supplied in confidence to the municipality, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of an organization; and
- one item concerning a position or plan to be applied to negotiations.

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 – 239 (2)(d) labour relations or employee negotiations; (i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; (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

1. Land Acknowledgement

2. Adoption of Minutes

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Bruni

Resolved that the Minutes of the Regular Council Meeting of February 2, 2026 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 L. Dufour – Emergency Treatment Fund Agreements

Employee of DSSAB

4.2 Councillor L. Dufour – By-law 2026-21 (Agreement) Canadian Mental Health Association Outreach and Wellness Response

Employee of DSSAB

4.3 Councillor L. Dufour – By-law 2026-22 (Agreement) District of Sault Ste. Marie Social Services Administration Board Outreach and Wellness Response Team Fleet

Employee of DSSAB

5. Approve Agenda as Presented

Moved by: Councillor L. Dufour

Seconded by: Councillor S. Kinach

Resolved that the Agenda for February 23, 2026 City Council Meeting as presented be approved.

Carried

6. Presentations

6.1 Community Safety Well-Being Plan: 2025-2029

Iain De Jong, President and CEO, and Chris Gorman, Senior Associate, OrgCode Consulting, Inc. were in attendance.

6.2 PUC Group of Companies – Essex Transmission Project

Paul Skeggs, Vice-Chair and Robert Brewer, President and CEO were in attendance.

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

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that all the items listed under date February 23, 2026 – Agenda item 7 – Consent Agenda save and except Agenda item 7.1 be approved as recommended.

Carried

7.2 Listing and Marketing – Access to Land Residential Properties

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

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Bruni

Resolved that the report of the Manager of Purchasing dated February 23, 2026 concerning Listing and Marketing Access to Land Residential Properties as required by CDES Planning Division and Legal Department be received and that the services be awarded to Exit Realty True North for the two-year period commencing March 1, 2026 at rates quoted (with option to extend up to an additional three one-year periods by mutual agreement).

Carried

7.3 Sewer Cleaning Bucket Machine System Purchase from Rental

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

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor S. Kinach

Resolved that the report of the Manager of Purchasing dated February 23, 2026 concerning sewer cleaning equipment purchase as requested by Public Works and Engineering Services be received and that the purchase from Braywood Services Inc. in the amount of \$168,739 plus HST be approved.

Carried

7.4 Outdoor Recreation and Parks Improvements – NOHFC Contribution Agreement

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Bruni

Resolved that the report of the Manager of Recreation and Culture dated February 23, 2026 concerning the Outdoor Recreation and Parks Improvements – NOHFC Contribution Agreement be received and that the remaining funding from the North Street Park lighting be reallocated to Strathclair Park.

The relevant By-law 2026-24 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Carried

7.5 Tourism Development Fund Applications – February 2026

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

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Bruni

Resolved that the report of the Director of Tourism and Community Development dated February 23, 2026 concerning Tourism Development Fund Applications – February 2026 be received and that the recommendation of the Tourism Sault Ste. Marie Board of Directors to allocate \$77,000 as detailed below, be approved.

1. Ice Fest (\$2,000);
2. Sault Female Hockey Association (\$10,000);
3. Sault Major Hockey Association (\$15,000); and
4. Killarney Air Services Ltd. (\$50,000).

Carried

7.6 Municipal Participation in Canada's 30 x 30 Conservation Target

Moved by: Councillor L. Dufour

Seconded by: Councillor S. Kinach

Resolved that the report of the Sustainability Coordinator concerning Municipal Participation in Canada's 30 x 30 Conservation Target be received and that staff be authorized to undertake the following actions:

- Submission to Ontario Nature of the following municipally-owned lands for assessment under the Municipal Protected Areas (as shown on the attached maps) Project:
 - Block 1 – 321 Walls Side Road (Shore Ridges Wetland);
 - Block 2 – Finn Hill Area;
 - Block 3 – the City-owned parcels within the Carp River Wetland Complex west of Carpin Beach Road in the Herkimer area; and
 - Block 4 – 1173 Fourth Line East – Wishart Park parcel;

- Further that the Chief Administrative Officer and City Solicitor be authorized to execute the consent letter between City and Ontario Nature to facilitate the municipal assessment and the submission of qualifying lands to the Canadian Protected and Conserved Areas Database.

Carried

7.7 Multi-Year Accessibility Plan 2026-2030

The report of the Accessibility Coordinator was received by Council.

Moved by: Councillor L. Dufour

Seconded by: Councillor S. Kinach

Resolved that the report of the Accessibility Coordinator dated February 23, 2026 concerning the Multi-Year Accessibility Plan 2026-2030 be received and that the Plan be approved.

Carried

7.1 Emergency Treatment Fund Agreements

Councillor L. Dufour declared a conflict on this item. (Employee of DSSAB)

The report of the Chief Administrative Officer was received by Council.

The relevant By-laws 2026-21 and 2026-22 are listed under item 12 of the Minutes.

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 Community Safety and Well-Being Plan

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

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Bruni

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated February 23, 2026 concerning Community Safety and Well-Being Plan be received and that the Plan be approved;

Further that a contract position for a Community Safety and Well-Being Coordinator be created utilizing \$50,000 in previously approved funds, community partner contributions, and remaining funds of approximately \$19,000 in the FutureSSM reserve.

	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

Moved by: Councillor L. Dufour

Seconded by: Councillor S. Kinach

Resolved that City Council is now authorized to meet in open session as the sole shareholder of PUC Inc.; and

Further Be It Resolved that City Council appoints Mayor Matthew Shoemaker as Council's proxy to vote on the resolution of the shareholder of PUC Inc.

Carried

8.8.1 PUC – Essex Transmission Project Entities Shareholder Resolution

Whereas PUC Inc. is a wholly owned municipal corporation of the City of Sault Ste. Marie; and
 Whereas the City of Sault Ste. Marie as the shareholder of PUC Inc. has established a shareholder declaration that requires PUC Inc. seek and receive shareholder approval with respect to the taking, holding, subscribing for or agreeing to purchase the acquired shares in the capital of any body corporate other than the Subsidiary Corporations by PUC Inc., and

Whereas PUC Inc., along with its partners, are proposing to advance the Essex Transmission Project, a strategic infrastructure initiative intended to support regional energy reliability, enable

economic development, and generate long-term financial returns through new transmission asset; and

Whereas the Essex Transmission Project is expected to deliver direct and indirect benefits to the City of Sault Ste. Marie by supporting local employment, enhancing PUC Inc.'s long-term financial sustainability, and increasing municipal-related revenues that can be reinvested in community services and infrastructure.

Now Therefore Be It Resolved that the shareholder of PUC Inc. hereby approves PUC Inc. acquiring shares in Essex Transmission GP Inc. and PUC Development Inc.

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

9.1 Planned Closure of LifeLabs Laboratory in Greater Sudbury

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor M. Bruni

Whereas LifeLabs has announced its intention to close its Greater Sudbury laboratory, and the transfer of medical specimen processing from Northern Ontario to laboratories in southern Ontario; and

Whereas the Greater Sudbury laboratory provides essential diagnostic services to communities across Northern Ontario, including urban, rural, and remote municipalities, and plays a critical role in ensuring timely and reliable medical testing for Northern residents; and

Whereas patients with chronic illness, newborns, long-term care residents, and individuals on time-sensitive medications depend on predictable laboratory turnaround times to support clinical decision-making; and

Whereas transporting medical specimens long distances to southern Ontario increases the risk of delays, specimen degradation, and retesting, particularly during frequent winter highway closures—potentially jeopardizing patient outcomes; and

Whereas Northern Ontario is already experiencing shortages of health-care professionals, and the closure of this laboratory further undermines regional workforce stability, training capacity, and recruitment and retention efforts;

Now Therefore Be It Resolved that the City of Sault Ste. Marie call on the Province of Ontario and the Ministry of Health to take immediate action to ensure that essential medical laboratory services remain accessible within Northern Ontario, including maintaining local laboratory processing capacity in Greater Sudbury; and

Be It Further Resolved that the Province be urged to ensure reliable, timely, and medically appropriate laboratory turnaround times for Northern Ontario patients, recognizing the unique geographic and climatic challenges of the region; and

Be It Further Resolved that the Province be requested to protect and support the Northern Ontario health-care workforce, including medical laboratory technologists, by preventing further service centralization that disproportionately impacts Northern communities; and

Be It Further Resolved that copies of this resolution be forwarded to the Minister of Health, local Members of Provincial Parliament, FONOM, ADMA, AMO, and ROMA.

	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. Vezeau-Allen

Seconded by: Councillor S. Kinach

Resolved that all By-laws under item 12 of the Agenda under date February 23, 2026 save and except By-laws 2026-21 and 2026-22 be approved.

Carried

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

12.1.3 By-law 2026-23 (Traffic) Amending Traffic By-Law 77-200

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor S. Kinach

Resolved that By-Law 2026-23 being a by-law to amend “Part 1 – Definitions and Interpretation”, “Part VI – Turning, Direction and Speed Regulations”, Section 6(5), Section 16A, Section AA, A, BB, D, F, G, K, VV, X, and add Schedule CC” to Traffic By-law 77-200 be passed in open Council this 23rd day of February, 2026.

Carried

12.1.4 By-law 2026-24 (Agreement) Northern Ontario Heritage Fund Corporation (NOHFC) Contribution Agreement Outdoor Recreation and Parks Improvements

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor S. Kinach

Resolved that By-law 2026-24 being a by-law to authorize the execution of the Agreement between the City and Northern Ontario Heritage Fund Corporation for funding to complete a series of park, recreation, and community infrastructure upgrades to enhance accessibility, safety and enjoyment for residents be passed in open Council this 23rd day of February, 2026.

Carried

12.1.1 By-law 2026-21 (Agreement) Canadian Mental Health Association Outreach and Wellness Response

Councillor L. Dufour declared a conflict on this item. (Employee of DSSAB)

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor S. Kinach

Resolved that By-Law 2026-21 being a by-law to authorize the execution of the Agreement between the City and Canadian Mental Health Association Algoma for operational delivery of the Sault Ste. Marie Outreach and Wellness Response Team (OWR-Team) be passed in open Council this 23rd day of February, 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	10	0	1	0
				Carried

12.1.2 By-law 2026-22 (Agreement) District of Sault Ste. Marie Social Services Administration Board Outreach and Wellness Response Team Fleet

Councillor L. Dufour declared a conflict on this item. (Employee of DSSAB)

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor S. Kinach

Resolved that By-Law 2026-22 being a by-law to authorize the execution of the Agreement between the City and The District of Sault Ste. Marie Social Services Administration Board for operational delivery of the Sault Ste. Marie Outreach and Wellness Response Team (OWR-Team) be passed in open Council this 23rd day of February, 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	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

15. Adjournment

Moved by: Councillor L. Dufour

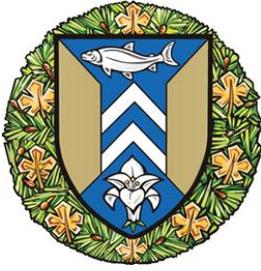
Seconded by: Councillor M. Bruni

Resolved that this Council now adjourn.

Carried

Mayor

City Clerk



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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Tom Vair, CAO
DEPARTMENT: Chief Administrative Officer
RE: 2025 Actions and Metrics Report

Purpose

The purpose of this report is to provide Council with a summary of the 2025 Actions and Metrics as it relates to the 2024-2027 Corporate Strategic Plan.

Background

On October 1, 2024, City Council approved the Corporate Strategic Plan 2024-2027. The Corporate Strategic Plan is a key document that guides City Council and staff in making operational and capital decisions. It covers the remainder of the current Council's term and the first year of the next term of Council.

On April 7, 2025, Council approved the actions and metrics associated with the Corporate Strategic Plan and on August 11, 2025, Council received a mid-year update.

The Actions and Metrics report provides Council with a regular update to track progress, assess outcomes, and identify any necessary adjustments required.

Analysis

The Corporate Strategic Plan 2024-2027 includes four Focus Areas:

1. Community Development
 - a. Economic Activity
 - b. Well-being
 - c. Social Equity
 - d. Truth and Reconciliation
2. Quality of Life
 - a. Work. Life. Balance.
 - b. Welcoming
 - c. Vibrant Downtown
 - d. Arts and Culture
3. Infrastructure
 - a. Current Assets
 - b. Future Assets

- c. Environment
4. Service Delivery
 - a. Customer Service
 - b. Develop Employees
 - c. Eliminate Barriers
 - d. Community Partnerships

The metrics update document (Attachment A – 2025 Actions and Metrics Report) provides details on all the activities being undertaken to advance the plan.

Some highlights from 2025 include:

- Over \$40M in funding support received from Federal and Provincial funding programs exceeding annual target
- Investment attraction efforts resulted in the sale of property to Protexxa to advance a 100,000-160,000 square foot cybersecurity centre with a job creation estimate of 200-1,000 jobs
- Memorandums of Understanding were signed with Algoma Steel and the Hamilton Oshawa Port Authority (HOPA), to advance a port project in Sault Ste. Marie.
- The HART Hub officially opened in December 2025, and the City was successful along with community partners in receiving Emergency Treatment Fund support to expand mobile wellness services. These two programs mark an important step forward in enhancing homelessness and addiction services in the community.
- The City saw 301 new housing starts in 2025, doubling the Provincial housing target, with 27% of these units being affordable.
- Municipal Accommodation Tax revenue increased to \$2,396,110 demonstrating positive tourism momentum.
- Physician recruitment was successful in attracting sixteen doctors in 2025, exceeding its annual target.
- Queen Street Reconstruction Phase 1 completed, significantly enhancing the downtown core.
- The Rural Community Immigration Pilot welcomed 400 newcomers to Sault Ste. Marie to address labour market needs.

- The Community Safety and Wellbeing Plan and Homelessness Strategy were completed with community partners.
- Successful downtown programming saw 88 events at the Roberta Bondar Pavilion and over 30,174 participants at the Downtown Plaza.

The Actions and Metrics report contains much more detail on the achievements and work undertaken by staff and community partners in 2025. While there are always improvements, there is much that City staff can be proud of reflecting on the prior year. Staff will continue to refine the actions and metrics and continue to improve operations moving forward.

Financial Implications

There are no financial implications to the actions and metrics document that have not been already approved as part of the 2025 municipal budget.

Strategic Plan / Policy Impact / Climate Impact

This report provides the 2025 year-end update for the actions and metrics associated with the Corporate Strategic Plan 2024-2027.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the CAO dated March 23, 2026, concerning the 2025 year-end update for the Corporate Strategic Plan 2024-2027 actions and metrics be received as information.

Respectfully submitted,

Tom Vair, CAO

705.759.5347

cao.vair@cityssm.on.ca

CORPORATE STRATEGIC PLAN

Actions and Metrics 2026 Update



SAULT STE. MARIE

Land Acknowledgement

We 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, and the Historic Sault Ste. Marie Metis Council.



Strategic Plan

Our Strategic Plan outlines the organization's direction and goals through 2027 and the strategies and actions that will guide the direction and allocation of resources for years to come.

Vision

Sault Ste. Marie is a thriving, safe and inclusive community where you belong.

Mission

To provide municipal services that support development, enhance quality of life, and promote cultural vitality.

Strategic Plan

Our Narrative

We want people to say the following things about Sault Ste. Marie:

- I receive exceptional service from the City of Sault Ste. Marie.
- I trust that my local government has my best interest in mind.
- My voice is heard.
- I am proud to work for the City of Sault Ste. Marie.
- I feel safe living here.
- Sault Ste. Marie has everything a community can offer and is like nowhere else.
- It's easy to do business in Sault Ste. Marie.

Values

Service Driven

We will provide high quality and responsive service

Employee Centred

We commit to providing a dynamic work experience where staff feel valued and appreciated

Responsible Growth

We will grow responsibly to ensure a healthy, sustainable, and prosperous community for future generations

Diversity and Inclusion

We are committed to inclusion, diversity, equity, and access, including the pursuit of collaborative relationships

Integrity

We will be accountable, transparent, and fiscally responsible to meet the needs of our community

Message from the Chief Administrative Officer

I am pleased to present the 2025 Actions and Metrics Report, highlighting our progress in advancing the 2024–2027 Corporate Strategic Plan. This document demonstrates our commitment to accountability and provides a summary of results achieved in support of Council's priorities.

Over the past year, the City has delivered results while maintaining a focus on high-quality services. We secured more than \$40 million in federal and provincial funding to support critical infrastructure and community priorities.

Key economic development milestones included the sale of property to Protexxa for a cybersecurity centre and new Memorandums of Understanding with Algoma Steel and the Hamilton Oshawa Port Authority, advancing the Port of Sault Ste. Marie.

We made important progress in addressing community needs through the opening of the Homelessness Addiction Recovery Treatment (HART) Hub and expanded mobile wellness services, alongside the completion of the Community Safety and Wellbeing Plan and the Homelessness Strategy.

Housing remained a priority, with 301 new housing starts, more than double the provincial target, with 27 percent of units classified as affordable. Tourism and downtown activity also remained strong, supported by increased Municipal Accommodation Tax revenues and continued investment in the downtown core.

Workforce development efforts were strong, with 16 new physicians recruited and 400 newcomers welcomed through the Rural Community Immigration Pilot.

These achievements reflect the dedication of our staff and collaboration with Council and community partners. Together, we are delivering on our priorities and building a sustainable future for Sault Ste. Marie.

Tom Vair
Chief Administrative Officer



Tom Vair, Chief Administrative Officer

Focus Area 1: Community Development



50 jobs created

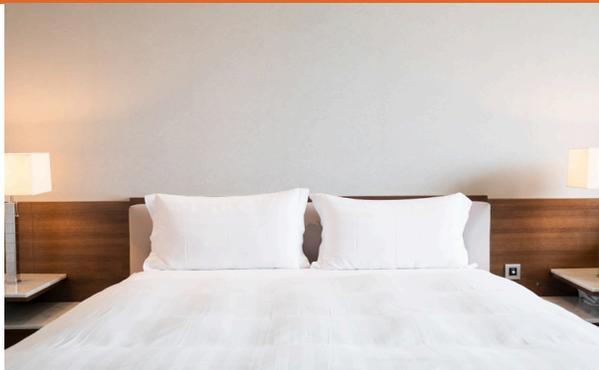
Millworks Centre for Entrepreneurship assisted in creating 50 jobs

Homelessness Addiction Recovery Treatment (HART) Hub opened on December 11, 2025



MAT collection for the year

\$2,396,110



16

Doctors Recruited



Protexxa advances economic development by creating **200-1,000 jobs** and a 100-160k sq. ft. cybersecurity facility



Focus Area 1: Community Development

Support the growth of a diversified economy.



Goal	Actions	Metrics	Timeline	Comments
Develop shovel-ready projects to access available funding	Identify parcels for new industrial land development	Acres acquired/serviced - 40 acres	Q4 2025	Property has been identified, and negotiations will begin in July 2026.
Attract new business and ensure sufficient supply of industrial land	Business development	Investment Funnel Pending - \$840M	Q4 2025	Significant growth in the number of Independent Electricity System Operator (IESO) energy applications, totaling \$1,685,000,000. The land sale to Protexxa advances economic development, with 200-1,000 jobs and a 100-160k sq. ft. cybersecurity facility.
	Funding acquired	\$500,000	Q4 2025	\$1,031,000 in acquired with the addition of \$233,100 in FedNor funding for the Port Project.
	Planning applications	Target 70 applications	Q4 2025	80 applications achieved. Amendments to the zoning by-law and Official Plan increased 'regulatory flexibility' as per the housing action plan.
	Planning applications processing time	Planning applications processed on time	Q4 2025	95% of Planning Act applications were processed on time.

Focus Area 1: Community Development

Support the growth of a diversified economy.



Economic Activity

Goal	Actions	Metrics	Timeline	Comments
Support entrepreneurs	Support entrepreneurs through Millworks Centre	4,400 Client engagements and outreach	Q4 2025	3,448 client engagements in 2025. Reporting has shifted from a March fiscal year-end to a January-to-December calendar year.
	Business attraction	50 jobs created and/or pending	Q4 2025	Completed.
Increase tourism visitor spending and occupancy rates	Occupancy average	Target greater than 64% occupancy	Q4 2025	Average occupancy was 66%.
	Municipal Accommodation Tax	Target \$1.7M revenue	Q4 2025	MAT collection for the year was \$2,011,234 (excluding the 2% increase starting in September) or \$2,396,110 (including a 2% increase from September to December).

Focus Area 1: Community Development

Take a collaborative approach toward a healthy and safe community.



Well-being

Goal	Actions	Metrics	Timeline	Comments
Advocate for addiction and mental health services	Support Canadian Mental Health Association where required in implementation of a Homelessness Addiction Recovery Treatment (HART) Hub in the community	Homelessness Addiction Recovery Treatment (HART) Hub operational	TBD	The HART Hub opened on December 11, 2025.
Advocate for improved healthcare facilities and personnel	Finalize the Northern Ontario School of Medicine University (NOSM) Regional Campus feasibility study and advocate for implementation	Obtain \$15.9M in start-up funds	Q2 2026	Feasibility study completed. Sault Ste. Marie was selected for a Primary Care Teaching Centre, with ongoing discussions with NOSM University regarding expansion.
Foster collaboration and coordination of health and social services	Support Social Services in development of homelessness strategy	Finalize the homelessness strategy	Q3 2025	Homelessness strategy completed and presented.
	Finalize the Community Safety and Wellbeing Plan	Finalize the Community Safety and Wellbeing Plan	Q1 2026	Approved by Council on February 23, 2026. Actioning from 2026 to 2030.
Invest in allied healthcare recruitment and innovative labour force solutions	Physician recruitment committee	Eight doctors recruited	Q4 2025	16 doctors recruited.

Focus Area 1: Community Development

Support equitable access and opportunities for everyone.



Social Equity

Goal	Actions	Metrics	Timeline	Comments
Implement a housing action plan to deliver affordable housing	Housing Accelerator Fund Round 2 funding programs roll-out	Implementation of the Housing Action Plan according to timelines	Q4 2025	On track.
	Monitor annual housing starts	150 annual housing starts per year	Q4 2025	301 new housing starts in 2025, 27% of which are affordable.
Support the full participation of user groups of all abilities	Accessibility activities	Three significant barriers removed or accessibility enhancements installed	Q2 2026	5 barriers removed in 2025. The approval of the Multi-Year Accessibility Plan introduces new metrics.
Support programs that foster a safe, welcoming and inclusive community	Local Immigration Partnership community engagement	300 activities (supported events, outreach, stakeholder meetings)	Q4 2025	669 activities completed.

Focus Area 1: Community Development

Establish respectful and meaningful relationships with First Nations and Métis communities.



Truth and Reconciliation

Goal	Actions	Metrics	Timeline	Comments
Implement Municipal Calls to Action from the Truth and Reconciliation Commission	Develop Truth and Reconciliation Commission Strategy document	Completed plan with Baawaating Advisory Committee endorsement	Q4 2025	Ongoing.
Expand Cultural Competency Training throughout the Corporation	Expand the Cultural Competency Training Program to the next level of staff within the organization	100 additional staff trained in Cultural Competency	Q1 2026	Return to Spirit hosted cultural competency training. KnowledgeNow, an organization committed to Truth and Reconciliation, is developing online training for the City's new hire orientation.
Take a proactive approach to 'reconciliation'	Engage meaningfully with each First Nation partner	Identify and prioritize projects and initiatives of importance	Q2 2026	On track.
	Hire an Indigenous Policy and Process Advisor	New staff role established	Q1 2025	Complete.

Focus Area 2: Quality of Life



301 New Housing Starts in 2025
27% of which are affordable



Hub Trail expansion

Attract Newcomers
400 approved

Roberta Bondar Pavilion Event Programming

88

Events in 2025



Focus Area 2: Quality of Life

Maintain an affordable community with exceptional four-season recreational opportunities.



Work. Life. Balance.

Goal	Actions	Metrics	Timeline	Comments
Promote Sault Ste. Marie as a municipality of choice	Continue with the Sault Ste. Marie promotional campaign	1M visits to Tourism Sault Ste. Marie (TSSM) website, 160K views on Welcome to Sault Ste. Marie (WTSSM) website	Q4 2025	TSSM: 730,698 year-to-date website views WTSSM: 288,919 year-to-date website views.
Exceed Provincial housing targets annually	Launch the Housing Action Plan and the Housing Community Improvement Plan	150 housing starts	Q4 2025	301 housing starts in 2025, 27% are affordable.
Encourage and support sustainable transportation options	Continue with the expansion of the Hub Trail	Mark Street trail expansion	Q4 2025	Completed.
	Expand the multi-use trail system	People's Road - Second Line to Rossmore Road	Q4 2026	Churchill Avenue to Second Line was deferred and will be completed in 2026.
		Peoples Road Reconstruction Off-road multi-use trail 800m expansion	Q4 2025	Phase 2 of Elliott Road to Third Line will be completed in 2026. Additional funding is required.
		Off-road multi-use trail with additional 800m expansion	Q4 2026	This project was not advanced in 2025.

Focus Area 2: Quality of Life

Maintain an affordable community with exceptional four-season recreational opportunities.



Work. Life. Balance.

Goal	Actions	Metrics	Timeline	Comments
Encourage and support sustainable transportation options		Sackville Road extension with 800m trail	Q4 2026	Phase 1 is underway, and Phase 2 is on track for 2026. A detailed design is required.
	Expand cycling lanes within the City	East Street (Bay to Wellington) cycle track (curb-separated bicycle facility)	Q4 2025	Construction has been deferred until spring 2026.
Invest in recreational infrastructure	Expansion of bike trails	5 km of new biking trails	Q4 2025	8km of biking trails have been built in Hiawatha Highlands and Wishart Park area.
	Upgrade of park equipment	One park improved	Q4 2025	The timeline was updated from Q4 2025 to 2026. Wilcox Park equipment has been installed, and the rubber surfacing will be installed in the spring.
	John Rhodes roof replacement	A new roof installed, extending asset life	Q4 2025	The timeline was updated from Q4 2025 to 2026. The project is 50% completed.

Focus Area 2: Quality of Life

Maintain an affordable community with exceptional four-season recreational opportunities.



Work. Life. Balance.

Goal	Actions	Metrics	Timeline	Comments
Invest in recreational infrastructure	Upgrades to Rocky DiPietro field	New scoreboard and football upgrades	Q4 2025	Completed.
	Strathclair dog park upgrades	Install new solar lighting	Q4 2025	The timeline was updated from Q4 2025 to 2026. NOHFC funding has been secured.
	Develop a new dog park	New leash free dog park	Q4 2025	The project has been moved from Q4 2025 to 2026.
	John Rhodes Lighting Upgrade	Install new LED lighting	Q4 2025	The project is ongoing. Completion is now scheduled for Q2 2026, updated from the original Q4 2025 timeline.
	John Rhodes Pool	Upgrade starting blocks	Q4 2025	Completed.

Focus Area 2: Quality of Life

Maintain an affordable community with exceptional four-season recreational opportunities.



Work. Life. Balance.

Goal	Actions	Metrics	Timeline	Comments
Invest in recreational infrastructure (continued)	Upgrade outdoor rink facilities	Esposito rink shack	Q4 2025	Engineering work is complete; construction is scheduled for 2026, up from the Q4 2025 timeline.
	Wishart Park	Bridge installation and park upgrades	Q4 2025	Opening spring 2026. The rubber surfacing is the final component.
	Accessible Washrooms/Change Area study	Manzo Park and Greco Pool	Q4 2025	Work has started. The timeline has been updated from Q4 2025 to 2026.
	North Street field	Lighting upgrade	Q4 2025	Lights and poles have been removed. Reinstallation will be evaluated in the future.

Focus Area 2: Quality of Life

Instill a strong sense of community that embraces and celebrates diversity and culture.



Welcoming

Goal	Actions	Metrics	Timeline	Comments
Attract newcomers	Maximize our Rural Community Immigration Pilot allocation annually	Attract 300 newcomers to Sault Ste. Marie	Q4 2025	400 applications have been approved in 2025.
Promote multi-cultural events	Organize arts and culture events	22 standalone events	Q4 2025	17 events in 2025.
Establish diverse, equitable, inclusive and accessible community spaces	Engage seniors in community programming	52,000 program visits in Bay Street and Northern Community Centre Active Living Centres 55+	Q4 2025	63,336 participants in programs for 2025.
	Manzo Park playground updates	Accessible features upgrades	Q4 2026	This project is on target with funding secured. This will be procured in 2026.

Focus Area 2: Quality of Life

Create a hub of activity and excitement through shops, events, promotion and amenities.



Vibrant Downtown

Goal	Actions	Metrics	Timeline	Comments
Increase participation and grow the number of events in the Downtown year over year	Roberta Bondar Pavilion event programming	80 events and bookings	Q4 2025	88 events in 2025.
	Downtown Plaza programming	30,000 participants	Q4 2025	30,174 participants in 2025.
	GFL Memorial Gardens programming	9 events with over 1,200 participants (not including Greyhound games)	Q4 2025	Eight events were held in 2025.
	GFL number of visitors (including Soo Greyhound games)	195,000 annual visitors	Q4 2025	162,115 visitors in 2025. There were four less playoff games than in previous years.
	Ermatinger Clergue National Historic Site (ECNHS) programming	25,000 annual visitors	Q4 2025	29,591 visitors to the ECNHS in 2025.

Focus Area 2: Quality of Life



Create a hub of activity and excitement through shops, events, promotion and amenities.

Vibrant Downtown

Goal	Actions	Metrics	Timeline	Comments
Increase assessment value and growth rate in the Downtown	Investment in the Downtown core	Increased Assessment Value on par with other areas of the community	Q4 2025	Staff are working to develop data for reporting.
		Housing Community Improvement Plan (CIP) launch	Q4 2025	Completed.
		Queen Street Reconstruction Phase 1 completion	Q3 2025	Completed.
		Implement new Queen Street design to the extent of the Downtown, Phase 2 tender and construction	Q2 2028	The project was rescheduled from 2027 to a 2028 start for Phase 2.
		Façade grants	Q1 2026	Not currently funded. Staff continues to explore options with individual business owners who may be eligible for NOHFC grants.
		Downtown Ambassador Program	Annual	Ongoing. Successful program in collaboration with the Canadian Mental Health Association.

Focus Area 2: Quality of Life

Create a hub of activity and excitement through shops, events, promotion and amenities.



Vibrant Downtown

Goal	Actions	Metrics	Timeline	Comments
Continue to develop world-class waterfront destinations	Finalize the City's Waterfront Development Master Plan	Receive Council approval and advance Phase 1 funding	Q4 2025	The plan has been approved by Council. Staff are refining the plan and exploring funding opportunities.

Focus Area 2: Quality of Life

Support and grow the creative economy and celebrate arts and culture.



Arts and Culture

Goal	Actions	Metrics	Timeline	Comments
Celebrate diversity in public art	Commission new murals and public art as part of the Vivid Arts Festival	Three new murals	Q3 2025	The City achieved five public art installations, including the Pride crosswalk, John Rhodes mural, and vivid murals.
	Commission an Indigenous artwork installation	One new installation	Q4 2025	The project was moved to 2026 due to a change in materials for the Northern Community Centre.
Promote and conserve heritage assets	Utilize existing heritage conservation program	\$98,000 in heritage tax rebates	Q1 2026	The 2024 rebate is \$103,235 (reporting is based on a one-year trailing period).
	Number of heritage properties registered	15	Q4 2025	17 properties have been registered.
	Install new windows in the Sault Ste. Marie Museum building	\$200,000 window upgrade project	Q2 2026	On target.

Focus Area 2: Quality of Life

Support and grow the creative economy and celebrate arts and culture.



Arts and Culture

Goal	Actions	Metrics	Timeline	Comments
Promote and conserve heritage assets	Implementation of the Ermatinger Clergue National Historic Site digital strategy	Implement FedNor grant	Q4 2025	Ongoing. The timeline was extended from Q4 2025 to Q2 2026.
	Memorial Tower	Critical repairs complete	Q4 2025	Completed.
	Host heritage walks and Doors Open event	Five events and walks	Q4 2025	Three heritage walks have been completed.
Enhance funding support for cultural initiatives	Deploy increased budget through the Cultural Vitality Committee	\$170,000 distributed to community arts organizations	Q1 2026	Completed and \$170,000 has been allocated.

Focus Area 3: Infrastructure

\$40.8M

 funding support achieved in 2025

In 2025 the average age of the entire fleet was **7.3 years**
Ontario's 2024 average was 8.9 years



**FIRST
ELECTRIC VEHICLE**

Goal:
Net Zero
Emissions by
2050



EV Charger
stations installed



5

Focus Area 3: Infrastructure

Monitor, maintain, and redevelop existing infrastructure.



Current Assets

Goal	Actions	Metrics	Timeline	Comments
Maintain a robust asset management plan	Finalize the asset management plan for all municipal infrastructure assets	Approved asset management plan	Q3 2025	Completed.
	Maintain a functional public works fleet	43% of vehicles with remaining service life - goal to increase the percentage to 65%	Q1 2027	The percentage of vehicles with remaining service life is now 45%.
	Maintain a robust sidewalk network	1500m2 of sidewalk replaced yearly	Annually	1532 m2 completed in 2025.
	Maintain municipal drainage works	750 catchbasins (CB) cleaned per year	Annually	488 catchbasins cleaned due to equipment challenges which have been corrected for 2026.
	Maintain municipal drainage works	12 km of ditches cleaned per year	Annually	12.5 km cleaned in 2025.

Focus Area 3: Infrastructure



Current Assets

Monitor, maintain, and redevelop existing infrastructure.

Goal	Actions	Metrics	Timeline	Comments
Transit fleet age is in line with the Provincial average	Invest in fleet	Average age of fleet less than 8 years to align with Ontario average	Q4 2025	In 2025 the average age of the fleet was 7.3 years vs. Ontario's 2024 average of 8.9 years.
Leverage funding opportunities	Submit Provincial and Federal applications	\$28M in funding support	Q4 2025	\$40.8M in funding from provincial and federal programs was secured.
	Implement the Approved 2025 Capital Transportation Plan (TMP)	Design, award tenders and construct all road reconstruction projects for 2025.	Q4 2025	Completed.
	Update the Five-Year Capital Transportation Plan	Revise and obtain Council approval for the 5-year plan to reflect the newest priorities and funding	Q2 2025	The timelines was adjusted to Q2 2026.
	Long-range planning through the Transportation Master Plan (TMP)	Review recommendations in TMP and update	Q4 2025	The timeline was adjusted to Q4 2026.
	Update and Improve Asset Data	Keep data up to date - Pavement Condition Index (PCI) scores and sewer condition	Q4 2025	Procuring a consultant to update PCI scores in 2026.

Focus Area 3: Infrastructure

Monitor, maintain, and redevelop existing infrastructure.



Current Assets

Goal	Actions	Metrics	Timeline	Comments
Improvements to the transportation network	Improve wastewater infrastructure with long range planning through the Wastewater Master Plan (WWMP)	Review recommendations in Wastewater Master Plan (WWMP)	Q4 2025	The timeline was updated from Q4 2025 and should be completed in 2026.
Accessible and barrier-free	Manzo Park/Greco Pool accessible washrooms/changerooms	\$60,000 Manzo Park, \$35,000 for Greco Pool	Q4 2025	The project has been delayed until 2026.
Upgrade assets for energy efficiency and climate resilience	Facility energy efficiency	Retrofit studies complete	Q4 2025	On track.
	Electric vehicle charger installation	Five installations	Q2 2025	Completed.

Focus Area 3: Infrastructure

Strategically build and acquire infrastructure to support a growing community.



Goal	Actions	Metrics	Timeline	Comments
Invest in maintaining an attractive and vibrant downtown core with a world-class waterfront	Upgrade Queen Street	Complete Phase I Queen Street revitalization	Q3 2025	Phase 1 of Queen Street construction is complete.
	Finalize the City's Waterfront Development Master Plan	Receive Council approval and advance to Phase I funding	Q4 2025	The plan has been approved. Staff are seeking funding to proceed.
Expand active transportation network	Expand hubtrail, multi use trails and cycling lanes	Mark Street, People's Road, Sackville Road, East Street, and Wishart Park	Q4 2026	Mark Street is completed. People's Road, Wishart Park, and Sackville Road are underway. East Street is deferred to 2026.
Ensure community parks, green spaces, and recreation infrastructure needs are met	Upgrade one park	Invest \$180,000 in park upgrade projects with funding sought for second park	Q4 2025	The timeline was updated from Q4 2025. Wilcox Park equipment was installed, rubber surfacing will be completed in the spring for opening.

Focus Area 3: Infrastructure

Be a leader in environmental sustainability and climate action.



Environment

Goal	Actions	Metrics	Timeline	Comments
Net zero emissions by 2050	Greenhouse Gas (GHG) Community Reduction Plan	Completion of Plan	Q1 2025	While emissions have increased, multiple initiatives are underway to achieve the 2050 goal.
Enhance and protect our public green spaces	Greenhouse Gas Community Reduction Plan	Prioritization of Greenhouse Gas Action Items and Budget Process	Q3 2025	On track.
Seek opportunities to implement sustainable solutions	Fleet transition to electric vehicles (EV)	Two electric ice resurfacers, 1 transit bus	Q1 2025	An additional electric ice resurfer in 2025 and two EV vehicles have been added to the fleet.
		One electric transit bus	Q4 2026	Hybrid options selected.
		One electric half ton pick-up for Public Works	Q3 2025	Completed and delivered in February 2026.
	Biosolid Management Facility	Complete design of new biosolids and household organics processing facility	Q3 2026	Delayed (timeline was Q3 2025).

Focus Area 3: Infrastructure

Be a leader in environmental sustainability and climate action.



Environment

Goal	Actions	Metrics	Timeline	Comments
Seek opportunities to implement sustainable solutions (continued)	Landfill waste diversion	2,500 tonnes of material diverted through recycling and composting programs	Q2 2026	2,809 tonnes of material were diverted through recycling and composting programs at the landfill.
Implement practices and technologies to improve air/water quality and enhance biodiversity	West End Wastewater Treatment Plant Phase 2 Upgrades	Design and prepare tender and contracts for 2026/27	Q4 2026	RFP currently out for selection of an engineer (timeline was Q1 2026).
	East End Wastewater Treatment Plant Ultra Violet (UV System Upgrades	Construction of new Ultra Violet system	Q3 2026	Construction is delayed with an anticipated fall completion date. The original timeline was Q2 2026.
	Wastewater system reliability and minimize number of sewage backups per year <10 due to main blockages	125 km of sewers flushed per year	Q4 2025	171.6km of sewers were flushed in 2025.

Focus Area 3: Infrastructure

Be a leader in environmental sustainability and climate action.



Environment

Goal	Actions	Metrics	Timeline	Comments
Implement practices and technologies to improve air/water quality and enhance biodiversity (continued)	Landfill compliance with Provincial legislation	Exceed provincial expectations on annual inspections	Annually	Last inspection was November 4, 2024. No deficiencies were identified.
	Collection of Source Separated Organics and Composting (SSO)		Q4 2027	Planning and implementation will commence concurrent with the construction of the Biosolids Processing Facility.
	Review of waste collection options (Solid Waste, SSO, Recycling)		Q4 2026	On target.
	Expansion of Methane Collection System Emissions (Climate Change)		Q2 2027	To be completed in conjunction with landfill expansion.
	Continued Collection of Household Hazardous Waste (HHW) – Environment Stewardship		Ongoing	185 tonnes of HHW was collected in 2025. An increase of 15 tonnes from 2024.

Focus Area 4: Service Delivery



1,118

Active Living 55+ programs delivered

Summer STUDENT SPOTLIGHT



Ashlyn Pallot
Summer Student at the
Active 55+ Centre



Feature employee testimonials

295

Fire Safety demonstrations,
lectures, and public events



Foster Civic Pride and Team Building



Focus Area 4: Service Delivery



Customer Service

Provide accessible communications, timely resolution of concerns, and fair treatment for all.

Goal	Actions	Metrics	Timeline	Comments
Standardize customer service practices and policies	Undertake review of current practices and policies	Finalize and implement recommendations of review	Q4 2025	Ongoing to 2026, working with Accessibility in review of practices and policies.
Regularly collect and review customer feedback for continuous improvement	Monitor participation in programs and identify opportunities for customer feedback:	1.9M Transit rides	Q4 2025	1,518,004 rides
		5,200 total participants in programs, John Rhodes Pool	Q4 2025	4,952 participants
		Active Living 55+ (Bay Street and NCC locations) 1,050 programs	Q4 2025	1,118 for both locations.
		195,000 GFL Memorial Gardens visitors, including Greyhound games.	Q4 2025	162,115 visitors to the GFL Memorial Gardens.
	Maintain Fire Service average response time to calls	First arriving engine company on the scene in 4:00 minutes or less 90% of the time	Q4 2025	90% of incidents have a response time of 5:26 minutes or less. Average response time is 3:12.

Focus Area 4: Service Delivery



Customer Service

Provide accessible communications, timely resolution of concerns, and fair treatment for all.

Goal	Actions	Metrics	Timeline	Comments
Regularly collect and review customer feedback for continuous improvement (continued)	Conduct proactive Fire Service training throughout the community	Over 240 fire safety demonstrations and speaking events	Q4 2025	Staff have completed 295 public education fire safety demonstrations in 2025.
	Educate youth on fire prevention and safety	Reach 3,500 students with elementary and secondary school program	Q4 2025	Fire Services has hit the target of 3,900 elementary and secondary school students in delivering programs.
Develop new methods of collecting and analyzing customer feedback	Implement customer surveys to obtain feedback	Five surveys per year	Q4 2025	Six surveys have been completed on topics such as Transit, Parks, Parking, Downtown Safety and Budget.

Focus Area 4: Service Delivery

Create a supportive workplace that invests in employees.



Develop Employees

Goal	Actions	Metrics	Timeline	Comments
Explore technologies that support innovation and efficiency	Finalize needs assessment and roadmap for Human Resources Information System (HRIS) and Enterprise Resource Planning (ERP)	Strategy paper and recommendation complete	Q4 2025	The ERP Strategy & Roadmap was delivered to Council on Oct. 14, 2025. 11 meetings have been held on the HRIS needs assessment.
	Artificial Intelligence (AI) technology adoption	Strategy paper, policy and recommendation complete	Q4 2025	Staff have adopted an AI Technology policy and training.
	Corporate Office 365 Applications Adoption	Office 365, Teams, One Drive and Collaboration Apps	Q3/Q4 2025	Complete.
Maximize investment in training	Use of in-house subject matter experts to deliver management skills training	Offer three workshop-style topics targeting new supervisors	Q2 2026	Training activity suspended for the latter half of 2025 due to budget constraints.

Focus Area 4: Service Delivery

Create a supportive workplace that invests in employees.



Develop Employees

Goal	Actions	Metrics	Timeline	Comments
Maximize investment in training (continued)	Provide targeted training based on emerging trends and issues	Substance Abuse and Addictions Identification Training for Supervisory staff	Q1 2025	NorthStream Safety and Rehab provided Drug and Alcohol Awareness Supervisor Training. 44 supervisors participated.
		Two additional de-escalation training sessions for front-line staff	Q4 2025	One session was held to ensure trainers remained certified. 20 employees completed training.
		Mental health & resilience training for all front-line staff	Q3 2026	738 employees have completed this training.
Implement strategies to attract and retain talent	Increase visibility as an employer of choice in the area	Participate in three job fairs	Q4 2025	Staff have attended four job fairs.
		Partner with local post-secondary career offices for enhanced advertising	Q4 2025	Partnered with Employment Solutions and Sault Community Career Centre.
		Feature employee testimonials with the community	Q4 2025	Completed staff testimonials, podcasts and features on employees.
		Create new post-secondary co-op opportunities in areas of high turnover	Q4 2025	Five post-secondary apprenticeships in place.

Focus Area 4: Service Delivery

Create a supportive workplace that invests in employees.



Develop Employees

Goal	Actions	Metrics	Timeline	Comments	
Advance diversity, equity, and inclusion in the workplace	Internal awareness campaign of the “Financial Assistance for Training and Development Courses” benefit	5% increase in the utilization of the existing benefit	Q2 2026	This work was paused given the significant work required for the non-union job evaluation project.	
	Development of a Diversity, Equity and Inclusion (DEI) guiding policy for the Corporation	Draft to be submitted to Senior Management Team (SMT) for feedback/approval	Q3 2025	This work was paused given the significant work required for the non-union job evaluation project.	
	Training to roll out Diversity Equity and Inclusion (DEI) policy to all staff	In-person training for all existing employees on Respectful Workplace Policy – Human Rights / Harassment & Discrimination		Q2 2026	This work was paused given the significant work required for the non-union job evaluation project.
		Introduce training modules on unconscious bias, micro-aggressions, allyship		Q4 2026	This work was paused given the significant work required for the non-union job evaluation project.

Focus Area 4: Service Delivery

Create a supportive workplace that invests in employees.



Develop Employees

Goal	Actions	Metrics	Timeline	Comments
Advance diversity, equity, and inclusion in the workplace	Full implementation of French language service directive	Continue to monitor and enhance the ability for Francophone residents to navigate municipal services in French	Annually	Ronald A. Irwin Civic Centre directional signage installation with French language incorporated.
Foster civic pride and team building	Continue team-building events and activities throughout the corporation	Hold more than 12 staff team building and recognition events throughout the year	Q4 2025	28 events were held.

Focus Area 4: Service Delivery



Identify obstacles that hinder growth and development and streamline processes.

Eliminate Barriers

Goal	Actions	Metrics	Timeline	Comments
Implement and enhance online tools for applications and permits	Phase one: Roll out of Sault Ste. Marie Innovation Centre's (SSMIC) Cerolink Online application platform	Live Online planning application	Q2/Q3 2025	A soft launch occurred in Q4 2025. SSMIC is addressing outstanding issues.
	Ensure adherence to legislated timelines for Planning Act applications	Tracking and monitoring response times	Annual	95% of Planning Act applications were processed on time.
Review processes, policies, and procedures to identify efficiencies	Review and prioritization of policy document revision	Complete review and update more than two policies	Q4 2025	Four new policies were approved, Three policies were updated.
Reduce red tape and accelerate timelines for responses and approvals	Implement online application portal for planning applications	Training and launch of new portal solution	Q1 2026	A soft launch of a usable portal is being planned and anticipated roll out is in Q2 2026.
Remove physical and digital barriers to enhance accessibility	Adopting Accessibility friendly technology	Accessibility for Ontarians with Disabilities Act (AODA-W3C) Website, Video Remote Interpreting, Accessible PDF	Q3/Q4 2025	Complete.

Focus Area 4: Service Delivery



Build collaborative relationships to enhance service delivery options.

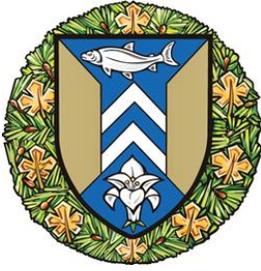
Community Partnerships

Goal	Actions	Metrics	Timeline	Comments
Facilitate collaboration with neighbouring communities and community groups to achieve shared goals	Maintain municipal and industry partnerships	Active participation in industry associations including AMO/OMAA/ROMA/ICSC/NOLUM/FCM/EDCO/TIAC/TIAO	Q4 2025	13 delegations at AMO conference. NOLUM advocacy day at Queen's Park completed. Ongoing participation in economic development and tourism association meetings.
	Meet with Michigan & Chippewa County Economic Development Corporation colleagues	Six meetings annually: Eastern Upper Peninsula Planning Group, Chippewa County Economic Development Corporation, and Sault Ste. Marie, Michigan Economic Development Corporation.	Q4 2025	Completed. Staff continue to keep open lines of communication and to discuss opportunities.
Liaise with community groups to improve communications	Local Not for Profits and Community Service Organizations	Hold meetings at least annually with key community stakeholder groups	Q4 2025	11 meetings/events in 2025, exceeding the target of 10.
Foster strategic partnerships with post-secondary education institutions for labour force and economic development	Implement a Bi-Annual Meeting with Post Secondary Institutions	Minimum four meetings/year	Q3 2025	12 meetings in 2025, exceeding the target of four in 2025.

Where you belong.

saultstemarie.ca





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

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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Tom Vair, CAO
DEPARTMENT: Chief Administrative Officer
RE: Port of Sault Ste. Marie

Purpose

The purpose of this report is to provide Council with an update on the development of a port facility in Sault Ste. Marie.

Background

The concept of developing a port in Sault Ste. Marie has been discussed as far back as 1956. As Council is aware, staff have been advancing the port project as a key component of the community's economic development initiatives.

A Memorandum of Understanding (MOU) was signed with Algoma Steel and with the Hamilton Oshawa Port Authority (HOPA) within the last year to advance the port project. A business case was completed in collaboration with HOPA and a summary of this business case is being provided to Council as an update on the project (Attachment A – Port of Sault Ste. Marie Business Case Summary).

To avoid any confusion, the name of the project has been adjusted to be the Port of Sault Ste. Marie. The port contemplated will be operated separately and apart from Algoma Steel, although Algoma Steel will have the ability to utilize the new port facilities under terms to be finalized.

Analysis

Sault Ste. Marie and HOPA Ports have united to create a multimodal port and trade corridor. This initiative will link Northern Ontario's resource-rich industries with Southern Ontario, Quebec and global markets, strengthening Canada's supply chain resilience and driving economic transition.

The project highlights include:

- \$200M capital plan
- 216 acres of industrial land for immediate capacity & long-term growth to 950 acres
- 2,488 new jobs by year five
- \$134M annual personal income

Port of Sault Ste. Marie

March 23, 2026

Page 2.

- \$343M annual economic activity
- 61% cargo by year 5+ (not including Algoma Steel)
- < 24 months to operation
- Construction-related employment of 1,400-1,800 FTEs

Sault Ste. Marie has several advantages and a window of opportunity to make the port project a reality:

- Speed to Market – The Port of Sault Ste. Marie builds on existing infrastructure and brownfield industrial land, delivering needed capacity quickly.
- Policy alignment at federal and provincial levels – Current efforts by the Federal and Provincial governments to invest in and protect Canadian and Ontario industry align directly with the port project.
- Multimodal Connectivity – Integration of marine, rail, and highway infrastructure will support intra-provincial (north-south Ontario) trade.
- Doorstep to Key Sectors – Minerals and mining, steel, forestry, and agriculture are currently underserved by freight transportation.
- Labour Pool – A base of skilled tradespeople and the presence of strong, local post-secondary institutions with Sault College and Algoma University.

Opportunities have been identified in a number of sectors to utilize the port facilities including:

- Minerals and mining
- Forestry and value-added wood products
- Steelmaking
- Manufacturing
- Salt and aggregates
- Agriculture

The \$200M phase 1 capital plan includes investments to activate near-term capacity on 216 acres and long-term business growth featuring:

- Refurbished dock walls enabling two vessels to berth
- Cargo laydown space
- Security and safety systems
- Rail transload area
- Base infrastructure for tenant-ready leasable industrial space
- Rail access upgrades to the Algoma Central Railway

The project will have a significant and positive impact on National and Provincial supply chains including:

- Enhancing national supply chains in key sectors
- Reducing reliance on U.S. routings and markets

Port of Sault Ste. Marie

March 23, 2026

Page 3.

- Supporting year-round trade through marine-rail-road integration
- Shifting thousands of long-haul truck movements to cleaner modes (there are currently approximately 4,450 truck trips per week between Northern and Southern Ontario which are candidates for modal optimization)
- Leveraging the existing underutilized capacity in the Great Lakes-St. Lawrence Seaway

Throughout the development of the business case, there have been a number of discussions with industry partners and strong support expressed from organizations. Discussion with First Nations partners has begun and ongoing discussions will be held in the coming months.

In summary, the Port of Sault Ste. Marie represents both a near-term opportunity to inject economic benefit to the community and a long-term opportunity to diversify the Sault Ste. Marie economy to increase prosperity.

Staff will be working closely with Algoma Steel and HOPA to make the port project a reality and appreciates the advocacy of Mayor and Council to advance this important community project.

Financial Implications

There are no financial implications at this stage of the project.

Strategic Plan / Policy Impact / Climate Impact

This report links to the Corporate Strategic Plan 2024-2027 within the Community Development focus area and the high-level goals to develop shovel-ready projects to access available funding, and to attract new business and ensure sufficient supply of industrial land.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the CAO dated March 23, 2026 concerning the Port of Sault Ste. Marie be received as information.

Respectfully submitted,

Tom Vair

CAO

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Business Plan

Executive Summary



HOPA
PORTS



**SAULT
STE. MARIE**

PORT OF SAULT STE. MARIE
TRADE CORRIDOR

BUSINESS PLAN — JANUARY 2026

Sault Ste. Marie and HOPA Ports have united to create a multimodal port and trade corridor.

This initiative will link Northern Ontario's resource-rich industries with Southern Ontario, Quebec and global markets, strengthening Canada's supply chain resilience and driving economic transition.

Project Highlights

- \$200M capital plan
- 216 acres of industrial land for immediate capacity & long-term growth to 950 acres
- 2,488 new jobs by year 5
- \$134M annual personal income
- \$343M annual economic activity
- ↑ 61% cargo by year 5+ *(not including Algoma Steel)*
- < 24 months to operation
- 5 key industrial sectors



Why Sault Ste. Marie?

- **Multimodal Connectivity:** Integration of marine, rail, and highway infrastructure to support intra-provincial (north-south Ontario) trade.
- **Full-season capability.** North-south connection from dock area 5 to S.Ont outside of Seaway shipping season.
- **Industrial Clustering:** Co-location for manufacturing, logistics, and energy producers.
- **Brownfield Lands:** Industrial land with multimodal connections, high-capacity energy & deepwater access.
- **Doorstep to Key Sectors:** Minerals & mining, steel, forestry and agriculture – currently underserved by freight transportation.
- **Labour Pool:** Base of skilled tradespeople; Sault College and Algoma University.
- **Speed to Market:** Infrastructure is in-place; commercial market connections exist today; targeted investment required to unlock full potential

Speed to Market

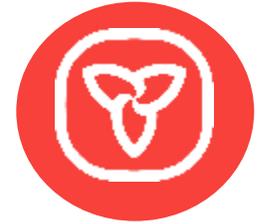
Port of Sault Ste. Marie builds on existing infrastructure and brownfield industrial land, delivering needed capacity quickly.



Policy alignment at federal and provincial levels



- Canada Strong
'Canada as our 'own best customer'
- Prosperity & Growth Strategy for Northern Ontario (FedNor)
- Canadian Critical Minerals Strategy
- Nation-building project key criteria



- Ontario's Critical Mineral Strategy
- Ontario Forest Sector Strategy
- Ontario Marine Strategy

Key Sectors

- **Minerals & Mining:** Strategically located to serve key mineral and mining areas, including gold, copper, zinc. Multimodal land development suitable for future mineral processing & staging.
- **Forestry & value-added wood products:** Major players e.g. Arauco (MDF), Interfor, Boniferro, to benefit from efficient transportation connection to S. Ontario market.
- **Steelmaking:** Algoma Steel is seeking new markets for steel coil and plate used in automotive, construction, energy, manufacturing, pipe and tube. This commodity is in demand among S. Ontario manufacturers who have traditionally sourced this product from the US or overseas. New beam manufacturing to address new Canada & Intl. market. Northbound: **Scrap steel** from S. Ontario (Hamilton) for electric arc furnace. **Slag:** Processing Algoma's slag for reuse in concrete or asphalt will help address this byproduct of the steelmaking process, while vacating usable dockside space on the Algoma Steel property.
- **Manufacturing:** Existing manufacturers (Tenaris) and multimodal industrial land for new manufacturers in steel processing, energy (wind) and other sectors.
- **Salt & Aggregates:** Closer to municipal and construction users
- **Agriculture:** Growing quantities of grain (corn, soy), fertilizer.
- New **bonded warehouse** to support all sectors

Minerals & Mining

- 12 + active and emerging projects within 150 km
- Copper, zinc, gold, aggregates + heavy equipment transport
- Current heavy reliance on long-haul trucking
- Multimodal industrial lands ideal for value-added processing
- High value energy capacity



Forest Products

- 300,000MT currently exported cross border at SSM
- 96% of Ontario wood exports go to U.S.; need to diversify
- Lumber, OSB, MDF, engineered wood, biochar, pellets, pulp & paper
- Global forest product demand to grow 30% by 2030
- Provincial focus on value-added processing and export diversification
- Domestic demand drivers include mass timber and modular housing
- 10+ major producers in immediate SSM area



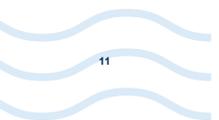
Steelmaking & Slag

- Serves Algoma Steel's long-term needs for input and output supply chains
- Positioned to ship steel plate for automotive, shipbuilding and other users in S. Ontario
- New shipping capacity for stockpiles of slag on Algoma Steel site; frees up land for development use
- Support for potential new rail & beam manufacturing



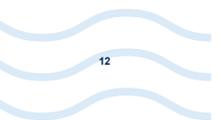
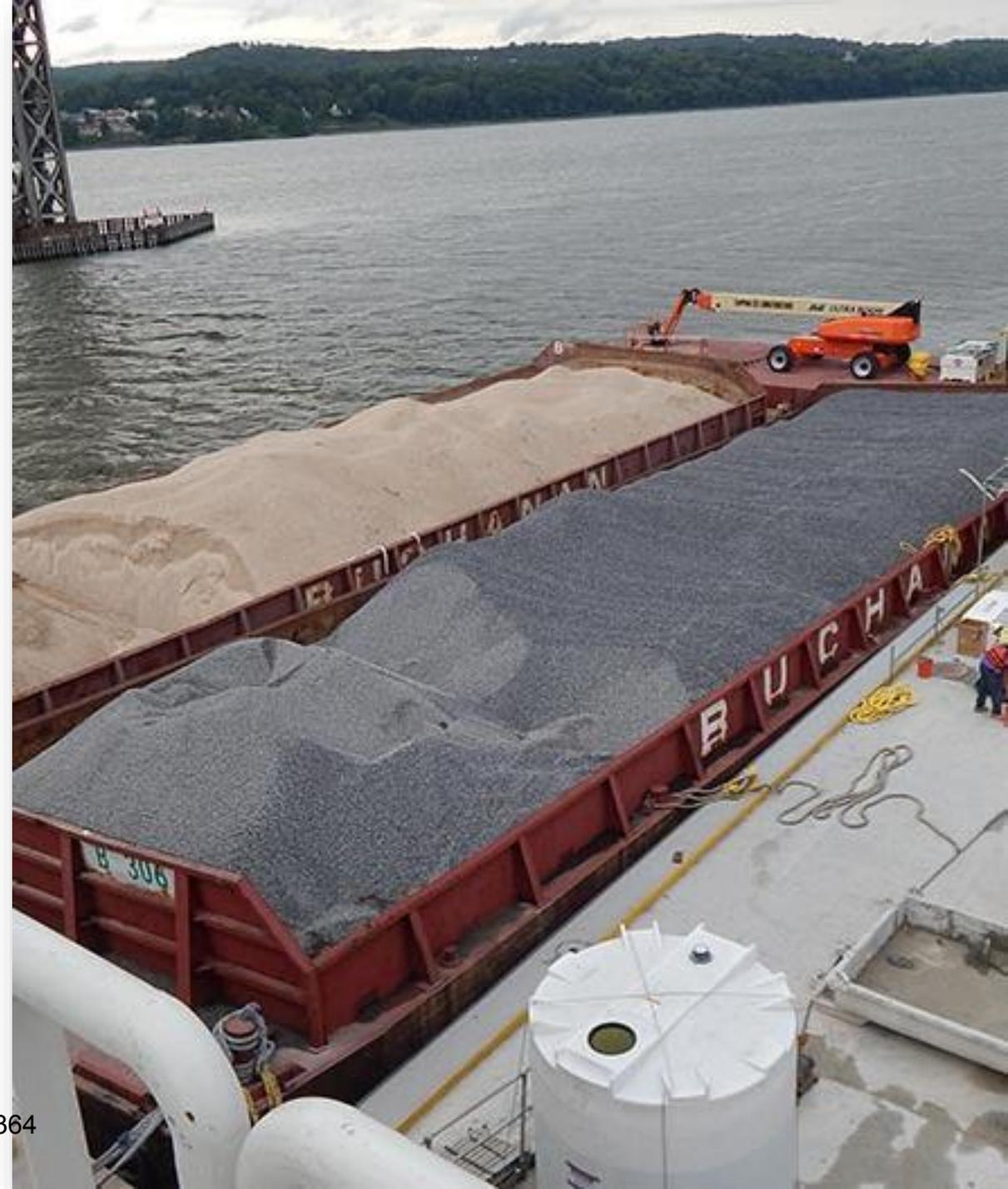
Manufacturing

- Existing manufacturers (Tenaris) gain laydown space and better transportation service to accommodate growth plans.
- New multimodal industrial land is activated to attract new manufacturers in steel processing, energy (wind) and other sectors.
- High-capacity power on-site offers unique advantage



Salt & Aggregates

- Limited marine capacity requires long-haul trucking to serve local needs
- ~ 50,000MT local use salt per year; needs expected to increase up to 110,000MT
- Northern Ontario produces significant amounts of diabase, basalt, sandstone, other aggregates
- Opportunity for more value-added products



Agriculture

- Longer-term development opportunity, requiring investment in storage and drying capacity
- Oats, soybeans, canola, winter wheat, legumes, maple sugar
- Fertilizer & lime provides important backhaul opportunity
- Regional connections to terminals at Goderich, Windsor



Sustained Economic Impact

- **2,488** new jobs
- **\$134 million** in annual personal income
- **\$343 million** in economic activity

	Total jobs impact year 5+
Jobs	
Direct jobs	796
Induced	1,000
Indirect	692
Total Jobs Facilitated	2,488
Personal Income (\$000)	
Direct	\$47,184
Re-Spending/Local Consumption	\$45,255
Indirect	\$42,142
Total Personal Income	\$134,581
Business Revenue (\$000)	\$297,904
Local Purchases (000)	\$109,100
Economic Activity (\$000)	\$343,079
Taxes (\$000)	
Province/Local	\$26,317
Federal	\$33,226
Total Taxes	\$59,543

Construction-related Employment

- 1,400-1,800 FTEs



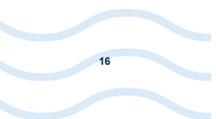
\$200m phase 1 capital plan

(including rail access upgrades to Franz & Algoma site rail acquisition cost)

Investments to activate near-term capacity on 216 acres and long-term business growth, creating a **950-acre multi-user port**.

Phase 1 : activation of 216 acres and multimodal infrastructure assets : **\$200 million**

Phase 2 : activation of 741 acres for business and cargo growth



Capital investments include:

- Refurbished dock walls enabling two vessels to berth
- Cargo laydown space
- Security and safety systems
- Rail transload area
- Base infrastructure for tenant-ready leasable industrial space



OUTCOMES

Impact on National & Provincial Supply Chains

- Enhances national supply chains in key sectors
- Reduce reliance on U.S. routings & markets
- Support year-round trade through marine-rail-road integration
- Shift thousands of long-haul truck movements to cleaner modes
- Leverages the existing underutilized capacity in the Great Lakes-St. Lawrence Seaway.

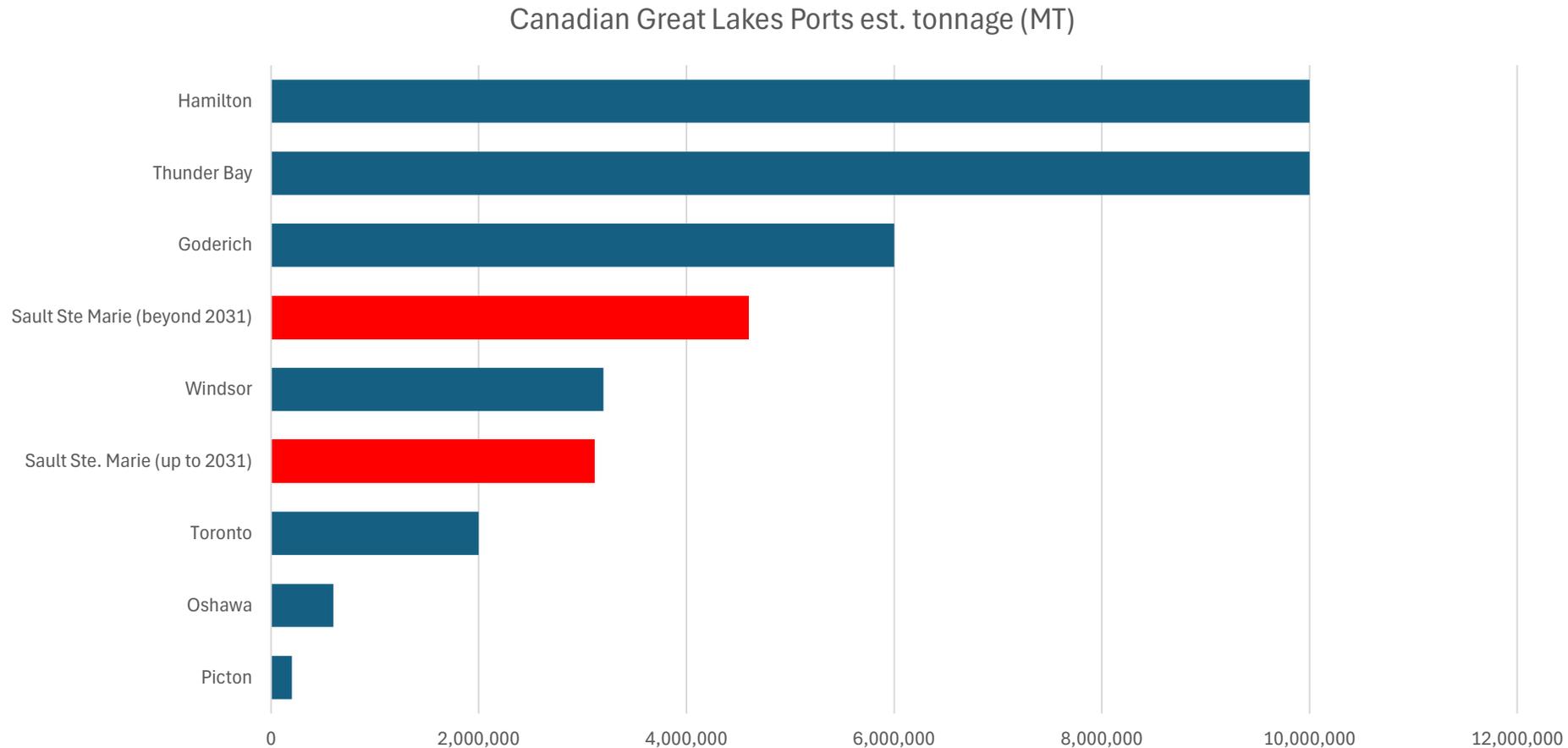


4,450 truck trips per week between Northern & Southern Ontario are candidates for modal optimization



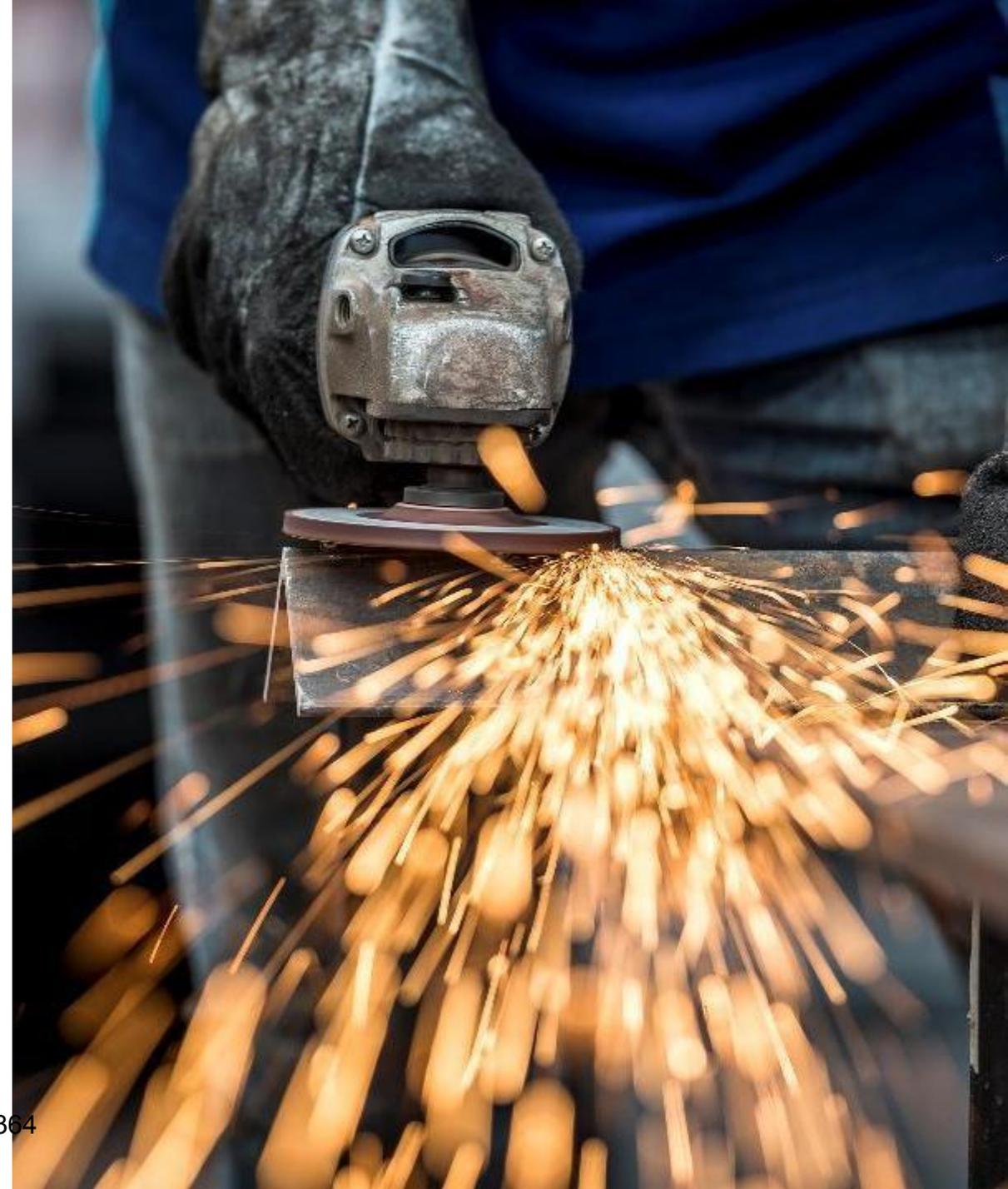
OUTCOMES

Sustainable business: Tonnages comparable to other Great Lakes ports



Wins for Algoma Steel

- **Success depends on the collaboration of Algoma Steel – transitioning surplus lands to the port.**
- Improves shipping capacity and efficiency for inbound raw material and outbound finished product shipments.
- Price stability across company's transportation functions, while relieving the need to operate functions that are not core to its business.
- Create winter seasonal storage and shipping for coils east of the Soo locks, allowing the company to operate outside of the Seaway shipping window.



Nation-building project: key criteria

Strengthens Canada's autonomy, resilience & security

- Trade diversification
- North-south connection = Canada as our own best customer

Economic benefits

- Employment, regional economic activity
- Supports key sectors

High likelihood of execution

- Leverages existing infrastructure
- HOPA network & track record
- Speed to market

Advances interests of Indigenous peoples

- Regional employment & economic development
- Project partnerships

Clean growth & climate objectives

- Modal shift to marine



Stakeholder Support

- Algoma Central Corporation
- Algoma University
- Amrize/Lafarge
- Arauco
- Avery Construction
- Batchewana First Nation
- Canada Salt
- Canfornav
- City of Port Colborne
- Clergue Forest Management
- Council of the Great Lakes Region
- Garden River First Nation
- GFL Environmental
- Inter-Ontario
- Ontario Chamber of Commerce
- Purvis Marine
- Sault Multimodal Terminal
- Sault Ste. Marie Chamber of Commerce
- Sault Ste. Marie Economic Development
- Sault Ste. Marie Public Utilities
- Sterling Metals
- Tenaris



Impacts on productivity



Unlocks material value for Canadians



Leverages a distinct advantage



Makes Canada a better place to do business



Incentivizes innovation and productivity improvement

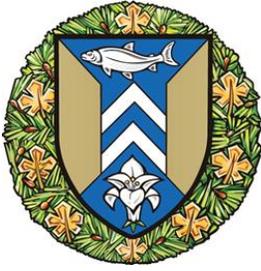


Sets up Canada for growth



Next Steps

- Engage federal and provincial partners on funding structure.
- Negotiations ongoing with Algoma Steel on land utilization.
- Continued outreach to key business stakeholders to develop market opportunities.



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

COUNCIL REPORT

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Tom Vair, CAO
DEPARTMENT: Chief Administrative Officer
RE: Landfill and Composting Operations RFP

Purpose

The purpose of this report is to seek Council approval to develop and issue an RFP seeking a proponent to undertake landfill operations, landfill expansion (new cell development and mining), and the construction and operations of a composting facility for bio-solids and single-source organics.

Background

The City was approached by Green for Life Environmental (GFL) with a proposal to:

- 1) Purchase all current and future landfill airspace, with the City keeping ownership of the land, and negotiate with the City a royalty payable by GFL to the City per metric ton of inbound municipal solid waste received at the Site. GFL would be responsible for all future capital investments and construction costs associated with the landfill, and would take over landfill operations, as well as environmental compliance and regulatory requirements. The City would be charged an inbound tipping free for all material in our care and control.
- 2) GFL is prepared to allocate the capital required to build an organic waste processing facility at the Site with an operating agreement of at least 25 years, with a fee charged to the City per tonne.

City staff, with assistance from a third-party consulting firm, undertook an analysis of the unsolicited proposal to determine whether such a model could deliver value to the City. The analysis demonstrated that significant cost savings could be achieved over the time frame of the project (\$39M-\$122M).

Further, outsourcing the construction of the composting facility would free up debt capacity, enabling the City to consider other priority municipal projects. The most recent Council report indicated a construction cost of approximately \$56M for the composting facility. Given the timing of the report, there is a risk that the cost of the facility could be higher than \$56M once tendered.

A high-level qualitative risk assessment was also conducted to examine risks associated with the potential outsourcing of these operations. It was determined that these risks could be mitigated through the terms of a final legal agreement.

Given the potential for significant savings, financial benefits, and other operational benefits, it is recommended that this concept be advanced. Further, given the magnitude and time span of the project, and the importance of these services to the community, it is recommended that a Request for Proposal (RFP) be issued to enable an open procurement process for these services.

A background document has been prepared to provide Council with information that has previously come before Council related to the landfill and the biosolids and single source organics composting facility (Attachment A – 2026 Landfill Timeline). These documents outline that:

- The City's current landfill awaits approval of an EA from the Province which is critical to continue landfill operations at this site (for the City and any potential third-party operator).
- The composting facility was previously estimated to cost \$56M. This estimate may see cost escalation given price increases since the time of estimation.
- Advancing the composting facility is anticipated to be a component of the landfill EA approval (to address biosolids) and is also required for the City to commence collection of single-source organics.
- An Ontario government Food and Organic Waste policy required the City to achieve a 50 per cent waste reduction and resource recovery of food and organic waste generated by single-family dwellings by 2025.
- Given the delays and financial challenges associated with the construction of a new composting facility, staff previously reported a delay to initiate curbside single source organics collection until 2027.

Whether the City pursues independently or through a third-party proponent, the timeline to collect curbside single source organics will likely be pushed back further.

Analysis

The municipal landfill site, located at 402 Fifth Line East, was originally developed, owned, and operated by Cherokee Disposals and Construction Ltd. in the early 1960s. The landfill was purchased by the City in 1989 and is currently licenced to accept domestic, commercial, non-hazardous solid industrial waste and processed organic waste.

Operations of a landfill by a private sector operator are not an uncommon model in Ontario and Canada. A 2025 report, "State of Waste in Ontario: Landfill Report" by Waste to Resource Ontario mentions:

“It is important to note that municipalities are increasingly relying on private sector landfill capacity for residential waste. Municipalities are trending towards utilizing private sector capacity in cases where municipalities do not own landfills and are not likely to in the future due to urbanization and land constraints. Some municipalities with landfills are also utilizing private sector capacity due to cost efficiency and or extending the capacity of life of their municipal landfill.”

Important factors in the operation of the City’s landfill include providing affordable service to residents, maintaining the facility to ensure longevity, and complying with all environmental regulations and standards to ensure safety. An agreement would be recommended only if the results of the RFP process enable the City to achieve satisfactory outcomes for each of these factors.

There are several considerations for the City when contemplating entering into an agreement with a private-sector operator for landfill and composting solutions. These considerations include:

- Service to Residents – Staff needs to look at creative and strategic ways to undertake municipal operations with an eye to efficient and effective use of taxpayer funds, affordable services, and value-for-money. The RFP will state that proponents must have an acceptable tipping fee escalation schedule during the operating period that aligns with the existing City B&I plan for the landfill. This means that moving to a private-sector operating model cannot result in fee increases beyond those already contemplated by the City in their current plans. The operating hours and services provided must also align with the City's current offering or be improved.
- Workforce Continuity and Communications Protocols – A key consideration for the City is looking after existing City staff working at the landfill. Should an agreement proceed with a proponent, an important component of this project will be to create individual plans for affected employees. The City will make efforts to find alternative employment opportunities within the City so that affected employees have a choice in their career paths. Union members will have the ability to rely on their general seniority as per the CUPE 3 Collective Agreement to revert back to Public Works Operations. In addition, private-sector proponents will have an obligation to offer employment opportunities to affected employees so that they may choose to remain with landfill or composting operations.
- Expertise - Attracting a proponent who is an experienced operator of landfill and composting operations can provide numerous benefits to landfill operations. Waste management companies have the advantage of dedicated staff who often work across multiple sites, awareness of industry innovations and evolving operational best practices.

- Environmental Compliance – Strict reporting requirements will be included to ensure the landfill meets all applicable regulations and maintains landfill capacity to ensure longevity through the operating period. Mandatory site inspections will also be included to enable City staff to visit and review operations.
- Future – The landfill site has always operated under a forecasted lifespan. This lifespan will remain the same should operations be outsourced to the private sector. Should future capacity of the landfill remain at the end of the operating term, as the City has experienced with the current site, the City retains ownership of the site and will have options to renew with the private-sector proponent or to take over landfill operations. Planning for the next phase of the landfill will commence within an appropriate timeframe to ensure the City has a solution in place for landfill operations that meet the needs of the community.
- Organic Waste and Biosolids Processing Facility Design – the City has initial design drawings completed for the composting facility. Proponents will be provided access to these drawings to inform their designs with the requirement to meet certain volume specifications.

There are numerous details that will need to be finalized should a proponent be selected for recommendation from the RFP process. The City retains the ability not to award the RFP to a proponent should the submissions not meet the threshold of benefit for City staff and, ultimately, City Council.

From a staff perspective, the significant potential savings that have been identified, along with the risk mitigation strategies that can be deployed within an operating agreement, present the justification to explore the concept of third-party landfill operations further.

It is a significant undertaking to evaluate submissions, and staff will carefully review submissions before making a recommendation to Council. Should a proponent be successful in the RFP process, the finalization of a legal agreement for these operations will also be required.

Financial Implications

Final financial implications cannot be determined until the results of the RFP are reviewed. As mentioned elsewhere in this report, financial analysis indicates the potential for cost savings of \$39M-\$122M over the operating term of the agreement. In addition, freeing up debt capacity for the City presents a significant benefit as the City looks to address future capital needs for the Corporation.

Strategic Plan / Policy Impact / Climate Impact

This is an operational matter not articulated in the corporate Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

Landfill and Composting Operations RFP

March 23, 2026

Page 5.

Resolved that the report of the CAO dated March 23, 2026 concerning landfill operations be received and Council authorize staff to develop and issue a Request for Proposals to seek a proponent that will purchase the landfill airspace and undertake landfill operations, and construct and operate a biosolids and single source organics composting facility.

Respectfully submitted,

Tom Vair

CAO

705.759.5347

cao.vair@cityssm.on.ca

Appendix A – Historical Timeline of Waste Management Council Reports

April 27, 2015

- Biosolids Management Plan – Notice of Completion

April 10, 2017

- Initial capital cost of biosolids estimated up to \$23 million. (Noted in Aug. 9, 2021 Council Report)

December 11th, 2017

- Council approved AECOM for consulting engineering services for design and contract administration of the biosolids facility. (Noted in January 8th, 2018 Council Report)

January 8th, 2018

- Biosolids Management Engineering Services
 - Bylaw approval for an Agreement with engineering services for Biosolids Management project.
 - Engineering Fee: \$1,235,000 + HST (funded through sanitary sewer surcharge)
 - Estimated Construction cost: \$17,000,000

February 25th, 2019

- Waste Management Environmental Assessment
 - Historic Context:
 - 2005: Approval of the Solid Waste Management EA Terms of Reference.
 - 2006: Increase waste diversion through reduction, re-use and recycling preferred long-term approach to managing waste.
 - 2011: Determined to expand existing landfill with modest height and footprint expansion, waste mining, and liner inclusion.
 - 2017: Waste Management EA Draft circulated to the MOE, Conservation and Parks (MECP) and received comments.

Additional Engineering Fee: \$235,000+HST (Approved 2019 Budget under “Landfill Upgrades”)

Overall Project Engineering Fee of \$1,200,000 + HST

August 9th, 2021

- Biosolids and Source Separated Organics
 - Historic Context:
 - 2007: Council retained engineering consultant for Biosolids Management Plan.
 - 2015 Biosolids EA finalized.
 - 2018 Council approved engineering services for design and construction of the proposed biosolids facility: SSO included in project.
 - Vendor: SG-Gore Selected for design and support.
 - Business and Implementation Plan presented to Council in 2019 was reviewed and updated. Updated analysis showed payoff data moving from 2030 to 2035. Recommended increase to fees to maintain 2030 target.

- **Financial**
 - AECOM proposed fee amendment of \$652,304.9+HST.
 - Total Engineering Fee of \$1,886,871.90+HST.
 - SG-Gore retained for shops, design and support \$111,995+HST
 - Budgetary Capital Cost: Biosolids and SSO at approx. \$32 million. (Previously \$23 million Biosolids 2017)

May 24th, 2022

- Source-Separated Organics
 - Approval to issue the Biosolids Class Environmental Assessment Notice of Addendum:30-day comment period commenced.
 - Budgetary capital estimate: approx. \$32 million

March 20, 2023

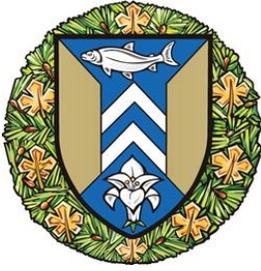
- Waste Collection Options Study
 - Funded by the Audit and Accountability Fund, AECOM conducted a review of collection option models for the City.
 - The recommendations included
 - Weekly collection of Organics;
 - Bi-weekly collection of Garbage; and
 - Bi-weekly collection of Leaf and Yard Waste throughout the growing season.
 - Staff were to report back to Council for their approval and an implementation strategy.

December 18, 2023

- Waste Management Environmental Assessment
 - Additional land acquisition noted.
 - Final EA to be submitted for review and approval January 2024.
 - Received as information.

October 21, 2024

- Biosolids and Source Separated Organics Facility
 - Engineering design at 60% stage; estimates significantly higher.
 - Cost reduction measures
 - Eliminate fabric canopy.
 - Revising the receiving-building layout.
 - City to clear site, excavation and servicing.
 - Reducing mobile equipment.
 - Project Cost (including equipment & engineering): \$43-\$56 million (Approved in Principle).
- Landfill Business and Implementation Plan
 - Plan modified to account inflation and current biosolids and SSO facility costs.



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

COUNCIL REPORT

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Rachel Tyczinski, City Clerk
DEPARTMENT: Corporate Services
RE: Walk of Fame Award

Purpose

The purpose of this report is to obtain Council approval to formally dissolve the Sault Ste. Marie Walk of Fame Committee and to approve a process for future nominations.

Background

The Sault Ste. Marie Walk of Fame Award was established to recognize individuals and groups who have made significant contributions to the community, bringing national or international distinction to the City. The program was previously overseen by an eight-member committee comprised of three City Councillors, three Downtown Association representatives, two citizens-at-large, and a Chamber of Commerce representative (with the Mayor as ex officio).

Analysis

With the dissolution of the Downtown Association, there is no standing body to coordinate the receipt, review, and selection of Walk of Fame nominations. Maintaining a formal committee without administrative support would present logistical and resource challenges for City staff.

To ensure continued recognition of deserving individuals while simplifying administration, an ad hoc nomination model is recommended. Under this approach, a City Councillor could bring forward nominations for consideration by Council as a whole. This approach maintains transparency, ensures Council oversight, and allows for flexibility in the timing and frequency of recognition.

It is recommended that awards be presented at the annual civic award ceremony administered by Community Development and Enterprise Services.

Financial Implications

There are four cabinets housing the granite Walk of Fame awards located at:

- Art Gallery of Algoma
- Queen/March Street parkette
- GFL Memorial Gardens
- Memorial Tower

Walk of Fame Award

March 23, 2026

Page 2.

New cabinets will need to be built to accommodate future awards as all cabinets are now full. Public Works has quoted approximately \$8,500 to construct a new cabinet with capacity for 12 leaves. The cost of a single award (together with a contribution to reception costs) is about \$1,300. At this time there is no budget allocation. Funding options are being assessed.

Strategic Plan / Policy Impact / Climate Impact

This is an operational matter not articulated in the corporate Strategic Plan

There is no climate impact.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the City Clerk dated March 23, 2025 concerning Walk of Fame Award be received and that future nominations be made by members of City Council on an ad hoc basis.

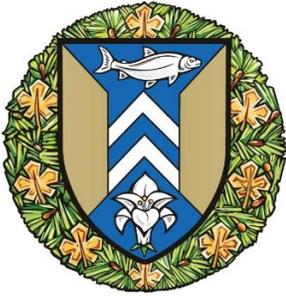
Respectfully submitted,

Rachel Tyczinski

City Clerk

705.759.5391

r.tyczinski@cityssm.on.ca



Sault Ste. Marie Walk of Fame Recipients and Locations

Art Gallery

1. Eric Alessandrini (2010)
2. Helen Arvonen (2015)
3. Roberta Bondar (2006)
4. Douglas Bradford (2010)
5. Ken Danby (2006)
6. Trixie Hardy (2011)
7. Joni Henson (2008)
8. Doreen Hume (2009)
9. Brian Vallee (2012)
10. Robert-Ralph Carmichael (2018)
11. Sherry Walsh (2019)
12. David and Sharon Johnston (2019)

Queen/March Parkette

1. John Barker (2008)
2. Dr. Peter Black (2010)
3. Treble Charger (2006)
4. Harry Graham (2007)
5. Tanya Kim (2011)
6. Joanie & Gary McGuffin (2006)
7. Lester Pyette (2014)
8. Morley Torgov (2006)
9. Jessica Tuomela (2006)
10. Tony Van Den Bosch (2012)
11. Dr. David Walde (2008)
12. Jackson Hawke (2022)

2020 – no award given

2023 – no award given

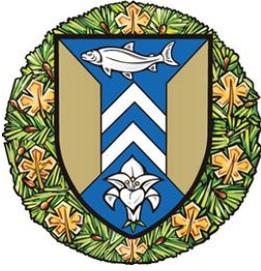
2024 – no award given

GFL Memorial Gardens

1. Angelo Bumbacco (2008)
2. Phil Esposito (2007)
3. Tony Esposito (2007)
4. Ron Francis (2006)
5. Team Jacobs (2013)
6. Edie Kerr (2009)
7. Mac and BJ Marcoux (2014)
8. Ted Nolan (2006)
9. Kevin Scott (2006)
10. Darren Zack (2007)
11. Joseph Klukay (2021)
12. Carey Bock (2021)

Memorial Tower

1. Francis H. Clergue (2006)
2. James W. Curran (2015)
3. Jo Forman (2010)
4. Sir William Hearst (2013)
5. Ross Mervyn (2012)
6. W.T.J. (Bill) Newman (2012)
7. Russ Ramsay (2009)
8. John Rhodes (2007)
9. Master Corporal Scott Vernelli (2009)
10. Lieutenant Colonel Walter Wallace (2011)
11. Lou and Mae Lukenda (2018)
12. Doug Hook (2024)



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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Shelley J. Schell, CPA, CA Chief Financial Officer and
Treasurer
DEPARTMENT: Corporate Services
RE: 2025 Council Remuneration and Expenses

Purpose

The purpose of this report is to provide a summary of the 2025 Council remuneration, benefits, and expenses, and employee travel expenses.

Background

Pursuant to section 284(1) of the *Municipal Act, 2001*, each year the Treasurer shall provide an itemized statement regarding remuneration and expenses paid in the previous year to the Mayor and Council and Board and Committee members. Council remuneration and expenses are authorized by By-law 2022-49: Remuneration of Members of Council and Local Boards.

On March 29, 2001, Council passed a resolution to provide a summary of employee travel expenses in conjunction with the statutory Council remuneration and expense reporting.

Analysis

Council remuneration and expenses for 2025 are provided in Appendix A, and employee travel and expenses in Appendix B. Amounts shown include total taxes before any HST rebate.

Financial Implications

Council remuneration and expenses and employee travel expenses are provided for in the approved operating budget.

Strategic Plan / Policy Impact / Climate Impact

This is an operational matter not articulated in the strategic plan.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Chief Financial Officer and Treasurer dated March 23, 2026 regarding 2025 Council remuneration and expenses and employee travel expenses be received as information.

2025 Council Remuneration and Expenses

March 23, 2026

Page 2.

Respectfully submitted,

Shelley J. Schell, CPA, CA

Chief Financial

Officer/Treasurer

705.759.5355

s.schell@cityssm.on.ca

**The Corporation of the City of Sault Ste. Marie
Summary of Remuneration and Expenses 2025
for Mayor & Council, Board and Committee Members**

Mayor

M. Shoemaker	- Honorarium	87,638.23
	- Car Allowance	5,830.55
	- Training/Travel -TVO Interview	766.05
	- AMO Conference	3,467.63
	- HOPA Meeting	831.40
	- NOLUM Meeting	1,280.92
		<u>99,814.78</u>

Councillors

M. Bruni	- Honorarium	28,163.22
	- Car Allowance	3,238.13
	- Cell Phone	275.96
		<u>31,677.31</u>
A. Caputo	- Honorarium	28,163.22
	- Car Allowance	3,238.13
	- Cell Phone	275.96
	- Training/Travel - AMO Conference	3,248.70
	- Training/Travel - ROMA Conference	2,496.77
		<u>37,422.78</u>
L. Dufour	- Honorarium	28,163.22
	- Car Allowance	3,238.13
	- Cell Phone	275.96
	- Training/Travel - AMO Conference	2,073.37 **
	- Training/Travel - Economic Club of Canada	195.15
	- Training/Travel - Canadian Vote Summit	1,582.63
		<u>35,528.46</u>

Note: The Ministry of Housing Infrastructure and Communities paid for the flights for the Economic Club of Canada Conference

C. Gardi	- Honorarium	28,163.22
	- Car Allowance	3,238.13
	- Cell Phone	275.96
		<u>31,677.31</u>

S. Hollingsworth	- Honorarium	28,163.22
	- Car Allowance	3,238.13
	- Cell Phone	275.96
	- Training/Travel -FONOM Conference	1,031.06
	- Training/Travel -AMO Conference	2,848.84
	- Training/Travel -ROMA Conference	2,808.15
		<u>38,365.36</u>

Note: During 2025 FONOM made payments to S. Hollingsworth totalling \$5,057.65 for expenses and honorarium

**Summary of Remuneration and Expenses 2025
for Mayor & Council, Board and Committee Members**

S. Kinach	- Honorarium	28,163.22	
	- Car Allowance	3,238.13	
	- Cell Phone	275.96	
		<u>31,677.31</u>	
M. Scott	- Honorarium	28,163.22	
	- Car Allowance	3,238.13	
	- Cell Phone	275.96	
	- Training/Travel -AMO Conference	3,150.75	**
		<u>34,828.06</u>	
S. Spina	- Honorarium	28,163.22	
	- Car Allowance	3,238.13	
	- Cell Phone	275.96	
		<u>31,677.31</u>	
L. Vezeau-Allen	- Honorarium	26,081.42	
	- Car Allowance	2,968.78	
	- Cell Phone	254.43	
	- Training/Travel -AMO Conference	3,008.52	
	- Training/Travel - ROMA Conference	1,678.61	
		<u>33,991.76</u>	
R. Zagordo	- Honorarium	28,163.22	
	- Car Allowance	3,238.13	
	- Cell Phone	275.96	
	- Training/Travel -AMO Conference	1,794.26	**
		<u>33,471.57</u>	

** Non refundable conference and hotel fees

Committee of Adjustment

F. Bruni	- Honorarium	1,027.08	
J. Greco	- Honorarium	1,282.50	
W. Greco	- Honorarium	1,027.08	
M. McGregor	- Honorarium	1,027.08	
A. Rossi	- Honorarium	1,027.08	

**Summary of Remuneration and Expenses 2025
for Mayor & Council, Board and Committee Members**

Police Services Board

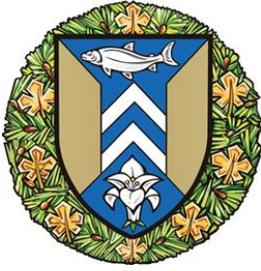
M. Bruni	- Honorarium	0.00
J.A. Bruno	- Honorarium	1,227.44
J. Greco	- Honorarium	432.28
I. MacKenzie	- Honorarium	1,063.61
S. Miles	- Honorarium	686.15
N. Kenney	- Honorarium	1,736.56
M. Shoemaker	- Honorarium	0.00
A. Williams	- Honorarium	158.02

2025 Summary of Travel Expense Summary

Name	Area	Purpose	NAME OF CONFERENCE / MEETING	DATE	Location	Total Expense Claim
Vair, T	CAO	Meeting	NOLUM	May 25-25	Toronto, ON	1,308.92
Vair, T	CAO	Meeting	HOPA Meeting	October 20-21	Hamilton, ON	959.41
Vair, T	CAO	Conference	AMO Conference	August 16-20	Ottawa, ON	3,383.11
Anjum, S	CDES	Conference	ROMA Conference	June 16-17	Toronto, ON	779.61
Arbour, J	CDES	Conference	Non-refundable fees. Trip Cancelled per Council/CAO directive	November 2-4	Ottawa, ON	447.00
Atkinson, G	CDES	Conference	EDCO	February 3-6	Toronto, ON	3,581.31
Atkinson, G	CDES	Training	PDAC	March 3-6	Toronto, ON	3,539.61
Atkinson, G	CDES	Meeting	HOPA Meeting	October 20-24	Hamilton, ON	1,303.63
Buffone, A	CDES	Workshop	Entrepreneurship as a Career	February 4	Blind River, ON	24.00
Buffone, A	CDES	Workshop	Entrepreneurship as a Career	April 17	Blind River, ON	24.00
Buffone, A	CDES	Conference	Small business Centres Conference	May 6-8	Vaughan, ON	1,654.23
Charron, P	CDES	Fire Truck repair	Fire Truck repair	March 31	Sudbury, ON	189.01
Cormier, E	CDES	Conference	2025 FCM Sustainable Communities	February 11-13	Fredericton NB	3,029.87
Cormier, E	CDES	Conference	2025 National Building Decarbonization Forum	November 26-27	Ottawa, ON	176.00
Currie, L / Golez, J	CDES	Conference	Peel Region/GTA North Career Fair	August 20-21	Brampton, ON	5,408.98
Currie, L	CDES	Conference	Canadian IMMEGrant Fair	November 12	Mississauga, ON	661.25
Depatie, M	CDES	Conference	O AFC 2025 Trade Show	April 30-May 3	Mississauga, ON	1,671.87
Fisher, K	CDES	Convention	Toronto Gift Show	January 26-30	Toronto, ON	1,339.44
Genys, C	CDES	Training	OMFPOA Annual Training and Education Systems	May 25-29	Richmond Hill, ON	2,256.30
Golez, J	CDES	Conference	Peel Region/GTA North Career Fair	August 20-21	Brampton, ON	166.00
Islam, S	CDES	Conference	Magnetic North	December 3-5	Sudbury, ON	701.63
Islam, S	CDES	Conference	Pathway to Prosperity National Conference	November 23-27	Halifax, NS	2,665.00
Johnson, P	CDES	Conference	O AFC Labour Relations Seminar	January 22-24	Toronto, ON	2,081.80
Jones, R	CDES	Convention	Job Fair	November 12	Mississauga, ON	870.58
Kircal, J	CDES	Conference	National Planning Conference	Non-refundable hotel/registration fees	Toronto, ON	1,015.87
Lamming, B	CDES	Conference	Ports of Canada	September 16-18	Halifax, NS	4,173.57
Lamming, B	CDES	Meeting	HOPA Meeting	October 20-21	Hamilton, ON	807.10
Lamming, B	CDES	Conference	AMO Conference Non-refundable hotel/registration fees (Air Canada strike impacted travel)	August 16-20	Ottawa, ON	1,920.11
Lamming, D	CDES	Conference	Ontario Transportation Expo	March 30- April 3	Toronto, ON	1,455.10
Maione, J	CDES	Workshop	Entrepreneurship as a Career	February 4	Blind River, ON	66.31
Maione, J	CDES	Workshop	Entrepreneurship as a Career	April 17	Blind River, ON	54.92
Maione, J	CDES	Conference	Small Business Centres Ontario	May 6-8	Vaughn, ON	1,641.71
Maione, N	CDES	Conference	Ontario Transportation Expo	March 30- April 3	Toronto, ON	1,327.87
Marchese, S	CDES	Conference	CIP/OPPI	July 7-10	Toronto, ON	2,279.43
Matthews, J	CDES	Training	EVT F-1 AND F-6 Fire Training (Course cancelled after arrival in North Bay)	May 4 - 5	North Bay, ON	398.37

Name	Area	Purpose	NAME OF CONFERENCE / MEETING	DATE	Location	Total Expense Claim
Matthews, J	CDES	Training	EVT F-1 AND F-6 Fire Training	June 8 - 13	North Bay, ON	3,670.64
McLeod, V	CDES	Meeting	YMCA Canada AGM	May 29-31	Toronto, ON	105.00
McLeod, V	CDES	Conference	CHO Conference	June 19-22	Toronto, ON	1,541.00
McLeod, V	CDES	Conference	PRO Expedition 2025	November 18-21	Collingwood, ON	2,144.94
Miners, R	CDES	Conference	Ontario Transportation Expo	March 30- April 3	Toronto, ON	1,455.10
Perry, L	CDES	Conference	Building Linkages in Emergency Management	June 2-4	St. Catherines, ON	1,249.00
Perry, L	CDES	Training	Train the Trainer EIO Course	June 23-25	St. Catherines, ON	355.15
Thibault, N	CDES	Conference	O AFC Labour Relations Seminar	January 22-24	Toronto, ON	1,823.55
Turpin, J	CDES	Conference	OFIA Conference	April 30 - May 1	Toronto, ON	913.73
Van Staveren, R	CDES	Meeting	Invest Ontario	July 12	Toronto, ON	890.35
Van Staveren, R	CDES	Meeting	HOPA Meeting	October 20-24	Hamilton, ON	840.92
Vanderloo, M	CDES	Conference	Ontario Transportation Expo	March 30- April 3	Toronto, ON	1,487.02
Tyczinski, R	Clerks	Workshop	AMCTO Zone 7 Workshop	April 9-10	Sudbury, ON	227.08
Tyczinski, R	Clerks	Conference	AMCTO Annual Conference / Board Meeting	June 5 - 11	Windsor, ON	1,862.85
Zuppa, M	Clerks	Workshop	AMCTO Zone 7 Workshop	April 9-10	Sudbury, ON	560.76
Zuppa, M	Clerks	Conference	AMCTO Annual Conference / Board Meeting	June 6 - 11	Windsor, ON	2,153.40
Facey, S	Finance	Conference	Engage Canada - Central Square	June 25-27	Blue Mountain, ON	1,564.05
Genetti, M	Finance	Workshop	NPI Taxable Benefits & Allowances	August 13	Toronto, ON	1,639.00
Rody, J	Finance	Conference	Engage Canada - Central Square	June 25-27	Blue Mountain, ON	1,088.85
Madonna, R	IT	Conference	Central Square Engage	June 25-27	Collingwood, ON	1,909.50
Buonomo, B	Legal	POA Court	POA Court	February 5 - 6	Wawa, ON	177.01
Buonomo, B	Legal	POA Court	POA Court	April 2-3	Wawa, ON	169.00
Buonomo, B	Legal	POA Court	POA Court	Sept 3-4	Wawa, ON	166.01
Buonomo, B	Legal	POA Court	POA Court	November 5-6	Wawa, ON	171.00
Grisdale, N	Legal	Forum	POA Case Management Forum	July 12-13	Sudbury, ON	1,413.94
MacKay, M	Legal	POA Court	POA Court	June 11-12	Wawa, ON	144.89
Ottolino, N	Legal	Conference	O AFC Labour Relations Seminar	January 22-24	Toronto, ON	1,388.28
Ottolino, N	Legal	Workshop	2025 OMHRA Spring Workshop	April 8 - 10	Niagara Falls, ON	1,903.37
Ricard, J	Legal	POA Court	POA Court	April 2-3	Wawa, ON	106.00
Ricard, J	Legal	Forum	POA Case Management Forum	June 12-13	Sudbury, ON	197.00
Sanderson, D	Legal	Conference	O AFC Labour Relations Seminar	January 22-24	Toronto, ON	2,408.62
Allard, J	Mayors' Office	Conference	AMO	August 17-20	Ottawa, ON	2,860.58
Rumiel, C	PWES	Conference	MEA 2025 Conference and AGM	November 11-14	London, ON	1,864.49
Cleminson, J	PWES	Meeting	Northern Lights Chapter Meeting	April 16	Espanola, ON	138.35
Couture, F	PWES	Meeting	OBOA Board Meeting (Paid by OBOA)	February 5-7	Toronto, ON	0.00
Couture, F	PWES	Meeting	OBOA Board and Chapter Chairs Meeting (Paid by OBOA)	April 2 - 5, 2025	Toronto, ON	0.00
Couture, F	PWES	Training	New OBOA Training Facility Open House (Paid by OBOA)	6/20/2025	Toronto, ON	0.00
Couture, F	PWES	Meeting	OBOA Board Meeting (Paid by OBOA)	June 3 - 6 , 2025	Windemere, ON	0.00
Couture, F	PWES	Training	OAPSO - Part 1 Certification	MAY 26-29, 2025	Barrie, ON	336.01
Couture, F	PWES	Conference	AMO (Paid by OBOA)	AUG 16-20	Ottawa, ON	0.00
Greco, D	PWES	Training	Xylem Pump Rebuild Training	April 30 2025	Sudbury, ON	596.26
Griffa, A	PWES	Meeting	OBOA General Legal Course	December 7-13	Mississauga, ON	2,523.68
Hamilton-Beach, S	PWES	Workshop	Ontario Municipal Administration Association Workshop	May 14-16, 2025	Muskoka Lakes, ON	794.70

Name	Area	Purpose	NAME OF CONFERENCE / MEETING	DATE	Location	Total Expense Claim
King, K	PWES	Other	Vehicle delivery and repair	MARCH 10-11 AND 26-27	Vaughn, ON	967.23
Lavergne, K	PWES	Meeting	Northern Lights Chapter Meeting	April 16	Espanola, ON	60.00
McAuley, M	PWES	Conference	MEA 2025 Conference and AGM	NOVEMBER 11-14, 2025	London, ON	2,125.34
Oliver, E	PWES	Meeting	AGM Institute for Work and Health 2025	SEPTEMBER 17 - 21	Toronto, ON	844.93
Perri, D	PWES	Training	Strategic Planning and Management	May 5 - 9, 2025	London, ON	2,024.01
Rogers, J	PWES	Convention	TIFF	September 4-6, 2026	Toronto, ON	2,469.35
Rogers, J	PWES	Conference	Cinema Summit	SPETEMBER 18-21, 2025	Sudbury, ON	663.35
Service, J	PWES	Training	Technical Traffic Operations Course	May 26-30, 2025	London, ON	2,768.22
Spry, C	PWES	Training	OAPSO - Part 1 Certification	August 11-14, 2025	Cambridge, ON	2,284.50
Starzomski, B	PWES	Training	Xylem Pump Rebuild Training	April 30	Sudbury, ON	596.26
Villeneuve, M	PWES	Training	Xylem Pump Rebuild Training	April 30 2025	Sudbury, ON	596.26
Wilkins, B	PWES	Other	Vehicle delivery and repair	March 10-11 and 26-27	Vaughn, ON	885.25



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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Shelley J. Schell, CPA, CA Chief Financial Officer and
Treasurer
DEPARTMENT: Corporate Services
RE: 2025 Investment Report

Purpose

The purpose of this report is to provide Council with the annual report of the investments made by the municipality.

Background

Regulation 438/97 of the *Municipal Act, 2001* requires the Treasurer to provide an annual report of the investments made by the municipality.

Analysis

The Investment Policy recommends a reasonable level of portfolio diversification to provide a more acceptable level of risk exposure. Additionally, investments are to be structured to coincide with anticipated cash demands.

The investment returns by portfolio include:

- Bank interest on the main general account of \$2,735,850 – rate of return 3.36%) 2024: 5.19%
- Short-term investments: Canaccord Genuity Investment growth \$927,185 – weighted average yield 4.0% (2024-5.12%) (Appendix A)
- Care and Maintenance Funds: RBC Dominion Securities Inc. net investment return \$190,060 – rate of return 3.3% (2024: 4.1%) (Appendix B)

Financial Implications

Investment income provides a non-tax revenue source to the City and assists in providing funding for capital and operations.

Strategic Plan / Policy Impact / Climate Impact

This is an operational matter not articulated in the strategic plan.

Recommendation

It is therefore recommended that Council take the following action:

2025 Investment Report

March 23, 2026

Page 2.

Resolved that the report of the Chief Financial Officer and Treasurer dated March 23, 2026 concerning the 2025 Investment Report be received as information.

Respectfully submitted,

Shelley J. Schell, CPA CA

Chief Financial

Officer/Treasurer

705.759.5355

s.schell@cityssm.on.ca



RBC Dominion Securities Inc.
CANADIAN DOLLAR
ACCOUNT STATEMENT

DEC. 31
2025

Page 1 of 4

CITY OF SAULT STE MARIE CARE
AND MAINTENANCE FUND
99 FOSTER DRIVE
SAULT STE MARIE ON P6A 5N1

Date of Last Statement: NOV. 28, 2025



ASSET SUMMARY

	MARKET VALUE AT DEC. 31	PERCENTAGE OF MARKET VALUE
Cash	\$0.00	0.00 %
Fixed Income	\$5,920,370.29	99.94 %
Preferred Shares	\$0.00	0.00 %
Common Shares	\$0.00	0.00 %
Mutual Funds **	\$3,533.26	0.06 %
Foreign Securities	\$0.00	0.00 %
Managed Assets	\$0.00	0.00 %
Other	\$0.00	0.00 %
Total Value	\$5,923,903.55	100.00 %

INCOME SUMMARY

	THIS MONTH	YEAR-TO-DATE
Dividends	\$0.00	\$0.00
Interest	\$1.97	\$139,484.79
Other	\$0.00	\$0.00
Total Income	\$1.97	\$139,484.79

CASH BALANCE

ACCOUNT TYPE	OPENING BALANCE AT DEC. 01	CLOSING BALANCE AT DEC. 31
Total	\$0.00	\$0.00

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Regulated by CIRO
Canadian Investment
Regulatory Organization





ASSET REVIEW

(Exchange rate 1USD = 1.37195 CAD as of DEC. 31, 2025)

SECURITY SYMBOL	QUANTITY/ SEGREGATED	MKT. PRICE	BOOK COST	MARKET VALUE
FIXED INCOME				
EQUITABLE BANK	73,665	109.418	73,665.00	\$80,603.14
GIC - ANNUAL COMPOUND	73,665			
DUE 02/20/2026 4.950%				
ONTARIO SAVINGS BOND	447,700	99.250	468,531.50	\$444,612.10 ¹
10YR FIXED RATE SR 2016 ANNUAL	447,700			
DUE 06/21/2026 2.200% JD 21				
B2B BANK	98,000	100.000	98,000.00	\$98,812.46 ¹
GIC - ANNUAL	98,000			
DUE 07/06/2026 1.700%				
BANK OF MONTREAL	302,000	100.000	302,000.00	\$304,282.79 ¹
GIC - ANNUAL	302,000			
DUE 07/06/2026 1.550%				
BANK OF MONTREAL	30,000	116.578	30,000.00	\$34,973.58
GIC - ANNUAL COMPOUND	30,000			
DUE 07/08/2026 4.500%				
BANK OF NOVA SCOTIA	140,000	116.108	160,988.80	\$162,551.20
GIC - ANNUAL COMPOUND	140,000			
DUE 05/17/2027 4.200%				
ROYAL BANK OF CANADA	877,000	117.162	877,000.00	\$1,027,517.76
GIC - ANNUAL COMPOUND	877,000			
DUE 07/08/2027 4.650%				
RBC MORTGAGE CORP	90,000	100.000	91,774.80	\$91,134.25 ¹
GIC - ANNUAL	90,000			
DUE 09/22/2027 4.600%				
BANK OF MONTREAL	55,000	100.000	56,832.05	\$55,307.40 ¹
GIC - ANNUAL	55,000			
DUE 11/22/2027 5.100%				
BMO MORTGAGE CORP	25,000	114.141	28,242.50	\$28,535.33
GIC - ANNUAL COMPOUND	25,000			
DUE 01/11/2028 4.550%				
ROYAL BANK OF CANADA	847,000	100.000	847,000.00	\$862,765.80 ¹
GIC - ANNUAL	847,000			
DUE 07/26/2028 4.300%				
MANULIFE TRUST CO.	84,000	106.232	84,000.00	\$89,235.55
GIC - ANNUAL COMPOUND	84,000			
DUE 07/26/2028 4.310%				
RBC MORTGAGE CORP	100,000	100.000	101,208.00	\$101,814.25 ¹
GIC - ANNUAL	100,000			
DUE 07/31/2028 4.300%				
NAT'L BANK OF CANADA	100,000	100.000	100,858.00	\$101,772.06 ¹
GIC - ANNUAL	100,000			
DUE 07/31/2028 4.200%				

- CONTINUED ON NEXT PAGE -



ASSET REVIEW

(Exchange rate 1USD = 1.37195 CAD as of DEC. 31, 2025)

SECURITY SYMBOL	QUANTITY/ SEGREGATED	MKT. PRICE	BOOK COST	MARKET VALUE
ROYAL BANK OF CANADA GIC - ANNUAL COMPOUND DUE 12/14/2028 4.600%	203,151	109.654	203,151.00	\$222,764.21
MANULIFE BANK CDA GIC - ANNUAL COMPOUND DUE 12/14/2028 4.610%	80,000	109.676	80,000.00	\$87,740.80
ROYAL BANK OF CANADA GIC - ANNUAL COMPOUND DUE 05/14/2029 4.500%	15,000	107.452	16,097.10	\$16,117.80
ROYAL BANK OF CANADA GIC - ANNUAL DUE 07/26/2029 4.250%	1,221,336	100.000	1,221,336.00	\$1,243,805.24 ¹
ROYAL BANK OF CANADA EXT 09/17/2035 FIXED RATE NTS 4.05% 09/17/2027 09/17/2035 DUE 09/17/2035 4.050%	650,000	97.116	650,000.00	\$638,785.88 ¹
ROYAL BANK OF CANADA EXT 10/08/2035 FIXED RATE NOTE 3.90% 10/08/2029 10/08/2035 DUE 10/08/2035 3.900%	233,000	96.639	233,000.00	\$227,238.69 ¹
Total Value of Fixed Income			5,723,684.75	\$5,920,370.29

MUTUAL FUNDS

RBC INVESTMENT SAVINGS ACCOUNT SR A (2010)	RBF2010	353.326	10.000	3,533.26	\$3,533.26
Total Value of Mutual Funds **				3,533.26	\$3,533.26

Total Value of All Securities 5,727,218.01 \$5,923,903.55

ACCOUNT ACTIVITY

DATE	ACTIVITY	DESCRIPTION	QUANTITY	PRICE \RATE	DEBIT	CREDIT
		Opening Balance (DEC. 01, 2025)				\$0.00
DEC. 01	INTEREST	RBC INVESTMENT SAVINGS ACCOUNT SR A (2010) AS OF 11/28/25 REINVEST @ \$10.00	0.197			
		Closing Balance (DEC. 31, 2025)				\$0.00

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Head Office Address:

RBC Dominion Securities Inc.
P.O. BOX 50
Royal Bank Plaza
Toronto, Ontario
Canada M5J 2W7
GST/HST Registration # 889767471

If you have a service request or a question about your statement or a service charge, please phone your Investment Advisor at the phone number listed on the front of this statement. Unresolved problems or complaints should be forwarded in writing to:

Telephone: (416) 363-1019
Internet: www.rbcdds.com
QST Registration # 889767471

RBC DOMINION SECURITIES
Compliance Department
P.O. BOX 50, Royal Bank Plaza
Toronto, Ontario
M5J 2W7

- We may make recommendations and facilitate trades in securities of related issuers and connected issuers of the firm, or in derivatives where the underlying security is issued by a related or connected issuer of the firm, in your account. For a list of such related issuers and connected issuers, refer to the following website: www.rbc.com/issuers-disclosures or contact your Investment Advisor.
- If you have a managed account, additional information regarding trades processed through your account is available upon request.
- Please be advised that if you have set-up a pre-authorized mutual fund purchase plan ("PAC Plan") to purchase one or more mutual funds, you will not receive a copy of the respective Fund Facts for subsequent purchases of the applicable Fund under the PAC. You may at any time request to receive, at no cost, the most recently filed Fund Facts by contacting your Investment Advisor or by sending a secure message through the online investing site's Message Centre or by calling or writing to us at the coordinates provided on this page. The most recently filed Fund Facts may also be found by visiting either www.sedar.com or the website of the applicable Mutual Fund Manager.
- In certain cases in relation to securities in your portfolio, the current market value for the security is not available and/or no market currently exists for the security. In such cases, we may provide no market value or provide a market value based on either the last available market value/net asset value for the security, the book cost for the security or a value determined by receivership or other legal proceedings, as applicable. Such market values may not reflect the current value of the security. Market prices and book costs shown are obtained from sources that we believe are reliable but we do not guarantee their accuracy.
- In cases where securities in your portfolio display a Market Price of 'UNPRICED', the current market value is not determinable.
- Segregated Funds are contracts of life insurance and are not securities. All insurance products are offered through RBC Wealth Management Financial Services Inc. by licensed insurance representatives, except in Quebec, where insurance products are offered by licensed Financial Security Advisors.
- Unless otherwise advised, the Book Cost means: In the case of a long security position, the total amount paid for the security, including any transaction charges related to the purchase, adjusted for reinvested distributions, returns of capital and corporate actions; or In the case of a short security position, the total amount received for the security, net of any transaction charges related to the sale, adjusted for any distributions (other than dividends), returns of capital and corporate actions. Where a book cost is not available on a security position; market value will be used to calculate the book cost.
- Fully paid securities are segregated on the records of RBC Dominion Securities Inc. and cannot be used in the normal course of our business. Any free credit balance for non-registered accounts represents funds payable on demand which, although recorded in our books, are not segregated and may be used in the conduct of our business.
- A copy of our most recent financial statements, a list of directors and senior officers and information about commissions, fees and administrative proceedings that may relate to RBC Dominion Securities or to its employees are available to you upon written request directed to our Head Office address listed above.
- Customers' accounts are protected by the CIPF's Investment Dealer Fund in accordance with its Coverage Policy. A brochure describing the scope and nature of coverage, as well as the limitations and exclusions of coverage, is available upon request.
- Please contact your local branch or the Head Office address listed above for a copy of the brochure.
- All income reported in the "Income Summary" of your account statement is for information purposes only and should not be used for tax reporting purposes. Where applicable, any income that is taxable will be reported on the appropriate tax slips.
- We act as principal on foreign currency conversions and fixed income transactions and apply discretionary currency conversion rates. The foreign currency conversion rate shown on the confirmation statement includes our spread-based revenues for performing this function. Spread means the difference between the rate we obtain and the rate you receive.
- Please note the following security description abbreviations may appear on your statement : NON VTG for non-voting shares; RES VTG for restricted voting shares; SUB VTG for subordinate voting shares; DSC for securities which may be subject to a deferred sales charge; LL, LL2, LL3 or LL4 for securities which may be subject to a low load deferred sales charge.
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FOOTNOTES

- * - Indicates fully paid for securities registered in your name and held by us on your behalf.
- # - Part or all of the Book Cost on this security position has been provided by a source other than RBC Dominion Securities. As such, RBC Dominion Securities is not responsible for the completeness or accuracy of the information provided.
 - 1 - Includes accrued interest.
 - 2 - Part of or all of the Book Cost on this security position is unknown resulting in the use of market value. The market value applied was September 30, 2015 or later, depending on the transaction activity for this security position. Please contact your Investment Advisor to update the statement records.
 - 3 - The Book Cost of this security is temporarily unavailable due to a pending corporate action event. Please contact your Investment Advisor for additional information.
 - ° - Market value of non-prospectus qualified investment funds (each a "Fund"), disclosed on this statement, is calculated by the fund manager in arrears and may not reflect the actual net asset value from the previous calendar quarter. This market value is an estimate and excludes any unrealized gain / loss on the underlying positions of the Funds for the current calendar quarter.
 - - The Book Cost of this security cannot be determined. Please contact your Investment Advisor for additional information.
- ** - Segregated Funds are included in the Total Value of Mutual Funds.
- *** - Converted U.S. dollar contributions or withdrawals are included in your plan summary.
- 4 - This security may be subject to a deferred sales charge at the time that it is sold.
- ∞ - There is no active market for this security so its market value has been estimated.



RBC Dominion Securities Inc.
CANADIAN DOLLAR
ACCOUNT STATEMENT

Statement for October 1 to December 31, 2025

Page 1 of 1

PORTFOLIO REVIEW



INVESTMENT RETURN	Current Quarter (Oct. 1, 2025 - Dec. 31, 2025)	Year-to-Date (Jan. 1, 2025 - Dec. 31, 2025)	5 Year (Jan. 1, 2021 - Dec. 31, 2025)
Interest	3,433.18	139,484.79	407,468.00
Dividends	0.00	0.00	0.00
Managed Fund Distributions	0.00	0.00	0.00
Other Distributions	0.00	0.00	0.00
Change in Market Value	41,566.67	50,573.49	271,181.20
Total Investment Return	44,999.85	190,058.28	678,649.20

CAPITAL REVIEW	Current Quarter (Oct. 1, 2025 - Dec. 31, 2025)	Year-to-Date (Jan. 1, 2025 - Dec. 31, 2025)	5 Year (Jan. 1, 2021 - Dec. 31, 2025)
Beginning Portfolio Value	5,878,903.70	5,733,845.27	4,245,254.35
Deposits/Transfer Ins	0.00	0.00	1,000,000.00
Withdrawals/Transfer Outs	0.00	0.00	0.00
Total Investment Return	44,999.85	190,058.28	678,649.20
Ending Portfolio Value	5,923,903.55	5,923,903.55	5,923,903.55

For the current quarter:

Your Beginning Portfolio Value includes accrued interest of 25,083.09.
Your Ending Portfolio Value includes accrued interest of 56,229.80.

This statement should not be used for income tax reporting purposes.

(over)

0038416 -DSC52



UNDERSTANDING YOUR PORTFOLIO REVIEW

Your Portfolio Review provides a summary of the activity within your portfolio over various time periods. The definitions of the various terms included in this statement are listed below.

INVESTMENT RETURN

This section summarizes the Total Investment Return of your portfolio, in dollar terms, over various time periods. The components of your Total Investment Return include:

Interest - Includes interest payments paid to you from investments such as bonds, debentures, guaranteed investment certificates, term deposits, and cash balances in accounts. Interest income earned on discounted securities, such as strip bonds, treasury bills, bankers acceptances and commercial paper, are not included in this category. Interest income that accrues from such discounted securities is reflected in the category listed below titled, "Change in Market Value".

Dividends - Includes dividends paid to you from common and preferred shares.

Managed Fund Distributions - Includes distributions paid to you from investments such as mutual funds, pooled funds and segregated funds of life insurance companies.

Other Distributions - Includes distributions paid to you from any other investment not covered in the previous categories such as Real Estate Investment Trusts, Royalty Trusts and Income Trusts.

Change in Market Value - Includes the change in market value of all the securities, including cash balances, within your portfolio between the end of the previous period and the end of the current period.

Total Investment Return - The Total Investment Return on your portfolio. This value is calculated after all management fees and commissions.

CAPITAL REVIEW

This section summarizes the change in value of your portfolio over various time periods. The components that contribute to your change in portfolio value include:

Beginning Portfolio Value - Market value of your portfolio, including accrued interest, at the end of the previous period. The value of accrued dividends are not included in this value.

Deposits/Transfer Ins - The value of all cash and/or securities deposited to your portfolio, including currency transfers and cash and/or securities transferred in from other RBCDS accounts.

Withdrawals/Transfer Outs - The value of all cash and/or securities withdrawn from your portfolio, including currency transfers and cash and/or securities transferred out to other RBCDS accounts.

Withholding Tax - Various sources of income earned in portfolios may be subject to withholding taxes. These include withdrawals from registered accounts such as Registered Retirement Savings Plans (RRSPs) and Registered Retirement Income Funds (RRIFs) and income received from foreign investments.

Total Investment Return - The Total Investment Return on your portfolio. This value is calculated after all management fees and commissions. This value is calculated in the "Investment Return" section of this Portfolio Review.

Ending Portfolio Value - Market value of your portfolio, including accrued interest, at the end of the current period. The value of accrued dividends are not included in this value.

Definition of Time Periods:

Current Quarter: Refers to the 3-month period ending as of the indicated reporting date.

Year-to-Date: Refers to the period between January 1st of the current year and the indicated reporting date.

5 Year: Refers to the 60-month period ending as of the indicated reporting date.

Since: Refers to the period between the date on which your account was funded and the indicated reporting date.

Should you have any questions, regarding this statement, please contact your Investment Advisor.

CORPORATION OF THE CITY OF SAULT
STE MARIE
99 FOSTER DR
SAULT STE. MARIE ON P6A 5X6



1133 Melville Street
Suite 1200
Vancouver, BC V6E 4E5

2025 Annual Account Report

THIS REPORT BELONGS TO
CORPORATION OF THE C
FOR THE PERIOD ENDING
December 31, 2025

Introducing Your Annual Account Report

We are pleased to provide you with your annual account report. This document is designed to provide you with increased transparency around your investments at Canaccord Genuity Wealth Management, and to assist you and your Investment Advisor in assessing the progress toward your investment goals.

This report contains up to three sections: 1) Performance, 2) Charges and Payments and, 3) Annual Confirmation of Account Information. The Performance section gives you a clearer picture of how your investments have performed over the last year. The Charges and Payments section lists the charges you paid over the same time period, along with any third party payments associated with your accounts. The Annual Confirmation of Account Information contains know-your-client (KYC) information that we currently have on file.

To review this report or ask any questions about its contents, please contact your Canaccord Genuity Wealth Management Investment Advisor.



Regulated by CIRO
Canadian Investment
Regulatory Organization

For the period ending
December 31, 2025

Account Performance

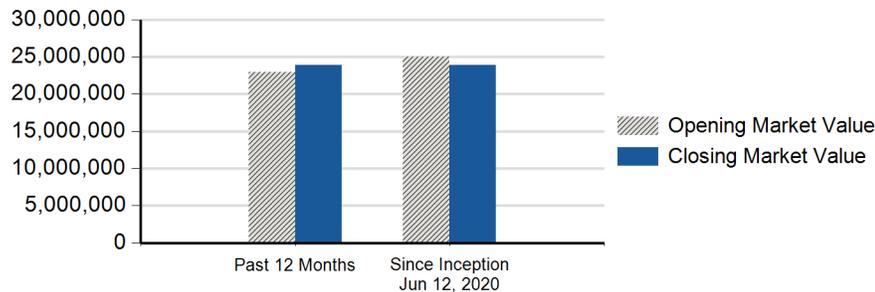
Performance Summary (%)

Account	Past 12 Months	Past 3 Years	Past 5 Years	Past 10 Years	Since Inception	Inception Date
Cash (CAD) [REDACTED]	4.0	4.5	3.3	-	3.1	Jun 12, 2020

Cash Account (CAD) [REDACTED]

Change In Market Value¹

	Past 12 Months	Since Inception Jun 12, 2020
Opening Market Value	22,971,863.49	25,000,000.00
Deposits	0.00	0.00
Withdrawals	0.00	(5,000,000.00)
Change In Market Value	927,184.88	3,899,048.37
Closing Market Value	\$23,899,048.37	\$23,899,048.37



Annualized Total Percentage Return²

Past 12 Months	Past 3 Years	Past 5 Years	Past 10 Years	Since Inception	Inception Date
4.0%	4.5%	3.3%	-	3.1%	Jun 12, 2020

Notes

- The opening market value is the combined total value of all cash and security positions in your account for the beginning of the reporting period. The closing market value is the combined total value of all cash and security positions in your account as of December 31st of last year. The change in market value is the difference between the opening and closing market values after deposits and withdrawals.
- Annualized Total Percentage Return means the cumulative realized and unrealized capital gains and losses, plus income from your investments, over a specified period of time, expressed as a percentage.

Performance

Your Performance Report provides a way to evaluate your progress towards your investment goals. It includes your personal return, which is useful in comparing to your financial plan or target rate of return.

This report also shows you how the value of your account changed throughout the year, based on any deposits or withdrawals, as well as the impact of changes in the market value of your investments. The return includes income from your investments in addition to capital gains and losses and is calculated after charges have been deducted.

The annualized total percentage return is calculated using a money weighted formula. Due to limitations of this calculation method, some account reports may not include a rate of return.

The beginning date for performance calculations in your account is January 1, 2016. Each year, annualized returns and changes in market value will be calculated back to this date or your account opening date if it was opened after January 1, 2016.

For further information about your account performance, please contact your CGWM Investment Advisor.



Regulated by CIRO
Canadian Investment
Regulatory Organization

For the period ending
December 31, 2025

Charges and Payments

Cash Account (CAD) [REDACTED]

Payments we received from third parties

Other Third Party Payments ⁷	128,422.32
Total	\$128,422.32

Notes

- 7 **Other Third Party Payments:** In order to cover the cost of administering your account and our associated services, we may earn compensation on the securities held by you. Please contact us for more information.

THIS IS NOT AN INVOICE

Charges and Payments

Your Charges and Payments Report is designed to provide you with clear information about the costs associated with the operation of your account over the past year.

Canaccord Genuity Wealth Management (CGWM) is compensated in two ways for the services we provide: direct charges, and indirect payments we receive from other firms in connection to your account. Your Investment Advisor receives a portion of the compensation CGWM receives.

The report provides a total of the charges you paid directly to us. These are direct charges which have always been on either your monthly or quarterly account statements or your trade confirmations. The indirect payments we receive from other firms in connection to your account reflect the other way in which we are compensated for the ongoing service and advice we provide. You do not pay these amounts directly to us but like direct charges they affect you as they may have an impact on your overall return.

More details are provided on the following pages, along with information about our current operating charges. For further information, please contact your CGWM Investment Advisor.



Regulated by CIRO
Canadian Investment
Regulatory Organization

Important Information about Your Charges and Payments Report

Costs associated with the operation of your account

Operating charges are any amount charged to you by us in respect of the operation, transfer or termination of your account and includes any taxes paid on that amount. Some examples include service charges, administration fees, safekeeping fees, management fees, transfer fees, account closing fees, annual registered plan fees and any other charges associated with administering your account.

“Charges” is a generic fee which may appear under the Costs Associated with the Operation of your Account section of this report. Historically it may have been used to apply the wire transfer, stop payment, certified cheque and returned item (NSF) fees.

“Administration Fee” is a generic fee which may appear under the Costs Associated with the Operation of your Account section of this report. Historically it may have been used to apply the following fees: registered plan, cash swap, annual, management and deregistration. Occasionally it was used to credit funds to your account.

A list of current operating charges has been included with this report. Not all charges in the list are applicable to your account.

Amounts you paid for purchases, sales or other transactions

Amounts you paid for purchases or sales of fixed income or other debt securities

Transaction charges are amounts you paid with respect to the purchase or sale of a security and includes any taxes paid on that amount. Some examples include commissions, ticket charges, switch or change fees, short-term trading fees, sales charges and any other charges associated with trades.

For foreign exchange transactions a gain or loss may have been incurred when converting amounts to the currency of your account.

Payments we received from third parties

Third party payments related to transactions and existing positions during the reporting period ending December 31 but not received before January 2 will be included in the next reporting period.

An explanation of each type of payment made with respect to services provided to you during the reporting period is provided as a footnote to your report identified by a superscript following the payment amount.

Tax

Historically tax may have been included in the total amount of the fee. Going forward, we will report the fee and tax separately.

As a member of the Canadian Investment Regulatory Organization (CIRO), Canaccord Genuity (CG) is subject to various regulatory requirements and must ensure that information provided to us by clients is up to date and current.

As your circumstances may change over time, we ask that you promptly advise us if there are any material or significant changes to your personal or financial circumstances.

Material or significant changes may include but are not limited to the following:

- A change of address, telephone number or email address
- A change in your financial information (i.e. income, liquid assets, fixed assets, liabilities or net worth)
- A change in your investment objectives, time horizon, risk profile, risk tolerance or risk capacity
- A change in your goals or the planned use of your investments
- Adding or changing a Trading Authority
- Jurisdiction of Incorporation/Organization

Please take a few moments to review the information below we have on file for you. If any of the information is either missing or incorrect, please contact your Investment Advisor.

Client Information

Client Name	CORPORATION OF THE C
Mailing Address	CORPORATION OF THE CITY OF SAULT STE MARIE 99 FOSTER DR SAULT STE. MARIE ON P6A 5X6
Duplicate Mailing Address	
Home Phone Number	705-759-2500
Business Phone Number	
Cell Number	
Email Address	
Overall Risk Tolerance	Low
Overall Risk Capacity	Low
Overall Risk Profile	Low
Trading Authorization	

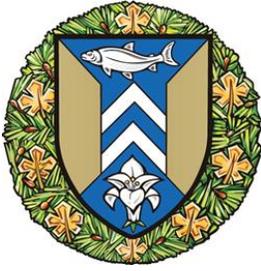
Cash Account (CAD) [REDACTED]

Investment Objectives	Capital Preservation: 75 Income: 25 Moderate Growth: 0 Short term: 0 Speculative: 0
Time Horizon	10+ YEARS

Risk Tolerance	Low: 100 Medium: 0 High: 0
Option Level	Not Applicable

CASH (USD) [REDACTED]

Investment Objectives	Capital Preservation: 75 Income: 25 Moderate Growth: 0 Short term: 0 Speculative: 0
Time Horizon	10+ YEARS
Risk Tolerance	Low: 100 Medium: 0 High: 0
Option Level	Not Applicable



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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Lisa Petrocco – Manager of Taxation
DEPARTMENT: Corporate Services
RE: 2025 Property Tax Appeals

Purpose

The purpose of this report is to summarize the tax appeals processed in 2025 under section 357 of the *Municipal Act, 2001*.

Background

Under section 357 of the *Municipal Act, 2001*, taxpayers may make an application for the cancellation, reduction or refund of taxes in response to changes in assessment facts concerning the property. The reduction in assessment reduces the taxes to the correct amount. The Municipal Property Assessment Corporation (MPAC) reviews the applications and confirms the assessment adjustments used to calculate the tax changes

On February 3, 2025 Council delegated authority to the Treasurer or designate to process these adjustments under By-law 2025-22.

Analysis

The Municipal Property Assessment Corporation reviewed all the applications and confirmed the assessment adjustments used to calculate the tax changes in the attached schedule.

Financial Implications

An annual budget allocation is provided for tax write-offs. Excluding the Assessment Review Board appeal settlements and the annual 2025 allowance for uncollectible accounts, the revenue reduction resulting from these adjustments was accommodated within the approved budget allocation.

Strategic Plan / Policy Impact / Climate Impact

This is an administrative matter not articulated in the Corporate Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Taxation dated March 23, 2026 concerning the 2025 Property Tax Appeals be received as information.

2025 Property Tax Appeals

March 23, 2026

Page 2.

Respectfully submitted,

Lisa Petrocco, CPA, CGA

Manager of Taxation

705.541.7065

l.petrocco@cityssm.on.ca

**APPLICATION TO COUNCIL TO CANCEL
OR REFUND PROPERTY TAXES PURSUANT TO
SECTION 357 OF THE MUNICIPAL ACT, 2001**

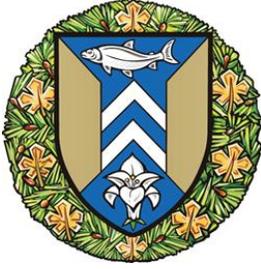
**THE CORPORATION OF THE CITY OF SAULT STE. MARIE
2025 PROPERTY TAX APPEALS**

DATE: 2026 03 23
PAGE: 1 of 1

ROLL #	PROPERTY ADDRESS	REASON	EXPLANATION	TAX CLASS	TAX YEAR	MUNICIPAL PORTION	BIA	INTEREST	TOTAL
010-036-094-00	00034 CARLBERT ST	D(i)	Property details updated	RT	2025	(424.09)		(1.45)	(425.54)
010-048-064-00	00091 CELENE CRT	A	Commercial assessment removed	CT/RT>RT	2025	(431.35)		(1.91)	(433.26)
010-050-062-00	00322 EASTERN AVE	A	Industrial assessment removed	IT/RT>RT	2024/2025	(2,316.89)	-	(27.38)	(2,344.27)
010-058-034-00	00071 RIVER RD	D(ii)	Renovations	RT	2024/2025	(4,274.72)		(18.73)	(4,293.45)
010-070-060-00	00031 TALON AVE	D(ii)	Structure damaged by fire	RT	2025	(1,916.88)		-	(1,916.88)
020-038-052-00	00180 BROCK ST	A	Commercial assessment removed	CT>RT	2024/2025	(49,998.00)		(236.16)	(50,234.16)
020-038-057-00	00548 ALBERT ST E	A	Municipal Capital Facility Agreement	CT>E	2024/2025	(427,032.54)		(26,242.69)	(453,275.23)
020-042-169-00	00645 QUEEN ST E	D(i)	Demolished due to fire	CT/RT>CX	2024	(431.40)	(77.35)	-	(508.75)
020-043-157-00	00721 WELLINGTON ST E	A	Municipal Capital Facility Agreement	RT/CT>E	2025	(21,141.75)		-	(21,141.75)
020-045-011-00	00995 QUEEN ST E	C	City Purchased-exempt	CX>E	2024	(3,240.40)		(499.30)	(3,739.70)
020-045-019-00	00010 LUCY TERR	C	City Purchased-exempt	CX>E	2024	(861.98)		(132.82)	(994.80)
020-045-020-00	00941 QUEEN ST E	C	City Purchased-exempt	CT>E	2024	(1,432.18)		(91.46)	(1,523.64)
030-035-059-00	00105 ALLARD ST	D(i)	Structure demolished	CT	2025	(6,443.12)		(155.69)	(6,598.81)
030-051-099-00	00086 GRANDHAVEN CRES	D(i)	Structure demolished	RT	2025	(131.71)		-	(131.71)
030-080-077-00	00145 OLD GARDEN RVR RD	A	Exempt tenant	CT>E	2025	(12,003.39)		-	(12,003.39)
030-088-054-00	00350 FIFTH LINE E	C	City Owned-tenant vacated	E/RT>E	2025	(1,306.94)		(4.31)	(1,311.25)
040-021-083-00	00124 DENNIS ST	A	Tax class liability review	CT>RT	2025	(3,479.12)		(15.71)	(3,494.83)
060-015-012-00	00628 SECOND LINE W	C	City Purchased-exempt	CT>E	2025	(11,901.91)		(184.41)	(12,086.32)
060-029-061-00	00430 ROWELL AVE	A	Commercial assessment removed	CT/RT>RT	2024	(103.01)	-	(3.37)	(106.38)
060-029-078-00	00060 EAST BALFOUR ST	D(i)	Structure demolished	RT	2025	(94.07)		-	(94.07)
060-050-200-00	01084 THIRD LINE W	D(i)	Demolished per City Order	CT	2024	(1,604.96)		(6.36)	(1,611.32)
060-060-084-00	02140 SECOND LINE W	D(i)	Structure demolished	RT	2024/2025	(2,172.45)		(14.27)	(2,186.72)
060-070-001-00	00475 AIRPORT RD	A	Municipal Capital Facility Agreement	CT/CU/E/RT	2024	(19,018.98)	-	-	(19,018.98)
060-090-100-00	00666 RED PINE DR	D(i)	Structure demolished	RT	2025	(562.39)		-	(562.39)
REPORT TOTAL						\$(572,324.23)	\$(77.35)	\$ (27,636.02)	\$ (600,037.60)

A. CEASES TO BE LIABLE FOR TAX AT RATE IT WAS TAXED
B. BECAME VACANT OR EXCESS LAND
C. BECAME EXEMPT
D. SICKNESS OR EXTREME POVERTY
D(i). RAZED BY FIRE, DEMOLITION OR OTHERWISE

D(ii). DAMAGED AND SUBSTANTIALLY UNUSABLE
E. MOBILE UNIT REMOVED
F. GROSS OR MANIFEST CLERICAL/FACTUAL ERROR
G. REPAIRS/RENO'S PREVENTING NORMAL USE (MIN 3 MONTHS)



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

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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
 AUTHOR: Lisa Petrocco – Manager of Taxation
 DEPARTMENT: Corporate Services
 RE: Vacant Home Tax Results

Purpose

The purpose of this report is to summarize the Vacant Home Tax processed for the 2024 and 2025 taxation years.

Background

On December 2, 2024, Council passed By-law 2024-168 establishing a Vacant Home Tax (VHT) applicable to residential units within the City of Sault Ste. Marie. The VHT is calculated as Current Value Assessment (CVA) multiplied by the approved tax rate of 4%.

The City of Sault Ste. Marie VHT is complaint-based. Properties are identified as potentially vacant by either a complaint or tip from the public. These properties are sent a Declaration of Occupancy Status form, for which they are required to respond within 30 days.

Analysis

The following summarizes the key administrative and financial results for the 2024 and 2025 taxation years.

	2024	2025
Declarations sent	77	153
Declarations Received	27	98
Deemed Vacant	50	55
Appealed	16	11
VHT added	44	47
Gross Revenue	\$200,432	\$203,376

In 2024, of the 44 properties that had VHT added, 31 were owned by corporations. In 2025, of the 47 properties that had VHT added, 29 were owned by corporations.

Vacant Home Tax Results

March 23, 2026

Page 2.

Financial Implications

The Vacant Home Tax cost centre had a total gross revenue of \$403,808 for the 2024 and 2025 taxation years. An allowance of \$118,200 was recorded for potential uncollectible amounts. After the expenditures to administer the program, \$212,111 was transferred to the VHT reserve to support future affordable housing initiatives.

Strategic Plan / Policy Impact / Climate Impact

The Vacant Home Tax supports the City's Strategic Plan and Housing Action Plan by encouraging property owners to bring vacant homes back into use. This can increase the availability of housing, support affordability and help strengthen Downtown and older core neighbourhoods.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Taxation dated March 23, 2026 concerning 2024 and 2025 Vacant Home Tax results be received as information.

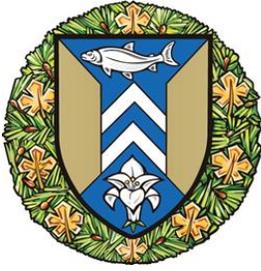
Respectfully submitted,

Lisa Petrocco, CPA, CGA

Manager of Taxation

705.541.7065

l.petrocco@cityssm.on.ca



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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Lisa Petrocco, Manager of Taxation
DEPARTMENT: Corporate Services
RE: 2025 Tax Sale Results

Purpose

The purpose of this report is to present the result of the 2025 Tax Sale.

Background

On February 27, 2024, staff registered tax arrears certificates on 22 properties, representing \$307,510.79 in outstanding property tax revenue.

The registration of a tax arrears certificate initiates the legislated tax sale process. The properties included in the 2025 results reflect outcomes realized through to and including the tax sale, which was held on June 11, 2025.

Analysis

Of the 22 properties that were registered, 11 proceeded to the tax sale. One property from the 2024 tax sale did not sell and was offered again during the 2025 tax sale, where it sold. This 2024 property is not included in the summary below

Final outcomes are summarized below:

	No. of Properties	Amount
Properties Redeemed Prior to Tax Sale	11	128,162.44
Properties Redeemed by the owner after the Tax Sale	1	7,042.76
Property - title complication - No dealings indicator registered	1	21,442.80
Properties sold through tax sale	3	22,497.61
Properties that remain outstanding	6	128,365.18
	22	\$ 307,510.79

The properties that remain outstanding will be offered again during the 2026 tax sale.

Financial Implications

The tax sale process is a collection measure of last resort used to address significantly overdue property tax accounts for which other collection efforts have

2025 Tax Sale Results

March 23, 2026

Page 2.

not resulted in payment. This process supports the City's ability to recover unpaid property taxes.

Strategic Plan / Policy Impact / Climate Impact

Not applicable.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Taxation dated March 23, 2026 concerning the 2025 Tax Sale Results be received as information.

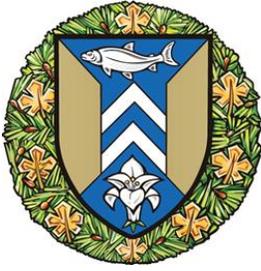
Respectfully submitted,

Lisa Petrocco, CPA, CGA

Manager of Taxation

705.541.7065

l.petrocco@cityssm.on.ca



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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Karen Marlow, Manager of Purchasing
DEPARTMENT: Corporate Services
RE: Tender for Selected Granular Materials – Public Works

Purpose

The purpose of this report is to obtain Council approval for the supply of selected granular materials as required by Public Works and Engineering Services for the 2026 and 2027 seasons.

Background

The tenders were publicly advertised and notification provided to all firms on the bidders list. Opening of the tenders took place after closing, on March 4, 2026 within the e-bidding system.

Analysis

The tenders received have been thoroughly evaluated and reviewed by the Superintendent, and Director of Public Works, taking into consideration pit locations; job requirement locations; and prices. The tendered pricing has been indicated on the summary attached.

It has been determined that issuing a Standing Order to each firm and using the different pit locations with reference to the job site location, along with the lowest tendered price, will best suit the construction needs of Public Works.

Financial Implications

Funding for the purchase of various selected granular materials as required, will be drawn from various construction accounts.

During the 2026 Budget deliberations, Council approved funding in the amount of \$131,800 for selected granular materials.

Strategic Plan / Policy Impact / Climate Impact

This is an operational matter not articulated in the Corporate Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Purchasing dated March 23, 2026 concerning Selected Granular Materials as required by Public Works be received

Tender for Selected Granular Materials – Public Works

March 23, 2026

Page 2.

and that the tender for the supply of selected granular materials for the 2026 and 2027 seasons be awarded to Pioneer Construction Inc. and Possamai Construction & Aggregates on an as required basis and by lowest cost rating per job.

Respectfully submitted,

Karen Marlow

Manager of Purchasing

705.759.5298

k.marlow@cityssm.on.ca

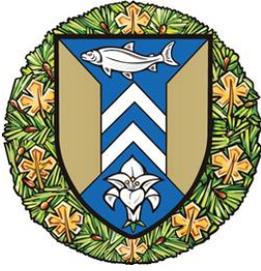
**SUMMARY OF TENDERS
SELECTED GRANULAR MATERIALS (PRICES AT PITS)**

<u>Description</u>	<u>PIONEER CONSTRUCTION INC.</u>		<u>POSSAMAI CONSTRUCTION & AGGREGATES</u>	
	<u>First Year Firm</u> Pricing per Tonne	<u>Second Year Firm</u> Pricing per Tonne	<u>First Year Firm</u> Pricing per Tonne	<u>Second Year Firm</u> Pricing per Tonne
Granular "B" - 0 to 20,000 tonnes	\$8.35	\$8.35	\$8.98	\$9.00
Granular "B" - 20, to 20,000 tonnes	\$8.35	\$8.35	\$8.90	\$8.92
22.4 mm Granular "A"- 0 to 20,000 tonnes	\$15.50	\$15.50	\$14.08	\$14.14
22.4 mm Granular "A"- 20,000 to 40,0000 tonnes	\$15.50	\$15.50	\$13.85	\$13.91
Sewer Bedding and Cover Material - 0 to 20,000 tonnes	\$11.40	\$11.40	\$11.33	\$11.38
Sewer Bedding and Cover Material - 20,000 to 40,000 tonnes	\$11.40	\$11.40	\$11.11	\$11.16
37.5 mm Clear Stone - 0 to 1,500 tonnes	\$38.70	\$38.70	\$35.95	\$35.99
Pit Location:	Granular "B" - Pioneer - City Pit Granular "A" - Pioneer - Young Pit Sewer Bedding - Pioneer - Algo Pit Clear Stone - Pioneer - Algo Pit		Granular "B" - Rupert Acres Pit Granular "A" - Rupert Acres Pit Sewer Bedding - Rupert Acres Pit* Clear Stone - Rupert Acres Pit *Alternate site available on request	

Note: Applicable taxes are extra. Transportation of material at additional cost by the City's forces.
Orders will be issued to the Bidder only after the lowest cost rating is determined by using their tendered prices plus transportation costs to each City job site as required

It is my recommendation that Standing Orders be issued to all Vendors for a 2-year period, with no guarantee to any one firm.

Karen Marlow
Manager of Purchasing



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

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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Karen Marlow, Manager of Purchasing
DEPARTMENT: Corporate Services
RE: Sport Field Lighting – Queen Elizabeth B Field

Purpose

The purpose of this report is to obtain Council approval to award the supply and installation of Sport Field Lighting at the Queen Elizabeth Sports Complex B Field, as required by Recreation and Culture Division – Community Development and Enterprise Services.

Background

The tender was publicly advertised through the bidding system and notification issued through Construction Association Plan Room. Opening of the tenders took place after closing on March 10, 2026 within the e-bidding system

Analysis

Submissions from four bidders were received prior to the closing deadline.

The tenders received have been thoroughly reviewed by a committee comprised of staff from the Recreation and Culture Division of CDES and Parks Division of PWES. The low tendered price, meeting specifications, has been indicated on the summary attached.

Financial Implications

S&T Electrical Contractors Limited submitted pricing in the amount of \$267,427 (HST being fully rebateable) to complete the Sport Field Lighting replacement.

During the 2026 Budget deliberations, Council approved the allocation of \$290,000 for this project. This request can be accommodated with these funding allocations.

Strategic Plan / Policy Impact / Climate Impact

This project aligns with the Corporate Strategic Plan in the Infrastructure focus area for upgrades of existing infrastructure.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Purchasing dated March 23, 2026 concerning Sport Field Lighting at the Queen Elizabeth Sports Complex B Field as

Sport Field Lighting – Queen Elizabeth B Field

March 23, 2026

Page 2.

required by Recreation and Culture Division of CDES be received and that the tender be awarded to S&T Electrical Contractors Limited in the amount of \$267,427 plus HST.

Respectfully submitted,

Karen Marlow

Manager of Purchasing

705.759-5298

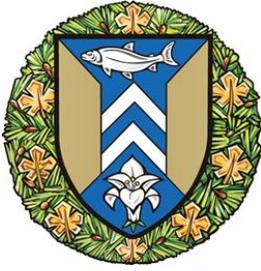
k.marlow@cityssm.on.ca

**SUMMARY OF TENDERS
SPORT FIELD LIGHTING - QUEEN ELIZABETH B FIELD**

<u>Firm</u>	<u>Completion</u>	<u>Total Tendered Price (HST extra)</u>
Energy Network Services Inc. Richmond Hill, ON	20-Aug-26	\$311,282.36
Steel Speed Civil Inc. Sault Ste. Marie, ON	18-Sep-26	\$329,915.00
S&T Electrical Contractors Limited Sault Ste. Marie, ON	1-Sep-26	\$267,427.00
12256894 Canada Inc., Absolute Laser and Manufacturing Etobicoke, ON	3-Sep-26	\$709,590.00

Note: The low tendered price, meeting specifications, is boxed above.
 Completion (installed and operational) requested no later than September 3, 2026
 The total cost to the City will be \$267,427, HST being fully rebateable
 It is my recommendation that the tendered price, submitted by S&T Electrical Contractors Limited, be accepted.

Karen Marlow
Manager of Purchasing



The Corporation of the
City of Sault Ste. Marie
C O U N C I L R E P O R T

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Karen Marlow, Manager of Purchasing
DEPARTMENT: Corporate Services
RE: New Tires and Tire Repair Services – Various Departments

Purpose

The purpose of this report is to obtain Council approval to award the supply of new tires and tire repair services for a term of one year commencing March 31, 2026 with the option to extend for two additional one-year terms by mutual agreement, as required by Public Works and Engineering Services Fleet Division, Community Development and Enterprise Services (CDES) Transit Division, and Fire Services Division.

Background

The proposal was publicly advertised and notification provided to firms on the bidders list. Proposals were required to be submitted for consideration no later than 3 p.m. on January 23, 2026.

Analysis

Proposals from two proponents were submitted prior to closing deadline.

- Kal Tire Ltd., Vernon, BC
- Fountain Tire Ltd., Sault Ste. Marie, ON

The proposals received have been evaluated by a committee comprised of city staff from Public Works Fleet Division, CDES Transit Division and Fire Services Division. It is the consensus of the Evaluation Committee that the proponent scoring the highest in the evaluation process is Fountain Tire Ltd.

Financial Implications

The cost to provide these services varies based on the required volumes of product and repair services. Fountain Tire Ltd. has provided firm pricing fees year one on current product listing and repair needs.

Funding for the purchase of tires and tire repair services as required will be drawn from the Inventory and Maintenance Operations account for all departments.

Strategic Plan / Policy Impact / Climate Impact

This is an operational matter not articulated in the Corporate Strategic Plan.

New Tires and Tire Repair Services – Various Departments

March 23, 2026

Page 2.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Purchasing dated March 23, 2026 concerning new tires and tire services as required by Public Works and Engineering Services Fleet Division, Community Development and Enterprise Services Transit Division, and Fire Services Division be received and that the services be awarded to Fountain Tire Ltd., at rates quoted for the one-year period commencing March 31, 2026 with the option to extend for two additional one-year terms by mutual agreement.

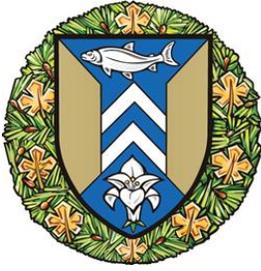
Respectfully submitted,

Karen Marlow

Manager of Purchasing

705.759.5298

k.marlow@cityssm.on.ca



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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Karen Marlow, Manager of Purchasing
DEPARTMENT: Corporate Services
RE: Tenders for Equipment Purchase – Public Works

Purpose

The purpose of this report is to obtain Council approval for the supply and delivery of various pieces of equipment as required by Public Works.

Background

The tenders were publicly advertised and notification provided to all firms on the bidders list. Opening of the tenders took place after closing on February 25, 2026 within the e-bidding system.

Analysis

The tenders received have been thoroughly evaluated and reviewed by the Manager Building, Fleet and Skilled Trades – Public Works and the low tendered prices, meeting specifications, have been indicated on their respective summaries attached.

Financial Implications

The total purchase price for this equipment replacement \$739,372 including non-rebatable HST.

During the 2026 Budget deliberations, Council approved the allocation of \$2,707,296 for Public Works capital equipment, which includes the purchase of these listed equipment requirements.

The purchase amount can be accommodated within this funding allocation.

Strategic Plan / Policy Impact / Climate Impact

This is an operational matter not articulated in the Corporate Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Purchasing dated March 23, 2026 concerning equipment purchases as required by Public Works be received and that the tenders for the supply and delivery of various pieces of equipment, awarded at the low bid price meeting specifications as follows:

Tenders for Equipment Purchase – Public Works and Parks

March 23, 2026

Page 2.

One Tandem Axle Street Plow	TMS Truck Centre	\$364,270.51
One Tandem Axle Street Sander	TMS Truck Centre	\$362,313.26

for a total amount of \$726,583.77 plus HST.

Respectfully submitted,

Karen Marlow

Manager of Purchasing

705.759.5298

k.marlow@cityssm.on.ca

FINANCE DEPARTMENT
PURCHASING DIVISION

Received: February 25, 2026
File: 2026PWE-PWT-07-T

SUMMARY OF TENDERS
ONE (1) 66,000 GVW TANDEM FLOW

<u>Firm</u>	<u>Option</u>	<u>Make & Model</u>	<u>Delivery</u>	<u>Warranty</u>	<u>Total Tendered Price after Trade-In Allowance (HST extra)</u>	<u>Remarks</u>
TMS Truck Centre Ltd. Sault Ste. Marie, ON	Opt. 1	2026 Western Star 47X Bibeau Dump Box		7 yrs/402,500 km	\$380,323.26	Meets Specifications
TMS Truck Centres Ltd. Sault Ste. Marie, ON	Opt. 2	2026 Western Star 47X Larochelle Dump Box		7 yrs/402,500 km	\$364,270.51	Meets Specifications

Note: The low tendered price, meeting specifications, is boxed above.
The total cost to the City will be \$370,681.67 inc. non-rebatable HST
It is my recommendation that the tendered prices, submitted by TMS Ltd. (Option 2), be accepted.

370,681.67

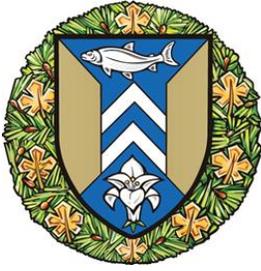
Karen Marlow
Manager of Purchasing

SUMMARY OF TENDERS
ONE (1) 66,000 GVW TANDEM SANDER

<u>Firm</u>	<u>Option</u>	<u>Make & Model</u>	<u>Delivery</u>	<u>Warranty</u>	<u>Total Tendered Price after Trade-In Allowance (HST extra)</u>	<u>Remarks</u>
TMS Truck Centre Ltd. Sault Ste. Marie, ON	Opt. 1	2026 Western Star 47X Michel Gohier Dump Box		7 yrs/402,500 km	\$362,313.26	Meets Specifications
TMS Truck Centres Ltd. Sault Ste. Marie, ON	Opt. 2	2026 Western Star 47X Larochelle Dump Box		7 yrs/402,500 km	\$335,265.01	Does not meet specifications

Note: The low tendered price, meeting specifications, is boxed above.
The total cost to the City will be \$368,689.97 inc. non-rebatable HST
It is my recommendation that the tendered prices, submitted by TMS Ltd. (Option 1), be accepted.

Karen Marlow
Manager of Purchasing



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

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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Karen Marlow, Manager of Purchasing
DEPARTMENT: Corporate Services
RE: Third Party Transportation Services – Transit Division

Purpose

The purpose of this report is to obtain Council approval to award the provision of Third Party Transit Transportation Services – Wheelchair Accessible and Ambulatory Service Vehicles for a three year period commencing May 1, 2026, with the option to extend up to an additional two years by mutual agreement, as requested by Transit and Parking Division.

Background

The Request for Proposal was publicly advertised and notification provided to all firms on the bidders list. Proposals were required to be submitted for consideration no later than 4:00 p.m. on February 18, 2026.

Analysis

A single proposal was received from the incumbent prior to closing date:

- 1972699 Ontario Inc. o/a UCAB, Sault Ste. Marie, ON

The proposal received has been evaluated by a committee comprised of the Director of Community Services, the Accessibility Coordinator and staff from the Transit and Parking Division. It is the consensus of the Evaluation Committee that UCAB be awarded the services. UCAB is the incumbent provider of the requested wheelchair accessible and ambulatory vehicle services, and Transit staff is extremely satisfied with the quality of service that has been maintained throughout the previous term to satisfy transportation requests.

Financial Implications

UCAB has provided fixed annual pricing rates by vehicle type for each of the initial three years. The Year-1 rate includes an additional 6% increase, valued at approximately \$23,000.

Currently a registry of approximately 831 active Transit Passengers exists that may access this service. The department has experienced an increase in demand for these services and has increased its operating budget year over year to better accommodate this. The level of service demand moving forward is challenging to

forecast. As the population continues to age, the department expects this trend to continue.

Funding for provision of these services will result in Operating Budget increases in years 2 and 3 of the contract. These increases will be based on the annual changes in demand and pricing rates quoted.

Strategic Plan / Policy Impact / Climate Impact

Provision of Third Party Transportation Services aligns with the City's Corporate Strategic Plan – Service Delivery Focus Area delivering excellent customer service.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Purchasing dated March 23, 2026 concerning Third Party Transportation Services as requested by Transit and Parking Division be received and that the services be awarded to 1972699 Ontario Inc. o/a UCAB for the three year period commencing May 1, 2026 at fixed rates quoted with option to extend up to an additional two years by mutual agreement.

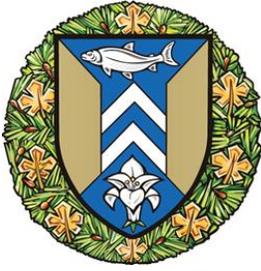
Respectfully submitted,

Karen Marlow

Manager of Purchasing

705.759.5298

k.marlow@cityssm.on.ca



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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Karen Marlow, Manager of Purchasing
DEPARTMENT: Corporate Services
RE: Traffic Signal Controller Replacements – Street
Improvements Project

Purpose

The purpose of this report is to obtain Council approval to proceed with supply and delivery of traffic signal controller equipment for street improvements as required by Public Works and Engineering Services.

Background

As part of the Capital Transportation Program, replacement and upgrading of aged traffic signal controller equipment is required for street improvements, to be installed at five intersections throughout the City in 2026.

Analysis

Econolite Canada Inc. of Markham, ON provides traffic signal control equipment used by the City on its streets and intersections. This source of supply has been in place for many years. City staff is familiar and confident with its reliability, operation, and maintenance.

Included in this procurement are traffic signal control cabinets and other required internal associated equipment required for the upgrade replacements.

This sole source request is in accordance with Purchasing By-Law item 22.3 a), c) ensuring compatibility with existing products; where there is absence of competition for technical reasons only supplied by particular supplier; and where equipment is maintained by the manufacturer or its representative.

Financial Implications

Econolite Canada Inc. submitted pricing in the amount of \$203,174 including non-rebateable HST for the supply and delivery of the requested equipment.

During the 2026 Budget deliberations under the Capital Transportation Program, Council approved the allocation of \$200,000 for this project, and the shortfall will be funded through operations account.

Traffic Signal Controller Replacements – Street Improvements Project

March 23, 2026

Page 2.

Strategic Plan / Policy Impact / Climate Impact

This project aligns with the Corporate Strategic Plan in the Infrastructure focus area for upgrades of existing infrastructure.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Purchasing dated March 23, 2026 concerning purchase of traffic signal controller equipment as required by Public Works and Engineering be received and that the award to Econolite Canada Inc. as sole source in the amount of \$199,660 plus HST be approved.

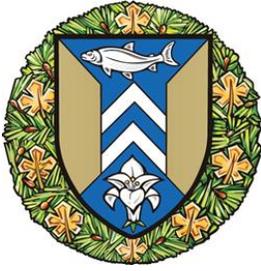
Respectfully submitted,

Karen Marlow

Manager of Purchasing

705.759.5298

k.marlow@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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Nicole Maione, Director of Community Services
DEPARTMENT: Community Development and Enterprise Services
RE: Soo Greyhounds Inc. Agreement

Purpose

The purpose of this report is to request Council approval to enter into an agreement with Soo Greyhounds Inc. (Soo Greyhound Hockey Club) for use of the GFL Memorial Gardens as the main tenant of the facility for ten years, with two five-year options to extend.

Background

At the May 29, 2006 Council meeting, By-law 2006-124 was passed authorizing the execution of an agreement with the Soo Greyhounds, which set out the terms for the rental of the facilities at the Steelback Centre (formerly the Sault Ste. Marie Sports and Entertainment Centre) by the Soo Greyhound Hockey Club. The term of this agreement was twenty hockey seasons from 2006-07 to 2025-26.

Analysis

The Soo Greyhound Hockey Club has been a distinguished member of the Ontario Hockey League (OHL) since 1972, with a rich history in Sault Ste. Marie dating back to 1919. As the primary tenant of the municipal event centre, the Soo Greyhounds have played a central role in establishing the facility as a consistent anchor for year-round activity within the downtown core.

Over the course of the current agreement, the City and the Soo Greyhounds have developed a collaborative and professional partnership that has strengthened both facility operations and community engagement. This partnership has enabled the City to sustain elite-level hockey locally while also leveraging the facility to attract concerts, special events, and non-sport programming that benefit residents and visitors alike.

Through the life of this agreement, the City expanded box office services to include online sales, increased marketing and advertising opportunities throughout the venue, expanded suite rental opportunities and broadened food and beverage options and services to accommodate increased patron demand. In addition, the City and the Soo Greyhounds partnered to add an additional 113 seats to the arena capacity to include infill seating and further partnered to replace the original video

scoreboard in 2020 with a state-of-the-art video display system for the facility (Schedule C).

To date, a total of 773 games, including 72 playoff games, have taken place since the inception of the current agreement, and a total of 3,003,939 tickets have been issued.

The presence of the Soo Greyhounds as a long-term anchor tenant provides predictable scheduling, operational stability, and guaranteed annual facility usage. This stability strengthens the City's ability to market the facility, attract external promoters, and negotiate favourable service and supplier contracts. Game nights consistently drive increased pedestrian traffic and spending in the downtown core, supporting local restaurants, hotels, retail businesses, and parking services, while contributing to overall downtown vibrancy.

Beyond direct economic impacts, the Soo Greyhounds actively participate in community and charity initiatives, offering fundraising opportunities for local charities and non-profit organizations, thereby fostering a strong sense of civic pride within our community.

Financial Implications

Over the term of the current contract, to date the City has received a total of \$3,146,064 in ticket sale revenue alone representing 8.87% of total ticket revenue. This revenue was calculated based on a sliding scale that increased annually by the average ticket price and the City relied heavily on the team making the playoffs to realize a benefit to the City.

This revised structure represents an average increase of approximately 1.13% and significantly improves revenue predictability, allowing staff to prepare more accurate annual operating budgets. Year one ticket revenue is estimated at approximately \$210,000 and is expected to increase annually.

In addition, the proposed agreement formalizes current ticketing practices ensuring modern and convenient purchasing options remain available for patrons while generating as estimated \$35,000 in facility revenue to support operating costs.

All other financial aspects of the agreement remain unchanged including:

- City retention of 90% of food and beverage revenue
- City receipt of 10% of all gross in-facility advertising revenue
- City retention 100% of facility naming rights
- City retention of 80% of suite lease revenues.

Maintaining the Soo Greyhounds as the primary tenant reduces financial risk to the City by ensuring baseline utilization of the facility, supporting staffing stability, and spreading fixed operating costs across a greater number of event days.

Collectively, these factors contribute directly to the long-term financial sustainability of the facility.

In addition to direct facility revenues, Soo Greyhounds events generate indirect economic benefits through increased hotel occupancy, restaurant and bar activity, transportation usage, and visitor spending associated with both regular-season and playoff games.

Overall, the City can anticipate a breakeven, or modest operating surplus from game operations, with annual results fluctuating based on attendance and playoff performance.

Strategic Plan / Policy Impact / Climate Impact

This agreement supports the Corporate Strategic Plan in a number of ways:

Though the Community Development Focus area this partnership supports the growth of a diversified economy through increase tourism spending and occupancy rates.

The agreement also contributes to a vibrant downtown with the GFL Memorial Gardens being located in the downtown core which supports the Quality of Life focus area of the plan by playing a critical role in sustaining year-round activity and enhancing downtown vibrancy.

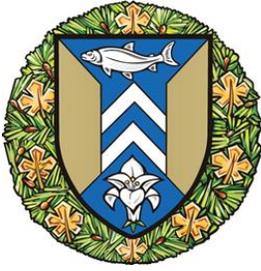
Finally, this agreement provides the opportunity for the City to develop and sustain a long-standing community partnership with the Soo Greyhounds and provides accessible entertainment opportunities for residents while providing exceptional customer service as per the Service Delivery focus areas of the Corporate Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

The relevant By-law 2026-36 is listed under Agenda Item 12 and will be read with all by-laws under that item.

Respectfully submitted,
Nicole Maione
Director of Community Services
Community Development and Enterprise Services
705.759.5264
n.maione@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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Virginia McLeod, Manager of Recreation and Culture
DEPARTMENT: Community Development and Enterprise Services
RE: Kiwanis Club of Lakeshore Foundation Donation – Kiwanis
Park Playground Equipment 2026

Purpose

The purpose of this report is to request Council approval to enter into a donation agreement with the Kiwanis Club of Lakeshore Foundation in support of a playground equipment purchase.

Background

Kiwanis Club of Lakeshore initially approached the City in 2021 to support enhancing the playground equipment at Rosedale Park with a donation of \$20,000. The playground revitalization was in alignment with the club's goal of promoting youth activity at this location. At the time, Rosedale Park was identified a priority for revitalization due high population surrounding the park.

This donation led to further donations by the Kiwanis Club of Lakeshore, the Kiwanis Club of Lakeshore Foundation, Kiwanis Club of Sault Ste. Marie, Mayor's Youth Advisory Council and a community campaign. In addition, Kiwanis Club(s) prepared grants to raise additional funds for the development.

On April 7, 2025, Council passed the request to rename Rosedale Park to Kiwanis Park to recognize their significant contribution to revitalization of the playground.

Analysis

Kiwanis Club of Lakeshore Foundation has approached the City again to expand the park at this location to develop new play area. The Club has selected six standalone pieces of equipment that would be installed on rubber surfacing. The play area would be connected to the existing play zones with a pathway.

The total project budget is \$135,000 which includes the purchase of equipment, installation, rubber surfacing and pathways. Kiwanis has committed to a donation of \$135,000. To support the project, City staff have applied for a Kaltire grant to assist with the purchase of rubber surfacing. In the event that the grant application is successful, this will reduce the amount of funds needed from the Kiwanis Club

of Lakeshore Foundation. In addition, the Club has also submitted a grant application.

Staff are recommending receipt of funds in alignment with the City's donation policy.

Financial Implications

Receiving the donation in the amount of \$135,000 will not impact to the operating budget for 2026.

There would not be any additional operating expenses incurred if there is a new play structure added to Kiwanis Park. City staff currently inspect and repair the existing play structures at that site.

Strategic Plan / Policy Impact / Climate Impact

This matter is linked to the Corporate Strategic Plan

Focus Area 4: Service Delivery – Community Partnerships – Build collaborative relationships to enhance service delivery options.

Focus Area 2: Quality of Life – Maintain an affordable community with exceptional four-season recreational opportunities - Invest in recreational infrastructure

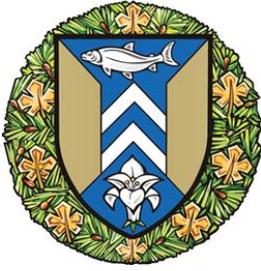
Recommendation

It is therefore recommended that Council take the following action:

The relevant By-law 2026-31 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

Virginia McLeod
Manager of Recreation and Culture
705.759.5311
v.mcleod@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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Carl Rumieli, Director of Engineering
DEPARTMENT: Public Works and Engineering Services
RE: Municipal Housing Infrastructure Program – Health and Safety Water Stream Contribution Agreement

Purpose

The purpose of this report is to inform Council that the City has entered into a contribution agreement with the Provincial Government for the Municipal Housing Infrastructure Program – Health and Safety Water Stream Fund (MHIP-HSWS).

Background

In 2024, the City completed a Class Environmental Assessment (EA) to study overland and basement flooding in the Peoples Road Area. One recommendation from the study was to construct four new stormwater management ponds. These ponds were to be located near Elliott Fields, along Peoples Road near Hillside Drive, and near the cemetery.

The Ministry of Infrastructure recently approved the Peoples Road Stormwater Management Ponds project, submitted as the City’s application under the MHIP-HSWS, which will contribute a maximum of \$2,487,018 towards the total eligible costs of this project.

Analysis

In order to access the grant, it is necessary for the City to enter into a contribution agreement with the Province. The Peoples Road Stormwater Management Ponds are included in the Capital Transportation Program in the years 2027 and 2028. This agreement has been executed through the CAO’s delegated authority.

Financial Implications

The estimated cost of the Peoples Road Stormwater Management Ponds is \$3,406,875, with \$2,487,018 coming from the MHIP-HSWS and the remainder funded by the City.

Strategic Plan / Policy Impact / Climate Impact

Improvements to core infrastructure, such as stormwater management ponds, are aligned with the corporate strategic plan's infrastructure focus area.

MHIP-HSWS Contribution Agreement

March 23, 2026

Page 2.

By creating storage for stormwater, ponds reduce the amount of urban flooding, which is a mitigating factor to adapting to climate change.

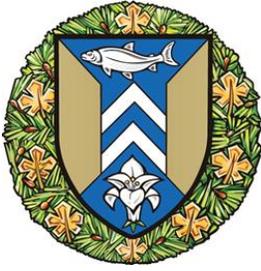
Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Engineering dated March 23, 2026 concerning the Municipal Housing Infrastructure Program – Health and Safety Water Stream Contribution Agreement be received as information.

Respectfully submitted,

Carl Rumiell, P. Eng.,
Director of Engineering
705.759.5379
c.rumiell@cityssm.on.ca



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

COUNCIL REPORT

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Maggie McAuley, Manager of Design and Transportation
Engineering
DEPARTMENT: Public Works and Engineering Services
RE: 2026-1E Reconstruction of East Street – Contract Award

Purpose

The purpose of this report is to obtain approval to award Contract 2026-1E for the reconstruction of East Street from Bay Street to Wellington Street.

Background

Council approved the East Street reconstruction in the 2025 and 2026 Capital Budget.

This road section requires full replacement of underground services and road structure. This section of road also requires some traffic-related lane geometry improvements as well as extensive streetscaping improvements to meet the recommendations of a pedestrian corridor identified in the Waterfront Master Plan. This project was part of the approved 2025 program; however, it was deferred until 2026. The complete 2025 allocation of \$5.06M is being carried forward from 2025 in addition to \$2.5M in 2026 to complete this project.

Tenders were received via the City's electronic bidding system. Submissions were opened on Wednesday, March 4, 2026 in the presence of City staff. Results were made public on the project page in the electronic bidding system immediately after.

Analysis

A total of four tenders were received. All tenders submitted were checked by Tulloch Engineering and found to be complete and valid. Tulloch's Tender Report is attached. An inputting error was discovered, and when corrected, changed the ranking of the second and third bidders but did not have any impact on the lowest tender. The low tender of \$6,995,901.52 (excluding HST) was received from 1531161 Ontario Inc. (Boyer Construction).

In line with the Active Transportation Master Plan and the Waterfront Master Plan, the proposed East Street design provides enhanced pedestrian and cycling facilities through a complete streets cross-section. The boulevard will include a

1.8 m concrete sidewalk and a 1.8 m cycle track. A cycle track is a designated bikeway that is physically separated from motor vehicle traffic and distinct from an on-road bicycle lane. Streetscape improvements will be complemented by landscaping and street furnishings including items such as benches and bicycle racks.

The design of East Street included a traffic assessment conducted by Cima+. Their recommendations are as follows:

- Retaining the traffic signals at Wellington Street rather than replacing with a PXO due to road geometry, collision analysis and sightlines;
- Reconfiguring the south leg of East Street to intersect Albert Street at a 90-degree angle and removing the merge lane. Northbound traffic on East Street will be controlled by a stop sign. This is to minimize the weaving interactions between East Street traffic and Albert Street traffic;
- At the Queen/East Street intersection, the northbound left-turn lane and the westbound right- and left-turn lanes be eliminated; and
- Traffic signals at the Queen Street and Wellington Street intersections will be upgraded with new equipment.

Further, staff are recommending increasing Tulloch’s engineering fees by \$60,000 to cover the cost of materials testing during construction which was not previously included in their fees.

Financial Implications

When allowances for engineering, utilities, and non-recoverable HST are added and PUC water costs are removed, the City’s cost to complete this project is projected to be \$6,996,012. In 2025, Council approved just over \$5 million to be allocated to East Street. Knowing the scope of work, staff requested additional funds of \$2.5 million in the 2026 capital budget. The contract discussed within this report is within the allocation of both capital budgets.

Strategic Plan / Policy Impact / Climate Impact

This report is linked to the infrastructure focus area of the Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Design and Transportation Engineering dated March 23, 2026 concerning the reconstruction of East Street be received and that contract 2026-1E be awarded to 1531161 Ontario Inc. (Boyer Construction) be approved.

Further that that Council approve increasing the engineering fee limit in Tulloch’s agreement by \$60,000.

The relevant By-laws 2026-33 authorizing execution of Contract 2026-1E and By-law 2026-34 authorizing the road closure of East Street from Bay Street to

2026-1E Reconstruction of East Street – Contract Award

March 23, 2026

Page 3.

Wellington Street including intersections from May 1, 2026 to December 4, 2026, are listed under Agenda item 12 and will be read with all by-laws under that item

Respectfully submitted,

Maggie McAuley, P.Eng.

Manager of Design and Transportation Engineering

705.759.5385

m.mcauley@cityssm.on.ca

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE
RECONSTRUCTION OF EAST STREET
Contract No 2026-1E**

FORM OF AGREEMENT

This Agreement, made (in triplicate) this 23rd day of March in the year 2026, by and between
1531161 Ontario Inc. (Boyer Construction) hereinafter called the “**Contractor**”,

AND

The Corporation of the City of Sault Ste. Marie, hereinafter called the “**Owner**”.

WITNESSETH: That the Contractor and the Owner undertake and agree as follows:

1. The Contractor will provide all the materials and all of the works shown and described in the Contract Documents entitled:

**RECONSTRUCTION OF EAST STREET
Contract No 2026-1E**

which have been signed in triplicate by both parties and which were prepared by **TULLOCH** acting as Contract Administrator and herein entitled, “The Contract Administrator”.

2. The Contractor will do and fulfill everything indicated by the Agreement (being this form of agreement), Addenda (if any), the Special Provisions, Contract Drawings, the Standard Specifications, Standard Drawings, Tender, Supplemental General Conditions, OPSS.MUNI 100 (November 2024 version or newest), and working drawings.

3. The Contractor will complete all work in accordance with the terms of the Contract. The Owner will have quality control on site to ensure same and work must be completed to the satisfaction of the Contract Administrator within the period of the time specified. Owners' quality control inspectors will not be responsible for any other roles on site except for quality control.

4. The Owner shall pay to the Contractor the contract price as set forth in the Form of Tender in accordance with the provisions set forth in the General Conditions, Supplemental General Conditions, and the Special Provisions. The quantities contained in the Form of Tender are approximate only and the final payment shall be made for the actual quantities that are incorporated in or made necessary by the work covered by the contract.

5. The Owner shall pay the Contractor for work that is ordered in writing by the Contract Administrator and that cannot be classified as coming under any of the contract units and for which no unit price, lump sum, or other basis can be agreed upon, on a time and material basis as set out in the General Conditions, or as otherwise stipulated in Section FT.04 of the Form of Tender.

6. The Contractor, both during and after the term of this Agreement, shall at all times, and at its own cost, expense and risk, defend, indemnify and hold harmless the Owner and, its elected officials, officers, employees, volunteers, agents, the Contract Administrator, all respective heirs and executors, successors

and assigns, from all loss, damages, costs, charges and expenses of every nature and kind whatsoever which may be made or brought against them, their officers, employees and agents, by reason or in consequence of the execution and performance or maintenance of the work by the Contractor, its employees, agents or officers.

7. Prior to the commencement of any work, the Contractor shall sign and deliver to the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and PUC Services Inc., the PUC Indemnity attached as Schedule "A" which forms part of this Agreement wherein.

8. All communications in writing between the Owner, the Contractor and the Contract Administrator shall be deemed to have been received by the Addressee if delivered to the individual, a member of the firm or an officer of the Owner for whom they are intended, or if sent by post addressed as follows:

Owner: The Corporation of the City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5X6

The Contractor: 1531161 Ontario Inc. (Boyer Construction)
53 Gran St.
Batchewana F.N., ON
P6A 0C6

The Contract Administrator: TULLOCH
71 Black Road
Sault Ste Marie, ON
P6B 0A3

IN WITNESS WHEREOF the parties hereto have executed this Agreement by the day and year first above written.

Signed, Sealed and Delivered in the presence of

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

MAYOR - MATTHEW SHOEMAKER

MUNICIPAL CLERK - RACHEL TYCZINSKI

CONTRACTOR

SIGNATURE

NAME

I have the authority to bind the corporation

Schedule "A" to Form of Agreement

PUC INDEMNITY

IN CONSIDERATION of the permission granted to the undersigned to enter upon the lands occupied by facilities, fixtures, equipment and appurtenances (the "**Facilities**") owned and/or operated by the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and/or PUC Services Inc. (collectively "**PUC**") to work or perform activity on or in the vicinity of the Facilities, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby agrees to hold and save harmless and fully indemnify the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution and PUC Services Inc., and their directors, officers, employees, agents and affiliates, from any and all suits, actions, payments, legal or administrative proceedings, claims, demands, damages, liabilities, losses, interest, legal fees, costs and expenses sustained by the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and/or PUC Services Inc. of every nature and description, whether arising before or after completion of any work or activity on or in the vicinity of the Facilities and in any manner directly or indirectly caused, occasioned or contributed to in whole or in part, by reason of any act, error, omission or fault whether active or passive of the undersigned, its employees, contractors, sub-contractors, engineers, agents or anyone acting under the undersigned's direction or control or on its behalf in connection with work or activity on or in the vicinity of the Facilities, including, without limitation, damages to the Facilities. This indemnity shall survive completion of the undersigned's work and activity. For clarity, the intent is that PUC shall be at no risk or expense to which it would not have been put had the undersigned not performed work or activity on or in the vicinity of the Facilities.

Without restricting the generality of the requirement to indemnify the PUC, the undersigned shall obtain, maintain, pay for and provide evidence of insurance coverage, taken out with insurance companies licensed to transact business in the Province of Ontario, and in the form and limits required under the contract between the undersigned and the Corporation of the City of Sault Ste. Marie in connection with the work being performed by the undersigned.

Such insurance coverage must in all respects be satisfactory to PUC and shall be maintained continuously by the undersigned from the commencement of any work or activity on or in the vicinity of the Facilities. All insurance policies must be endorsed to provide PUC with not less than thirty (30) days' written notice in advance of cancellation, or any change or amendment restricting coverage.

All insurance must be evidenced by the undersigned prior to commencement of any work or activity on or in the vicinity of the Facilities, on the C.S.I.O. standard Certificate of Insurance form or if on another form, one that is satisfactory to PUC, and in addition, all insurance must name the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and PUC Services Inc. as Additional Insureds under each such policy.

This indemnity is in addition to, and not superseded by, any other indemnity provided by the undersigned to any party.

THE UNDERSIGNED acknowledges and agrees having read this Indemnity carefully and fully understands the contents of same.

DATED this ____ day of _____, 2026.

SIGNATURE BLOCK OF CONTRACTOR

CONTRACTOR

Per: _____

Name:

Title:

I have authority to bind the Corporation



Planners | Surveyors | Biologists | Engineers

March 9, 2026
241206

The Corporation of the City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, ON
P6A 5N1

Attn: City of Sault Ste. Marie Mayor and Members of Council
c/o Maggie McAuley, P.Eng. Municipal Services and Design Engineer

Re: Contract 2026-1E – East Street Reconstruction
Tender Report

Mayor and Members of Council:

Provided herein is our Tender Evaluation Report with recommendations pertaining to the tenders received for Capital Project 2026-1E, East Street Reconstruction.

Project Description

The work generally consists of the reconstruction of East Street from Bay Street to Wellington Street, including a realignment of the East Street and Albert Street Intersection. The scope of work includes the replacement of the sanitary sewers, storm sewers, water main and appurtenances. Surface restoration including landscaping features, cycle paths, curb and gutter, sidewalks, brick pavers and asphalt pavement are also included.

Tendering of the Works

The call for tenders was advertised with the Sault Ste. Marie Construction Association, the City of Sault Ste. Marie website and the Bids and Tenders website. Copies of the Contract Documents were available through the Bids and Tenders website.

Three (3) Addenda were issued during the tender period. Tenders closed on March 4, 2026, at 3:00 pm and were opened by representatives of The City of Sault Ste. Marie at approximately 3:15 pm on the same day. Results were posted on the City website and Bidding Website on the same day.

Tender Prices

Four (4) tenders were received for the works. The tender prices as read at the tender opening, were as follows:

Contractor	Total Tender Price	Total Tender Price	Rank
	Excluding HST	Including HST	
1531161 Ontario Inc. (Boyer Construction)	\$6,995,901.52	\$7,905,368.71	1
Trimount Construction Group Inc.	\$9,289,872.39	\$10,497,555.80	3
Pioneer Construction Inc.	\$9,499,783.90	\$10,734,755.80	2
Avery Construction Limited	\$11,022,013.94	\$12,454,875.75	4

The tenders were checked for arithmetic accuracy. One inputting error was found in the Pioneer Construction bid. Item 411 had an A or B Option. Only one was to be filled in. Pioneer Filled in both. When corrected to be in line with the other bidders, the result was Pioneer Construction Inc. being the second-ranked bidder.

The tender prices after correction of the input error were as follows:

Contractor	Total Tender Price	Total Tender Price	Rank
	Excluding HST	Including HST	
1531161 Ontario Inc. (Boyer Construction)	\$6,995,901.52	\$7,905,368.71	1
Pioneer Construction Inc.	\$9,112,183.90	\$10,296,767.80	2
Trimount Construction Group Inc.	\$9,289,872.39	\$10,497,555.80	3
Avery Construction Limited	\$11,022,013.94	\$12,454,875.75	4

All the tenders were submitted with the appropriate Tender Security in the amount of 10% of the respective tenders, Agreements to Bond and other required documentation. The Tender Securities were retained by the City for safekeeping. The submitted tenders all included a Contingency Allowance in the amount of \$250,000.00.

Tender Evaluation

Pricing Evaluation

TULLOCH completed a pretender budget estimate immediately prior to issuing the call for tenders of \$7,176,527.00 excluding HST (\$8,109,457.51 including HST).

The submitted low bid was \$180,625.48 (excluding HST) lower than our estimate, and in the opinion of TULLOCH, the submitted low price is reasonable.

Completion Dates

The contract documents require that all work be completed by November 30th, 2026.

TULLOCH's Experience with the Low Bidder

TULLOCH Engineering is very familiar with 1531161 Ontario Inc. (Boyer Construction) and has worked with them on numerous projects. Their submitted past experience meets our expectations and we are of the opinion 1531161 Ontario Inc. (Boyer Construction) has the experience, manpower and equipment necessary to successfully complete the project.

Tender Validity

The tender contract documents stipulated that the tenders be held open for acceptance for a period of 60 days following the closing date.

Recommendation

TULLOCH recommends that the Corporation of the City of Sault Ste. Marie award the tender to 1531161 Ontario Inc. (Boyer Construction) for a Total Tender Price of \$6,995,901.52 excluding HST (\$7,905,368.71 including HST).

Tender Security

We recommend that the tender security of 1531161 Ontario Inc. (Boyer Construction) and Pioneer Construction, the two low bidders, be retained until such time as a contract has been executed between The City of Sault Ste. Marie and 1531161 Ontario Inc. (Boyer Construction).

Conclusion

Enclosed with this report, please find a completed Agreement for your use at Council. Contract documents for execution are being finalized and will be forwarded to 1531161 Ontario Inc. (Boyer Construction) once the official award of contract has been determined.

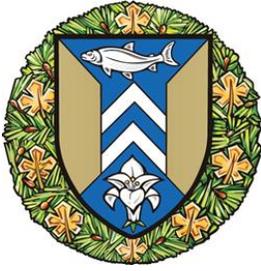
The above is respectfully submitted. If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



Dan Bertolo,
Civil Engineering Technologist
TULLOCH

Encl.



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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Maggie McAuley, Manager of Design and Transportation
Engineering
DEPARTMENT: Public Works and Engineering Services
RE: 2026-2E Reconstruction of Peoples Road Phase 2 –
Contract Award

Purpose

The purpose of this report is to obtain approval to award Contract 2026-2E for the second phase of the reconstruction of Peoples Road from Penno Road to Third Line.

Background

Council approved the second phase of the Peoples Road reconstruction in the 2026 Capital Budget.

In the spring of 2024, the City finalized the Class Environmental Assessment study to review overland and basement flooding in the area of Peoples Road. Increasing the capacity of the sanitary sewer was one of the recommendations of the EA which results in the full reconstruction of the road from Churchill Avenue to Third Line.

Tenders were received via the City's electronic bidding system. Submissions were opened on Tuesday, March 10, 2026 in the presence of City staff and tender results were made public on the project page in the electronic bidding system immediately after.

Analysis

A total of three tenders were received. All tenders submitted were checked by AECOM and found to be complete and valid. AECOM's tender report is attached. The low tender of \$10,417,556.94 (excluding HST) was received from Avery Construction Limited.

As per Council direction at the May 12, 2025 meeting, Peoples Road will be reconstructed as a narrow four-lane cross section rather than a three-lane cross section. A multi-use trail will be located on the west side of the road, and a sidewalk

will be located on the east side of the road. Streetlighting improvements are also planned for the Third Line and Peoples Road intersection.

As part of the design process, the traffic analysis of the Peoples Road corridor was undertaken, and it was recommended that a traffic signal be installed at the Peoples Road and Third Line intersection based on current and future traffic projections. This will not only improve the vehicular traffic movement, but it will also provide controlled pedestrian crossing.

Financial Implications

When allowances for engineering, utilities, equipment costs and non-recoverable HST are added and PUC water costs are removed, the City's cost to complete this project is projected to be \$8,484,332. This is under the allocation in the 2026 capital budget of \$9,855,000 which includes parts of the funding from the Housing-enabling Water Systems Fund as well as part of the Building Faster Fund.

Strategic Plan / Policy Impact / Climate Impact

This report is linked to the infrastructure focus area of the Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Design and Transportation Engineering dated March 23, 2026 concerning the reconstruction of Peoples Road be received and the recommendation that contract 2026-2E be awarded to Avery Construction Limited.

The relevant By-laws 2026-38 authorizing execution of Contract 2026-2E and By-law 2026-39 authorizing the road closure of Peoples Road from Penno Road to Third Line including intersections from May 1, 2026, to November 27, 2026 are listed under Agenda item 12 and will be read with all by-laws under that item.

Respectfully submitted,

Maggie McAuley, P.Eng.

Manager of Design and Transportation Engineering

705.759.5385

m.mcauley@cityssm.on.ca



AECOM Canada ULC
523 Wellington Street East
Sault Ste. Marie, ON P6A 2M4
Canada

T: 705 942 2612
F: 705 942 3642
www.aecom.com

Ms. M. McAuley, P. Eng.
City of Sault Ste. Marie
Engineering Department
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5N1

March 11, 2026

Project #
60737206

Dear Ms. McAuley:

**Subject: Reconstruction of Peoples Road Phase 2 (Penno Road to Third Line)
Contract No. 2026-2E
Tender Report**

We have reviewed the tenders received by the City on Tuesday, March 10, 2026 for the above contract and present herewith our Tender Report.

1.0 Introduction

Contract No. 2026-2E – Reconstruction of Peoples Road Phase 2 (Penno Road to Third Line) consists of all materials, labour and equipment necessary to compete upgrades of approximately 800 metres of Peoples Road. The work includes removals, earth excavation grading, granular subbase and base, asphalt, concrete curbs and sidewalk, asphalt multi-use trail, electrical/utility ducts, traffic signals, street lighting and replacement of storm sewers, sanitary sewers and watermains along with related appurtenances.

The tender documents and drawings were provided to the City's Engineering Department and uploaded to the City's electronic bidding system portal, referred to as Bids and Tender, on February 17, 2026, allowing prospective bidders and suppliers to download them. Additionally, contractors were informed via the websites of the City and the Sault Ste. Marie Construction Association.

Nine (9) plan takers registered on the Bids and Tender portal and acquired the tender documents, comprising of seven (7) Contractors and two (2) suppliers.

During the tender period, plan takers submitted general inquiries about the scope of work via the Bids and Tender platform. Formal responses to these inquiries were included in subsequent Addenda. In total, two Addenda were issued to clarify details and address adjustments to the scope of work.

2.0 Summary of Tenders

Three (3) contractors submitted their tenders electronically for Contract No. 2026-2E through the Bids and Tender platform before the 3:00 p.m. deadline on Tuesday, March 10, 2026. After the closing time for tenders, all submitted documents were downloaded and made available for review.

The following were the results of the submitted Total Contract Prices, excluding HST, in ascending order of bid price as posted online:

- | | |
|---------------------------------------|-----------------|
| 1. Avery Construction Limited - | \$10,417,556.94 |
| 2. Pioneer Construction Inc. - | \$11,686,441.00 |
| 3. Trimount Construction Group Inc. - | \$14,517,111.32 |

The Total Contract Price for each tender includes a contingency allowance of \$300,000 along with a excess soil testing cash allowance of \$50,000 and various provisional items.

The Engineer's estimated tender price for this contract was \$11,138,910.00 (excl. HST). This estimate was developed with consideration of prices from prior City capital construction contracts, where relevant, and by evaluating costs associated with equipment, labour and materials to complete the work with consideration of the ground conditions and the requirements for disposal of surplus excess soil.

3.0 Review of Tenders Received

The tenders were reviewed to verify all tender submission requirements were complied with as stipulated in the Information to Tenderers. The following specific comments are noted:

1. All Tenderers submitted tender deposit in the form of a bid bond in the amount of 10% of the Total Tender Price.
2. The tenderers were required to provide an Agreement to Bond from a Surety Company certifying that they are able to obtain the required 100% Performance and 50% Labour and Material Payment bonds. An electronic copy of the Agreement to Bond was attached to all tender submissions.
3. The Schedule of Price breakdowns were checked for each submission and no errors were identified.
4. The tender document called for submission of the tenderer's experience in similar work, senior staff, list of subcontractors and their senior staff and experience. All tenderers filled in the appropriate information.
5. Tenderers were required to acknowledge any Addenda received during the tender period. All tenderers confirmed receipt of Addendum No. 1 and 2.

3.0 Low Bidder Experience

Avery Construction is a local Civil Contractor who have completed many similar contracts for the City over the past years. In recent years, these contracts have included Reconstruction of Peoples Road Phase 1, Queen Street Improvements, Reconstruction of Third Line, Dufferin Street, Cedar Street and Wemyss Street. The subcontractors listed in the tender submission are all well known local Contractor who have also worked on various City contracts in the past.

4.0 Tender Estimate

The low tender amount of \$10,417,556.94 (excl. HST) is lower than the Engineer's tender estimate by \$721,353.06 (excl. HST) or approximately 6.5%.

5.0 Conclusions

In summary, based on our detailed review of the tenders submitted, we recommend the following:

1. The required by-law should be drafted and passed by Council to facilitate execution of the Form of Agreement based on the available City funds; and

2. AECOM should be authorized to issue an award letter to the successful Contractor which will include requirements for the Contractor to submit the required contract documentation (ie: bonds, insurance, etc.) and prepare the related contracts for signing by both parties based on the awarded contract amount.

We hope you find this report acceptable, although, please do not hesitate to call should you have any questions regarding the contents of this Tender Report.

Yours very truly,
AECOM Canada ULC



Darrell Maahs, C. Tech.
Project Manager

DRM:nm
Encl.

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE
RECONSTRUCTION OF PEOPLES ROAD – PHASE 2
(Penno Road to Third Line)
Contract No 2026-2E**

FORM OF AGREEMENT

This Agreement, made (in triplicate) this 23rd day of March in the year 2026, by and between Avery Construction Limited , hereinafter called the “**Contractor**”,

AND

The Corporation of the City of Sault Ste. Marie, hereinafter called the “**Owner**”.

WITNESSETH: That the Contractor and the Owner undertake and agree as follows:

1. The Contractor will provide all the materials and all of the works shown and described in the Contract Documents entitled:

**RECONSTRUCTION OF PEOPLES ROAD – PHASE 2
(Penno Road to Third Line)
Contract No 2026-2E**

which have been signed in triplicate by both parties and which were prepared by **AECOM Canada ULC**, acting as Contract Administrator and herein entitled, “The Contract Administrator”.

2. The Contractor will do and fulfill everything indicated by the Agreement (being this form of agreement), Addenda (if any), the Special Provisions, Contract Drawings, the Standard Specifications, Standard Drawings, Tender, Supplemental General Conditions, OPSS.MUNI 100 (November 2024 version or newest), and working drawings.

3. The Contractor will complete all work in accordance with the terms of the Contract. The Contractor is responsible for the controlling the quality of the work. The Owner may undertake quality assurance reviews and checks as the work progresses and work must be completed to the satisfaction of the Contract Administrator within the period of time specified. Owners' quality assurance inspectors will not be responsible for any other roles on site except for quality assurance.

4. The Owner shall pay to the Contractor the contract price as set forth in the Form of Tender in accordance with the provisions set forth in the General Conditions, Supplemental General Conditions, and the Special Provisions. The quantities contained in the Form of Tender are approximate only and the final payment shall be made for the actual quantities that are incorporated in or made necessary by the work covered by the contract.

5. The Owner shall pay the Contractor for work that is ordered in writing by the Contract Administrator and that cannot be classified as coming under any of the contract units and for which no unit price, lump sum, or other basis can be agreed upon, on a time and material basis as set out in the General Conditions, or as otherwise stipulated in the Form of Tender.

6. The Contractor, both during and after the term of this Agreement, shall at all times, and at its own cost, expense and risk, defend, indemnify and hold harmless the Owner and, its elected officials, officers, employees, volunteers, agents, the Contract Administrator, all respective heirs and executors, successors and assigns, from all loss, damages, costs, charges and expenses of every nature and kind whatsoever which may be made or brought against them, their officers, employees and agents,

by reason or in consequence of the execution and performance or maintenance of the work by the Contractor, its employees, agents or officers.

7. Prior to the commencement of any work, the Contractor shall sign and deliver to the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and PUC Services Inc., the PUC Indemnity attached as Schedule "A" which forms part of this Agreement wherein.

8. All communications in writing between the Owner, the Contractor and the Contract Administrator shall be deemed to have been received by the Addressee if delivered to the individual, a member of the firm or an officer of the Owner for whom they are intended, or if sent by post addressed as follows:

Owner: The Corporation of the City of Sault Ste. Marie
c/o Engineering Division
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5X6

The Contractor: **Avery Construction Limited**
940 Second Line West
Sault Ste. Marie, Ontario P6C 2L3

The Contract Administrator: AECOM Canada ULC
523 Wellington Street East
Sault Ste. Marie, ON P6A 2M4

IN WITNESS WHEREOF the parties hereto have executed this Agreement by the day and year first above written.

Signed, Sealed and Delivered in the presence of

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

MAYOR – Matthew Shoemaker

MUNICIPAL CLERK – Rachel Tyczinski

THE CONTRACTOR (COMPANY NAME)

SIGNATURE

NAME: _____

I have authority to bind the corporation

Schedule “A” to Form of Agreement

PUC INDEMNITY

IN CONSIDERATION of the permission granted to the undersigned to enter upon the lands occupied by facilities, fixtures, equipment and appurtenances (the “**Facilities**”) owned and/or operated by the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and/or PUC Services Inc. (collectively “**PUC**”) to work or perform activity on or in the vicinity of the Facilities, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby agrees to hold and save harmless and fully indemnify the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution and PUC Services Inc., and their directors, officers, employees, agents and affiliates, from any and all suits, actions, payments, legal or administrative proceedings, claims, demands, damages, liabilities, losses, interest, legal fees, costs and expenses sustained by the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and/or PUC Services Inc. of every nature and description, whether arising before or after completion of any work or activity on or in the vicinity of the Facilities and in any manner directly or indirectly caused, occasioned or contributed to in whole or in part, by reason of any act, error, omission or fault whether active or passive of the undersigned, its employees, contractors, sub-contractors, engineers, agents or anyone acting under the undersigned’s direction or control or on its behalf in connection with work or activity on or in the vicinity of the Facilities, including, without limitation, damages to the Facilities. This indemnity shall survive completion of the undersigned’s work and activity. For clarity, the intent is that PUC shall be at no risk or expense to which it would not have been put had the undersigned not performed work or activity on or in the vicinity of the Facilities.

Without restricting the generality of the requirement to indemnify the PUC, the undersigned shall obtain, maintain, pay for and provide evidence of insurance coverage, taken out with insurance companies licensed to transact business in the Province of Ontario, and in the form and limits required under the contract between the undersigned and the Corporation of the City of Sault Ste. Marie in connection with the work being performed by the undersigned.

Such insurance coverage must in all respects be satisfactory to PUC and shall be maintained continuously by the undersigned from the commencement of any work or activity on or in the vicinity of the Facilities. All insurance policies must be endorsed to provide PUC with not less than thirty (30) days’ written notice in advance of cancellation, or any change or amendment restricting coverage.

All insurance must be evidenced by the undersigned prior to commencement of any work or activity on or in the vicinity of the Facilities, on the C.S.I.O. standard Certificate of Insurance form or if on another form, one that is satisfactory to PUC, and in addition, all insurance must name the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and PUC Services Inc. as Additional Insureds under each such policy.

This indemnity is in addition to, and not superseded by, any other indemnity provided by the undersigned to any party.

THE UNDERSIGNED acknowledges and agrees having read this Indemnity carefully and fully understands the contents of same.

DATED this ____ day of _____, 20____.

SIGNATURE BLOCK OF CONTRACTOR
[NAME OF CONTRACTOR]

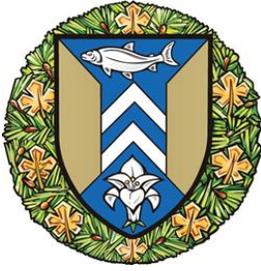
Per: _____

Name:

Title:

I have authority to bind the Corporation

]



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

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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Maggie McAuley, Manager of Design and Transportation
Engineering
DEPARTMENT: Public Works and Engineering Services
RE: Traffic Flow – Church Street and Pim Street

Purpose

The purpose of this report is to address an outstanding Council resolution regarding the traffic flow direction on Church Street.

Background

On August 11, 2025, Council passed the following resolution:

Whereas the Five-Year Capital Transportation Plan, presented to City Council on July 14, 2025 has within it the reconstruction of Church Street in 2027, and;

Whereas traffic flow between the uptown/Great Northern Road area and the downtown/Queen Street area currently contains one-way traffic flow on Pim Street and Church Street, with Church Street heading north, and Pim Street heading south; and

Whereas new multi-unit housing on Pim Street, and the development of new residential units in the old Sault Area Hospital Renal Building may increase traffic numbers of Church Street; and

Whereas prior to incurring the costs of reconstructing a road, which will maintain the current traffic system for another generation, it is prudent to review the suitability of the traffic flow system to determine if it meets the community's current needs;

Now Therefore Be It Resolved that prior to the reconstruction of Church Street being undertaken, staff review the Church Street/Pim Street one-way traffic flow arrangements, as well as the sightlines at the intersections of Church/Wellington and Pim/Wellington, and any other relevant intersections

in the area, to determine if there is a more efficient way to move traffic between the downtown and the uptown areas of Sault Ste. Marie.

Analysis

Church Street from Queen Street to its terminus north of The Crescent, is a one-way road with traffic flow heading north. Pim Street from Queen Street to Ontario Avenue is a one-way road with traffic flow heading south. The reconstruction of Church Street from Queen Street to Wellington Street has been planned for 2027 in the 2026-2030 Capital Transportation Plan. It is recommended for full reconstruction due to the age of the underground infrastructure.

Road Geometrics

Church Street is an urban arterial road. South of The Crescent, it has a 20m right-of-way with a 10m wide road which widens as it approaches Wellington Street. Pim Street is also an urban arterial road. South of Euclid Road, it has a 20m right-of-way with a 9.1m wide road. Both roads have two curb-faced sidewalks with no boulevards and no designated cycling facilities.

Both Pim Street and Church Street have a railroad crossing. The roads converge at an angle north of the tracks, where Church Street ends and Pim Street continues north at the base of the Pim Street hill. See Figure 1.

Church Street has parking prohibited on the east side of the road, and on the west side of the road from Queen to Herrick. There is no parking allowed on Pim Street on both sides from Queen Street to McNabb Street.

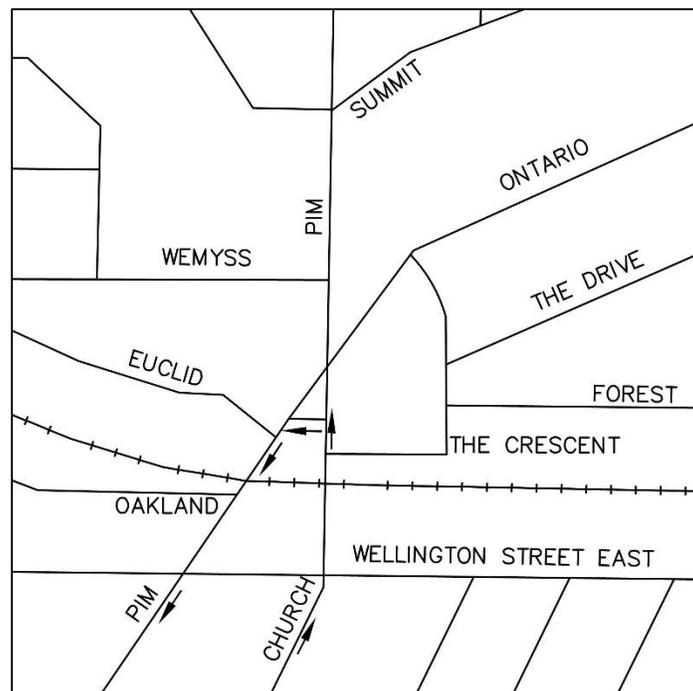


Figure 1 - Existing Road Network

Intersections

A number of local roads connect to these two streets. The major intersections are the crossing of Wellington Street and Queen Street.

The intersections of Wellington/Pim, Wellington/Church and Queen/Pim are signalized intersections. The traffic signals were recently removed from the Queen/Church intersection.

Users

Both roads are part of transit routes with transit stops on each. In the Active Transportation Master Plan, Church Street is designated as a proposed shared route while Pim Street is proposed to have a designated bicycle lane.

Only one sidewalk is maintained on Church Street while both sidewalks on Pim Street are maintained in the winter.

Prior to 2006, both routes were part of the City's truck route network. With the construction of Carmen's Way, the truck route designation was removed from both roads.

Past Studies and Concerns

In 2002, the City undertook a Schedule B Environmental Assessment to address the lack of pedestrian and cycling facilities, the history of collisions and inadequate lane widths on Pim Street between Summit Avenue and Euclid Road. The recommendation was to purchase a property along the east side of the hill in order to build a wider road. With the introduction of Carmen's Way, the bridge traffic was redirected, and the traffic volumes have been reduced in the Pim-Church corridor. Due to the unavailability of the property at the time of the EA, the project was not advanced, and this EA is considered stale.

In 2007, Read, Voorhees & Associates provided traffic opinion related to the Truck Routes throughout the City. Included in the letter was an opinion about converting Church Street between Queen Street and Wellington to two-way operation. The opinion included:

- a conversion to two-way operation would slightly increase the volume of traffic and would have other negative impacts
- Church and Pim Streets are a one-way pair between Queen and Ontario Avenue. Pim Street should not be converted to two-way operation due to the intersection at Ontario Avenue and the effects it would have on the closely spaced intersections of Pim Street and Church Street at Wellington Street – conflicting left turns and difficulties with clearance, which could lead to increased collisions
- Converting Church Street to two-way operation by itself would result in a small volume southbound and no decrease in north bound traffic – thus an overall increase in traffic. The roadway would likely have to be two lanes

northbound and one lane southbound. Thus, on-street parking would be lost.

- In order to not block westbound traffic on Wellington Street, left turn lanes should be provided or left turns should be prohibited.

In general, Read, Vorhees & Associates believed the disadvantages outweighed the small benefits of converting Church Street and recommended against it.

Further, in 2018, the Downtown Traffic Study examined improvements to the downtown traffic operation. This included reviewing the conversion of all one-way streets in the downtown to two-way operation. This study was undertaken as a Municipal Class Environmental Assessment and determined that one-way streets, including Pim and Church, would remain as one-way roads.

Staff are planning to study the Pim Street corridor to see if a reduction from a four-lane to a three-lane road (i.e. road diet) is appropriate to address the insufficient lane widths on the Pim Street hill. This will require engaging a consultant to complete the required traffic modelling.

When the traffic signal at Queen and Church Streets was removed, Council requested that pedestrian safety at this location be reviewed. While undertaking this review, the City's traffic advisory consultant suggested that to improve pedestrian safety at the Queen/Pim intersection, the islands should be removed and the City consider converting Pim Street to two-way traffic. They've also recommended a pedestrian crossover (PXO) at Queen and Church Streets.

Discussion

The roads are of sufficient width to support two-way traffic.

The sightlines at Wellington/Pim, Wellington/Church and Queen/Pim are sufficient for signalized intersections. At the Queen/Church intersection, the sightlines from the standard stopping location are insufficient for southbound traffic at a stopped controlled intersection. Vehicles would have to creep into the intersection in order to meet the sightline requirements. To resolve this issue, traffic signals may need to be reintroduced.

Traffic signals are currently set up for receiving traffic on three legs of the intersection. Introducing two-way traffic would require equipment for the fourth leg. Currently, the traffic signals at Wellington/Church and Wellington/Pim share a controller. Adding the extra signals would likely require the need to separate the signals into their own independent intersections.

The Queen/Pim intersection has two islands and traffic control for two legs of the intersection. Reconstruction of the intersection with the additional equipment to control traffic at all four legs of the intersection may be required. This is within the

limits of the Queen Street improvements plan and could be considered as part of the future phase of Queen Street construction.

The lane capacity is greater on a one-way road (1,000 veh/hr) than a two-way road (800 veh/hr). Once capacity is reached, cars can expect delays and excessive queuing. Neither Pim Street nor Church Street have traffic volumes nearing the capacity limits of a one- or two-way road.

If Pim Street and Church Street were converted to two-way traffic, where they converge at the bottom of the hill would have to be carefully reviewed. Removal of the southbound left turn to Ontario Avenue was suggested during the previous EA. A further traffic safety assessment must be conducted to determine the best way to merge traffic if both Pim Street and Church Street are converted.

Other scenarios should also be considered, such as closing and removing either Church Street or Pim Street north of Wellington Street should the other street be converted to a two-way road.

Next Steps

The decision to convert from a one-way road to a two-way road is a complex undertaking, particularly in the vicinity of the Pim Street hill. Pursuing the conversion would likely require significant reconfiguration and reconstruction of the road network at the base of the Pim Street hill including portions of Pim Street, Church Street, Euclid Road, The Crescent and Ontario Avenue. A two-way conversion would be expected to shift traffic patterns such that Pim Street would function more prominently as an access route into and out of the downtown, increasing traffic volumes on Pim Street and reducing volumes on Church Street, possibly allowing parts of Church to be removed. Alternatively, portions of Pim Street could be closed and the access route shifted to Church Street. Property owners may have strong opinions about these changes. Accommodating the additional traffic would likely require a reconstruction of Pim Street as well as the reconstruction of its intersection with Queen Street.

While the individual components of a complex project of this nature do not require a Municipal Class Environmental Assessment (MCEA), (e.g. conversion from one-way to two-way operation, localized improvement to intersection, closure of a roadway) staff recommend that a comprehensive review of the alternatives be undertaken and that the MCEA Schedule be confirmed. Regardless of whether an MCEA is ultimately required, staff recommend undertaking meaningful public consultation to assess the opinion of the adjacent landowners as well as the broader community. Typical costs for EA or EA-like studies generally being in the range of \$75,000 and may increase depending on the project complexity and level of public interest and response.

If reconfiguration or reconstruction of any of these roads is pursued, The City should anticipate replacing the underground infrastructure. The sanitary sewers

were installed in the 1910s while the storm infrastructure was installed in the 1950s-1960s. Pim Street from Queen Street to Wellington and then north of Wellington Street to Ontario Avenue are not currently included in the 2026-2030 Capital Transportation Plan.

Given that the reconstruction of Pim Street is not identified in the 2026-2030 Capital Transportation Plan, staff do not recommend initiating a study of the two-way conversion at this time. Undertaking a study without a corresponding funded capital timeline introduces the risk that the work will become outdated, require re-validation, or expire before implementation. Staff therefore propose that the review of road configuration north of Wellington Street be undertaken when the Pim Street project is brought forward within a future five-year capital program. Accordingly, staff recommend deferring a decision on two-way conversion until that review can be completed.

With respect to the planned 2027 reconstruction of Church Street, changes to the lane configuration at Wellington Street may be required if the road is converted to two-way traffic; however, staff feel this can be taken into consideration during the detailed design of Church Street, and it could be designed such that two-way traffic can be accommodated or only minor changes would be required if it were converted.

Staff will continue to pursue the study of the lane reduction of Pim Street to address the outstanding issues that were originally identified in 2002 MCEA. If a road diet is recommended, implementation would likely be limited to pavement markings and signage changes.

Financial Implications

The topic of this report results in no financial implications.

Strategic Plan / Policy Impact / Climate Impact

The recommendations of this request are 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 Manager of Design and Transportation Engineering dated March 23, 2026 concerning the traffic flow on Church Street and Pim Street be received as information.

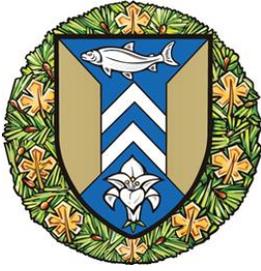
Respectfully submitted,

Maggie McAuley, P.Eng.

Manager of Design and Transportation Engineering

705.759.5385

m.mcauley@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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Naomi Thibault, Fire Chief
DEPARTMENT: Fire Services
RE: Update to Deputy Chief Appointment By-Law

Purpose

The purpose of this report is to advise Council of an update to an applicable Fire Service by-law.

Background

A report from the Fire Chief dated June 19, 2023 was presented to Council containing updates to Fire Service by-laws. Due to a recent promotion, an individual named in one of the by-laws has changed and revisions are required.

Analysis

The *Municipal Act, 2001* requires a municipality to enact a number of by-laws to operate the municipality and specifically their fire department. In addition to meeting this legislative responsibility, by-laws provide the community with important information regarding the level of service that a municipality intends to provide. By-laws also provide municipal staff with the authorization to provide these services and the responsibility to achieve the prescribed service level.

The update includes the following:

By-law 2026-32 is a by-law to appoint Gary Schryer as Deputy Chief – Fire Prevention, Education and Emergency Management (repealing By-law 2023-97).

Financial Implications

There is no financial impact.

Strategic Plan / Policy Impact / Climate Impact

Service Delivery – the by-law contained in this report will ensure that the City of Sault Ste. Marie Fire Service will continue to provide efficient and effective service to the community, resulting in excellent customer service.

Recommendation

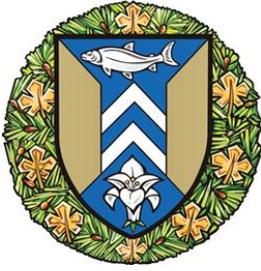
It is therefore recommended that Council take the following action:

The relevant By-law 2026-32 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Update to Deputy Chief Appointment By-Law
March 23, 2026
Page 2.

Respectfully submitted,

Naomi Thibault
Fire Chief
705.949.3333
n.thibault@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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Naomi Thibault, Fire Chief
DEPARTMENT: Fire Services
RE: Land Ambulance Maintenance Agreement Renewal 2026

Purpose

The purpose of this report is to seek Council approval to renew the land ambulance maintenance agreement between the City of Sault Ste. Marie and the District of Sault Ste. Marie Social Services Administration Board (DSSMSSAB) for the Fire Services Support Services Division to perform maintenance and repairs on Emergency Medical Services (EMS) vehicles.

Background

The Support Services Division has provided maintenance and repairs to the EMS fleet since 2002. EMS transitioned to the DSSMSSAB on January 1, 2020 and a formal Vehicle Maintenance Agreement was required between the City and DSSMSSAB. The agreement is found elsewhere on the agenda. This updated agreement also reflects the new shop rate as per the current collective agreement.

Analysis

The Support Services Division is responsible for maintaining and repairing land ambulances and fleet vehicles. The type of work performed includes scheduled preventative maintenance to meet Original Equipment Manufacturer (OEM) and Ministry of Health (MOH) requirements, transportation of units, breakdown and running repairs, as well as annual safety inspections required by the Ministry of Transportation Ontario (MTO) to ensure emergency service vehicles meet the required standards for frontline apparatus.

EMS land ambulances are located at the Regional Emergency Services Complex (RESC) on Old Garden River Road and Tancred Street (main fire hall). The Support Services Division workspace is also located at RESC. This provides ease of access and delivery of the EMS units to the mechanical staff. It also provides for an efficient and timely repair process when required for emergency vehicles.

Financial Implications

Fire Services recovers costs for performing maintenance on EMS paramedic vehicles. Cost recovery has been realized for each year within the agreements. For the last two years, 2024 (\$211,017) and 2025 (\$245,355) were recovered.

Land Ambulance Maintenance Agreement Renewal 2026

March 23, 2026

Page 2.

Strategic Plan / Policy Impact / Climate Impact

This is an operational matter and not articulated in the Corporate Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

The relevant By-law 2026-20 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

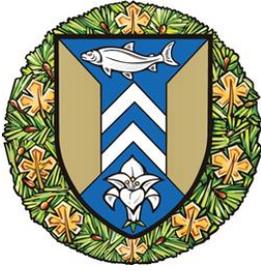
Respectfully submitted,

Naomi Thibault

Fire Chief

705.949-3333

n.thibault@cityssm.on.ca



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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Jenna Ricard, Solicitor/Litigator
DEPARTMENT: Legal Department
RE: Increase of Parking Set Fines

Purpose

The purpose of this report is to provide an update to Council regarding the \$10 increase of parking set fines in the City of Sault Ste. Marie.

Background

During the 2025 Budget Meeting conducted on December 8, 2025 Council passed the following resolution:

Be It Resolved that the Corporation of the City of Sault Ste. Marie increase all parking fines by \$10.00 effective in the 2026 fiscal year or as soon as possible.

Analysis

Parking infractions occur when an enforcement officer issues a Certificate of Parking Infraction (parking ticket) to a motor vehicle for parking in contravention of a municipal by-law regulating parking offences within the City of Sault Ste. Marie. Parking infractions are administered under Part II of the *Provincial Offences Act* R. S. O. 1990 c. P. 33.

Within the City of Sault Ste. Marie, several by-laws regulate parking-related offences including:

- By-law 69-80 – a by-law to regulate the parking of vehicles on lands or buildings operated by the Parking Division of the City of Sault Ste. Marie as parking lots on which no charge is made to the public for parking of vehicles;
- By-law 77-200 – a by-law to regulate traffic and parking;
- By-law 4001 – a by-law to prohibit unauthorized parking of motor vehicles on private property;
- By-law 2008-26 – a by-law to authorize the provision of certain designated parking spaces for the sole use of vehicles operated by or conveying persons with a disability; and,
- By-law 2013-105 – a by-law to designate certain roadways as fire routes along which no parking of vehicles shall be permitted.

Increase of Parking Fines

March 23, 2026

Page 2.

While the City has the authority to regulate parking offences through municipal by-laws, the set fine amounts associated with parking offences must be approved by the Chief Justice of the Ontario Court of Justice prior to implementation to ensure the fines are appropriate, proportionate, and consistent with the administration of the *Provincial Offences Act*. The Regional Senior Justice exercises delegated authority by the Chief Justice of the Ontario Court of Justice to approve set fines and this is stated in Section 36(2) of the *Courts of Justice Act*, R.S.O. 1990, c. C. 43. A set fine is the amount of fine that is set and established by a judicial order for an offence administered under Part I or Part II of the *Provincial Offences Act*. The maximum set fine available for Part II offences (parking) is \$500.

In January 2026, the City submitted certified copies of the applicable parking by-laws and updated set fine schedules to the Ministry of Attorney General, Crown Law Office – Criminal (MAG) reflecting the \$10 increase requested by Council. The increase was requested for both the early voluntary payment option payable within seven days and the set fine, as the early voluntary payment amount cannot be less than two-thirds of the set fine. The City's Legal Department has received confirmation from MAG and the Office of the Regional Senior Justice that the \$10 increase for the parking set fines will be approved.

Some administrative and operational requirements are necessary to implement the increase, including updates to the Certificate of Parking Infraction (parking ticket) with a third-party vendor and the depletion of existing ticket stock. Also, advance notice to residents and visitors regarding the increase to parking set fines will be provided, which will include communication through the City's website, social media channels, and a media release. For these reasons, implementation of the increase will be deferred and implemented at the onset of 2027 budget deliberations.

Financial Implications

Implementation of revised set fines will require the City to update and procure new Certificates of Parking Infraction through a third-party vendor that reflect the approved set fine amounts. The costs associated will be incurred as part of this process and will be accommodated within the appropriate operating budget.

Once implemented, the \$10 increase to parking set fines may result in an increase in annual parking fine revenue; however, the overall financial impact will depend on the number of parking infractions issued and subsequently paid in any given year.

Strategic Plan / Policy Impact / Climate Impact

This is an operational matter that is not directly articulated in the Corporate Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

Increase of Parking Fines

March 23, 2026

Page 3.

Resolved that the report of the Solicitor/Litigator dated March 23, 2026 concerning the increase of parking set fines be received as information.

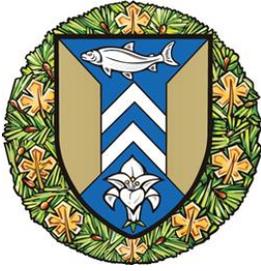
Respectfully submitted,

Jenna Ricard

Solicitor/Litigator

705.759-5407

j.ricard@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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Jenna Ricard, Solicitor/Litigator
DEPARTMENT: Legal Department
RE: Housekeeping – Peddler and Food Vendor Licencing By-law

Purpose

The purpose of this report is to recommend that Council approve amendments to the Peddler and Food Vendor Licencing By-law 2018-67.

Background

Staff conducted a review of the Peddler and Food Vendor Licencing By-law and determined that changes are required to Part II General Provisions of the By-law and Part IV Licence Classes of Peddlers.

Analysis

A proposed by-law amendment to update Part II – General Provisions of the Peddler and Food Vendor Licencing By-law with respect to adding an insurance requirement of a minimum of \$2,000,000 comprehensive general liability insurance with the City added as additional insured. The Peddler and Food Vendor Licencing By-law currently has an insurance requirement of \$5,000,000 for food vendors with no insurance requirement for peddlers. The \$2,000,000 insurance requirement is recommended for both food vendors and peddlers and is consistent with licence requirements for other business licences issued by the Clerk’s Department. In reviewing similar peddler by-laws passed by Ontario municipalities, including the City of Windsor, the City of Sudbury, and the City of Port Colborne, these municipalities require a minimum of \$2,000,000 comprehensive general liability insurance with their City added as additional insured.

Under subsection 2.2.2 Application for Licence, a proposed by-law amendment is to add a requirement for a basic Level One Police Criminal Records Check to be completed and the original results of the criminal record search be submitted to the Clerk’s Department. This ensures public safety and accountability especially given that peddlers enter residential neighbourhoods, approach seniors and vulnerable persons, and often operate alone and unsupervised. The Clerk’s Department has previously received criminal records checks from individuals applying for a Food Vendor or Peddler Licence; however, this recommendation adds this as a formal licence application requirement stated in the by-law.

For peddlers, there is potential risk associated with a business regulating the sales as well as the individual agents conducting the sales. To address this, it is recommended to add an additional licence class of peddlers with respect to Door-to-Door Temporary Sales for agents conducting sales on behalf of any business or organization. It is recommended to maintain the requirement for any business or organization to receive a licence for Door-to-Door Temporary Sales for accountability and regulatory purposes; however, to add a requirement that each individual hired by a business or organization to conduct sales on their behalf receive their own licence as an agent at a reduced licence fee rate. This will increase public safety as each agent working for a business or organization will be issued a licence to carry and display when conducting door-to-door sales allowing residents to verify the agent's identity. This also assists with consumer protection and fraud prevention. In reviewing similar peddler by-laws passed by Ontario municipalities, including the City of Windsor, the City of Brampton, and the Town of Aurora, these municipalities require a business and each agent conducting sales on behalf of a business to have a valid peddler licence.

The recommendation is to add an additional licence class for peddlers under Section 4.1 as follows: "Class 5 – "Door-to-Door Temporary Sales – Agents" shall include any sales person or agent hired by a business or organization to conduct sales by door-to-door solicitation on behalf of the business or organization, and such Licences shall be valid for a period of up to three (3) months only."

Financial Implications

These proposed amendments will add a licence fee for agents hired to conduct door-to-door sales on behalf of a business or organization in the amount of \$50.00 to the User Fee and Service Charges By-law 2025-153 Schedule "A" for the Clerk's Department. This is an administrative cost for staff to review the documentation submitted and issue a licence to each agent which is a similar model that has been implemented for other business licences issued by the Clerk's Department.

Strategic Plan / Policy Impact / Climate Impact

This is an operational matter not directly articulated in the corporate Strategic Plan.

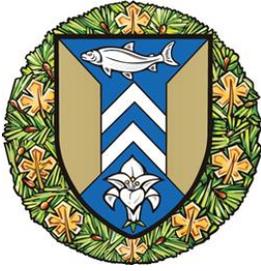
Recommendation

It is therefore recommended that Council take the following action:

The relevant By-laws 2026-25 and 2026-26 are listed under Agenda Item 12 and will be read with all by-laws under that item.

Respectfully submitted,

Jenna Ricard
Solicitor/Litigator
705.759.5407
j.ricard@cityssm.on.ca



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

COUNCIL REPORT

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Shelley Olar, Risk Manager
DEPARTMENT: Legal Department
RE: Intact Public Entities – Non-Accumulation of Limits,
Indemnity and Claim Handling Agreements

Purpose

The purpose of this report is to seek Council approval of four agreements between the City and Intact Public Entities (“IPE”) that were contemplated in the General Insurance Services Agreement approved by Council under By-law 2026-16.

Background

In 2025, the City issued an RFP for the provision of General Insurance Services. Council approved staff’s recommendation which authorized the City to enter into a five-year General Insurance Services Agreement with IPE for the period February 28, 2026 to February 28, 2031.

The main General Insurance Services Agreement contemplated various subsidiary agreements to facilitate a “Non-Accumulation of Limits Agreement”, an “Indemnity Agreement” for each of the two automobile fleet policies (i.e. Transit Fleet and General Fleet for all other vehicles), and a “Claims Handling Agreement”. There are no additional costs to these agreements.

Analysis

The “Non-Accumulation of Limits Agreement” addresses the potential for an exposure referred to as the “stacking of liability limits”. This occurs when more than one automobile policy can be drawn into a liability or accident benefits claim when the intention is for a single automobile policy to respond.

The City has multiple automobile policies (i.e. Transit Fleet, Garage Auto and General Fleet) all issued in the same name. As such, the “Non-Accumulation of Limits Agreement” requires the City to acknowledge that any automobile related claim would fall under only the specific policy related to that vehicle’s use rather than all three policies. Any claim which exceeds the liability limit of the responding automobile policy is then addressed by the excess liability and thereafter the umbrella liability policies the City carries, to a combined maximum limit of \$50,000,000.

There are two “Indemnity Agreements” one for the Transit Fleet Policy and a second for the General Fleet Policy, which covers all other vehicles. The City’s automobile insurance policies are subject to a \$25,000 deductible for Third Party Liability and Accident Benefit claims. As Intact typically handles these claims directly, the City is required to acknowledge its obligation to reimburse them for any incurred expenses that fall within the stated deductible. This is facilitated in the two “Indemnity Agreements”.

The “Claims Handling Agreement” grants the City permission to respond to certain claims through its processes and also sets out the City’s reporting obligations to IPE. The City is required to immediately notify Intact if during the handling of a claim it becomes apparent that the claim:

- Reaches or is expected to reach a total incurred value (Reserves and payments) in excess of 50% of the policy deductible;
- Triggers coverage under a Claims Made wording (ie. E&O, Environmental, etc.); or
- Is a certain type of claim as enumerated by Intact (ie. More serious in nature, including fatalities, brain damage resulting in mental/physical impairment, class action suits, etc.).

Further, the Agreement requires the City to maintain a claims reporting and tracking system, along with a “claims loss bordereaux of all claims handled by the City” every three months. The Risk Manager shall complete this reporting.

Financial Implications

There is no additional financial impact to the City for the execution of this agreement.

Strategic Plan / Policy Impact / Climate Impact

This is an operational matter not articulated in the corporate Strategic Plan.

Recommendation

It is therefore recommended that Council take the following action:

The relevant By-laws 2026-27, 2026-28, 2026-29 and 2023-30 are listed under item 12 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

Shelley Olar
Risk Manager
705.759.5768
s.olar@cityssm.on.ca

Non-Accumulation of Limits Agreement

by and between

Intact Insurance Company
Toronto, Ontario, Canada

(hereinafter called the "Insurer")

and

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

99 FOSTER DRIVE
SAULT STE. MARIE, ON P6A 5X6

(hereinafter, along with all other entities identified as a Named Insured under the policies of insurance subject to this agreement, are collectively called the "Client")

WITNESSETH:

WHEREAS, the Insurer has issued policies of insurance covering certain liabilities and risks arising out of the operations of the Client as described in the policies of insurance; and

WHEREAS, the Insurer requires delivery of this Non-Accumulation of Limits Agreement as part of the consideration for the issuance of the aforementioned policies of insurance;

NOW, THEREFORE in consideration of the premium charged and the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, it is agreed as follows:

1. Term

This Agreement is effective at 12:01 a.m. Eastern Standard Time on the 28 day of February , 2026 and shall remain in force and effect until terminated as provided in Section 7.

2. Insurance Policies

The Insurer has issued the following policies of insurance which, together with all endorsements, riders and renewals, will be governed by this Agreement:

Policy #	Named Insured	Effective Date	Limit of Insurance
FMA199522	THE CORPORATION OF THE CITY OF SAULT STE. MARIE AND SAULT STE. MARIE POLICE SERVICES BOARD	February 28, 2026	\$ 15,000,000.00
G157177	THE CORPORATION OF THE CITY OF SAULT STE. MARIE	February 28, 2026	\$ 15,000,000.00
FMA199523	THE CORPORATION OF THE CITY OF SAULT STE. MARIE (TRANSIT)	February 28, 2026	\$ 15,000,000.00

It is expressly understood and agreed that the policies may be amended or renewed from time to time upon agreement between the Insurer and the Client.

3. Non-Accumulation of Limits

The Client and Insurer agree that, for any claim covered under more than one Ontario Automobile Policy (OAP 1) or Ontario Garage Automobile Policy (OAP 4) issued to the Named Insured by or on behalf of Intact Insurance Company under the policies listed above, the maximum amount paid for such occurrence, claim or suit under all applicable policies will not exceed the highest limit available under any one policy.

It is further agreed that each policy shall not be deemed to be in excess or coinsuring coverage with respect to any loss which may be covered under any other policy and in no event will coverage limits be applied from more than one policy for the same loss.

4. Invalidity and Severability

If any provision of this Agreement shall be found by a competent court to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect the other provisions of this Agreement and all provisions not affected by such invalidity or unenforceability shall remain in full force and effect. The parties hereby agree to attempt to substitute for any invalid or unenforceable provision a valid or enforceable provision which achieves to the greatest extent possible the economic, legal and commercial objectives of the invalid or unenforceable provision.

5. Changes to this Agreement

The terms of this Agreement shall not be waived or changed except by Addendum, issued to form a part hereof, executed by a duly authorized representative of the Client and the Insurer.

6. Successors and Assigns

All the terms of this Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and assigns, whether so expressed or not; however, no party hereto shall assign or otherwise transfer any of its rights or obligations hereunder without the prior written consent of the other party hereto.

7. Termination

This is a continuing Agreement which remains in full force and effect until such time as all obligations and liabilities of the Insurer and/or the Client under the policies listed in Section 2 have terminated and been fully discharged.

8. Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario - ON and the federal laws of Canada applicable therein.

9. Notice

All notices, demands, letters or other communications to the respective parties shall be in writing and sent by courier or mailed by registered mail, addressed as follows:

If to the Client:

Mail: THE CORPORATION OF THE CITY OF SAULT STE. MARIE
99 FOSTER DRIVE
SAULT STE. MARIE, ON P6A 5X6

Attention:

Telephone:

If to the Insurer:

Mail: **Intact Insurance Company**
700 University Avenue
Toronto, Ontario, Canada
M5G 0A1

Any notice, demand, letter or other communication shall be deemed to have been received on the fifth business day after mailing, or if delivered by courier, shall be deemed to have been received at the time it is delivered.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Intact Insurance Company

**THE CORPORATION OF THE CITY OF SAULT STE.
MARIE**

By:  _____

By: _____

Title: AUTHORIZED REPRESENTATIVE

Title: _____

Dated: February 28, 2026

Dated: _____

Indemnity Agreement

by and between

Intact Insurance Company

Toronto, Ontario, Canada

(hereinafter called the "Insurer")

and

THE CORPORATION OF THE CITY OF SAULT STE. MARIE (TRANSIT)

99 FOSTER DRIVE
SAULT STE.MARIE, ON P6A 5N1

(hereinafter collectively called the "Client")

WITNESSETH:

WHEREAS, the Insurer has issued a policy of insurance bearing policy number FMA199523 covering certain liabilities and risks arising out of the operations of the Client as described in the policy of insurance; and

WHEREAS, the Insurer requires delivery of this Indemnity Agreement as part of the consideration for the issuance of the aforementioned policy of insurance;

NOW, THEREFORE in consideration of the premium charged and the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, it is agreed as follows:

1. Term

This Agreement is effective at 12:01 a.m. Eastern Standard Time on the 28 day of February , 2026 and shall remain in force and effect until terminated as provided in Section 13.

2. Insurance Policy

The Insurer has issued a policy of insurance bearing policy number FMA199523 , which, together with all renewals and riders will be governed by this Agreement.

It is expressly understood and agreed that the policy may be amended or renewed from time to time upon agreement between the Insurer and the Client. The Client agrees that this Agreement and the indemnity and/or reimbursements contained or provided for herein shall remain enforceable against it notwithstanding any such amendment or renewal.

3. Retention Amount

The aggregate amount not exceeding \$ 25,000.00 (Cdn.) for policy FMA199523 , paid or payable by the Insurer under or in connection with the policy with respect to Third Party Liability (including Loss Transfer) and Accident Benefits, for any one occurrence, including all losses, claim payments, costs, claims, damages, charges, expenses, liabilities and legal obligations, howsoever arising, which the Insurer or its successors or assigns may sustain or incur, is hereinafter referred to as the "Retention Amount".

4. Indemnification

The Client shall reimburse, indemnify and hold harmless the Insurer, its successors and assigns against the amount not exceeding the applicable Retention Amount for each occurrence in respect of which a claim is made under the Policy.

In the event that any other insurance carrier has a duty to pay any obligation to the Client hereunder, such obligation shall not diminish the Client's obligation to indemnify hereunder unless and until payment is received by the Insurer.

Losses payable by the Insurer as a result of the Direct Compensation Agreement in the provinces of Ontario, Quebec, New Brunswick, Nova Scotia, Prince Edward Island and Alberta are not subject to reimbursement under this Agreement.

This agreement will also apply to losses payable by the Insurer where coverage provided by the policy is excess of the Government administered Automobile Insurance plans in the provinces of Manitoba, Saskatchewan or British Columbia.

5. Certain Rights and Obligations

The Insurer and its duly authorized representatives shall investigate and settle all claims, suits and proceedings against the policy. Any representative must have all appropriate licenses to act in this capacity and, in regard to claims handling within the Retention Amount, the name of any such representative shall be submitted to the Client.

The Client shall notify the Insurer directly and promptly of any potential or incurred claim, third party claim, accident benefit claim or uninsured motorist claim.

The Client shall have the right and opportunity to associate with the Insurer, at the Client's sole expense, in the defense of any claim which the parties determine, acting reasonably, should not exceed the Retention Amount, in which event, the Client and the Insurer shall cooperate fully. In no event will the Insurer be required to contribute to the costs and expenses incurred by the Client for obligations assumed under this Agreement. The Insurer shall have the right to settle any claim, suit or proceeding brought under the policy.

The Client agrees that the Insurer shall not be required to make any payment or contribute to any costs or expenses arising out of obligations under the Retention Amount, without the Insurer being reimbursed or being satisfied that it will be reimbursed by the Client in the full amount of the payment, including applicable costs and disbursements.

6. Errors and Omissions

This Agreement having been made in good faith, the interests of the parties hereto shall not be prejudiced by any inadvertent error or omission which may occur in the application or implementation of this Agreement; and upon discovery of any error or omission, prompt rectification will be made to correct any such error or omission and any payments made as a result of such error or omission shall be promptly refunded.

7. Inspection and Audit

The books and records of each party hereto and their representatives, insofar as they concern this Agreement or the Retention Amount of the policy, shall be open to inspection by an authorized representative of the other party at any and all reasonable times ten (10) business days after submitting a written request to initiate said inspection until such time as all obligations and liabilities of the Insurer and Client under this Agreement have terminated and been discharged.

8. Invalidity and Severability

If any provision of this Agreement shall be found by a competent court to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect the other provisions of this Agreement and all provisions not affected by such invalidity or unenforceability shall remain in full force and effect. The parties hereby agree to attempt to substitute for any invalid or unenforceable provision a valid or enforceable provision which achieves to the greatest extent possible the economic, legal and commercial objectives of the invalid or unenforceable provision.

9. Changes to this Agreement

The terms of this Agreement shall not be waived or changed except by Addendum, issued to form a part hereof, executed by a duly authorized representative of the Client and the Insurer.

10. Arbitration

If a dispute arises which the parties cannot mutually resolve, the matter in dispute shall be submitted to arbitration by a single arbitrator selected by mutual agreement of the parties. Except as expressly provided herein, the provisions of the Arbitration Act, 1991 of Ontario shall apply to any such arbitration. The costs of the arbitration and the award shall be in the discretion of the arbitrator who may direct to and by whom, and in what manner, the costs or any part of them shall be paid. Any decision of the arbitrator shall be final and binding on each party thereto and each party shall not appeal from any such decision.

11. Non-waiver of Rights

Forbearance, neglect or failure by any party to this Agreement to enforce any provision of this Agreement shall not be construed as a waiver of any rights or privileges hereunder. Notwithstanding the fact that past behaviour did not elicit strict adherence to the terms and conditions of this Agreement, the terms and conditions of this Agreement may be strictly enforced at any time.

12. Successors and Assigns

All the terms of this Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and assigns, whether so expressed or not; however, no party hereto shall assign or otherwise transfer any of its rights or obligations hereunder without the prior written consent of the other party hereto.

13. Termination

This is a continuing Agreement which remains in full force and effect until such time as all obligations and liabilities of the Insurer and Client have terminated and been discharged. This Agreement may only be terminated by the Insurer; however, the Insurer hereby agrees to terminate the Agreement upon satisfying itself and the Client that all its outstanding and potential obligations under the policy have been discharged.

14. Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario - ON and the federal laws of Canada applicable therein.

15. Notice

All notices, demands, letters or other communications to the respective parties shall be in writing and sent by courier or mailed by registered mail, addressed as follows:

If to the Client:

Mail: THE CORPORATION OF THE CITY OF SAULT STE. MARIE (TRANSIT)
99 FOSTER DRIVE
SAULT STE.MARIE, ON P6A 5N1

Attention:

Telephone:

If to the Insurer:

Mail: **Intact Insurance Company**
700 University Avenue
Toronto, Ontario, Canada
M5G 0A1

Any notice, demand, letter or other communication shall be deemed to have been received on the fifth business day after mailing, or if delivered by courier, shall be deemed to have been received at the time it is delivered.

16. References to “Client” and “Insurer”

A reference to “Client” shall mean, as the context may require, a reference to any order of the entities defined as “Client” on page 1 hereof, and a reference to “Insurer” shall mean, as the context may require, Intact Insurance Company who issues a policy of insurance hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Intact Insurance Company

**THE CORPORATION OF THE CITY OF SAULT STE.
MARIE (TRANSIT)**

By: 

By: _____

Title: AUTHORIZED REPRESENTATIVE

Title: _____

Dated: February 28, 2026

Dated: _____

Indemnity Agreement

by and between

Intact Insurance Company
Toronto, Ontario, Canada

(hereinafter called the "Insurer")

and

The Corporation of the City of Sault Ste. Marie

99 FOSTER DRIVE
SAULT STE. MARIE, ON P6A 5X6

(hereinafter collectively called the "Client")

WITNESSETH:

WHEREAS, the Insurer has issued a policy of insurance bearing policy number FMA199522 covering certain liabilities and risks arising out of the operations of the Client as described in the policy of insurance; and

WHEREAS, the Insurer requires delivery of this Indemnity Agreement as part of the consideration for the issuance of the aforementioned policy of insurance;

NOW, THEREFORE in consideration of the premium charged and the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, it is agreed as follows:

1. Term

This Agreement is effective at 12:01 a.m. Eastern Standard Time on the 28 day of February , 2026 and shall remain in force and effect until terminated as provided in Section 13.

2. Insurance Policy

The Insurer has issued a policy of insurance bearing policy number FMA199522, which, together with all renewals and riders will be governed by this Agreement.

It is expressly understood and agreed that the policy may be amended or renewed from time to time upon agreement between the Insurer and the Client. The Client agrees that this Agreement and the indemnity and/or reimbursements contained or provided for herein shall remain enforceable against it notwithstanding any such amendment or renewal.

3. Retention Amount

The aggregate amount not exceeding \$ 25,000.00 (Cdn.) for policy FMA199522, paid or payable by the Insurer under or in connection with the policy with respect to Third Party Liability (including Loss Transfer), for any one occurrence, including all losses, claim payments, costs, claims, damages, charges, expenses, liabilities and legal obligations, howsoever arising, which the Insurer or its successors or assigns may sustain or incur, is hereinafter referred to as the "Retention Amount".

4. Indemnification

The Client shall reimburse, indemnify and hold harmless the Insurer, its successors and assigns against the amount not exceeding the applicable Retention Amount for each occurrence in respect of which a claim is made under the Policy.

In the event that any other insurance carrier has a duty to pay any obligation to the Client hereunder, such obligation shall not diminish the Client's obligation to indemnify hereunder unless and until payment is received by the Insurer.

Losses payable by the Insurer as a result of the Direct Compensation Agreement in the provinces of Ontario, Quebec, New Brunswick, Nova Scotia, Prince Edward Island and Alberta are not subject to reimbursement under this Agreement.

This agreement will also apply to losses payable by the Insurer where coverage provided by the policy is excess of the Government administered Automobile Insurance plans in the provinces of Manitoba, Saskatchewan or British Columbia.

5. Certain Rights and Obligations

The Insurer and its duly authorized representatives shall investigate and settle all claims, suits and proceedings against the policy. Any representative must have all appropriate licenses to act in this capacity and, in regard to claims handling within the Retention Amount, the name of any such representative shall be submitted to the Client.

The Client shall notify the Insurer directly and promptly of any potential or incurred claim, third party claim, accident benefit claim or uninsured motorist claim.

The Client shall have the right and opportunity to associate with the Insurer, at the Client's sole expense, in the defense of any claim which the parties determine, acting reasonably, should not exceed the Retention Amount, in which event, the Client and the Insurer shall cooperate fully. In no event will the Insurer be required to contribute to the costs and expenses incurred by the Client for obligations assumed under this Agreement. The Insurer shall have the right to settle any claim, suit or proceeding brought under the policy.

The Client agrees that the Insurer shall not be required to make any payment or contribute to any costs or expenses arising out of obligations under the Retention Amount, without the Insurer being reimbursed or being satisfied that it will be reimbursed by the Client in the full amount of the payment, including applicable costs and disbursements.

6. Errors and Omissions

This Agreement having been made in good faith, the interests of the parties hereto shall not be prejudiced by any inadvertent error or omission which may occur in the application or implementation of this Agreement; and upon discovery of any error or omission, prompt rectification will be made to correct any such error or omission and any payments made as a result of such error or omission shall be promptly refunded.

7. Inspection and Audit

The books and records of each party hereto and their representatives, insofar as they concern this Agreement or the Retention Amount of the policy, shall be open to inspection by an authorized representative of the other party at any and all reasonable times ten (10) business days after submitting a written request to initiate said inspection until such time as all obligations and liabilities of the Insurer and Client under this Agreement have terminated and been discharged.

8. Invalidity and Severability

If any provision of this Agreement shall be found by a competent court to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect the other provisions of this Agreement and all provisions not affected by such invalidity or unenforceability shall remain in full force and effect. The parties hereby agree to attempt to substitute for any invalid or unenforceable provision a valid or enforceable provision which achieves to the greatest extent possible the economic, legal and commercial objectives of the invalid or unenforceable provision.

9. Changes to this Agreement

The terms of this Agreement shall not be waived or changed except by Addendum, issued to form a part hereof, executed by a duly authorized representative of the Client and the Insurer.

10. Arbitration

If a dispute arises which the parties cannot mutually resolve, the matter in dispute shall be submitted to arbitration by a single arbitrator selected by mutual agreement of the parties. Except as expressly provided herein, the provisions of the Arbitration Act, 1991 of Ontario shall apply to any such arbitration. The costs of the arbitration and the award shall be in the discretion of the arbitrator who may direct to and by whom, and in what manner, the costs or any part of them shall be paid. Any decision of the arbitrator shall be final and binding on each party thereto and each party shall not appeal from any such decision.

11. Non-waiver of Rights

Forbearance, neglect or failure by any party to this Agreement to enforce any provision of this Agreement shall not be construed as a waiver of any rights or privileges hereunder. Notwithstanding the fact that past behaviour did not elicit strict adherence to the terms and conditions of this Agreement, the terms and conditions of this Agreement may be strictly enforced at any time.

12. Successors and Assigns

All the terms of this Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and assigns, whether so expressed or not; however, no party hereto shall assign or otherwise transfer any of its rights or obligations hereunder without the prior written consent of the other party hereto.

13. Termination

This is a continuing Agreement which remains in full force and effect until such time as all obligations and liabilities of the Insurer and Client have terminated and been discharged. This Agreement may only be terminated by the Insurer; however, the Insurer hereby agrees to terminate the Agreement upon satisfying itself and the Client that all its outstanding and potential obligations under the policy have been discharged.

14. Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario - ON and the federal laws of Canada applicable therein.

15. Notice

All notices, demands, letters or other communications to the respective parties shall be in writing and sent by courier or mailed by registered mail, addressed as follows:

If to the Client:

Mail: The Corporation of the City of Sault Ste. Marie
99 FOSTER DRIVE
SAULT STE. MARIE, ON P6A 5X6

Attention:

Telephone:

If to the Insurer:

Mail: **Intact Insurance Company**
700 University Avenue
Toronto, Ontario, Canada
M5G 0A1

Any notice, demand, letter or other communication shall be deemed to have been received on the fifth business day after mailing, or if delivered by courier, shall be deemed to have been received at the time it is delivered.

Claim Handling Agreement

This agreement is by and between Intact Public Entities (“IPE”) and The Corporation of the City of Sault Ste Marie

This Agreement pertains to the following Policy Numbers:

CP82540A

PURPOSE

- To formally set the basis upon which the “Insured” is permitted to respond to claims against the “Insured” that normally would be reported to and handled by “IPE”
- To streamline the administration of claims which are within the Insured’s deductible
- To ensure all claims are handled effectively and appropriately
- To reduce the cost of claims handling
- To ensure all arms-length expenses incurred by the “Insured” on internally handled claims matters are tracked accurately and completely
- To provide an early warning system for claims that may exceed the Policy deductible

For clarity, nothing in this agreement is intended to negate or supersede the conditions of the Policy, referenced above.

BACKGROUND

Whereas reporting conditions and requirements are present in and form part of the policies of insurance issued to the “Insured” by “IPE”; and

whereas the “Insured” wishes to handle and respond to certain claims against the “Insured” internally; and

whereas “IPE” authorizes the “Insured” to respond to certain claims against the “Insured” internally subject to the terms of this agreement; and

whereas this agreement is intended to remain in force until all claims handled by the Insured and covered by the policies of insurance issued by IPE are resolved, therefore, the “Insured” agrees to the following terms and conditions.

REPORTING REQUIREMENT

The “Insured” shall **immediately** report to “IPE”, despite the insured not bearing any liability, any claim that:

- is expected to reach a total incurred (Reserves + Payments) value in excess of 50% of the policy deductible or,
- is the type of claim set out below, or
- triggers coverage under a Claims Made wording

Notwithstanding the reporting requirement above, and irrespective of whether the Insured bears any liability for a claim, the "Insured" shall **immediately** report to "IPE" any claim that is the type of claim set out below:

- Fatalities
- Brain damage resulting in mental or physical impairment
- Injuries resulting in total or partial paralysis
- Third degree burns (10% of body) or second-degree burns (30% of body)
- Impairment of vision or hearing (50% or more)
- Massive internal injuries affecting internal body organ(s)
- Multiple fractures involving more than one member or significant shortening of limbs
- Fracture of both heel bones
- Any injuries requiring surgical intervention which require a hospital stay of greater than 24 hours for recovery
- Total disability of more than 6 months, regardless of injury
- Multiple cases of drug or vaccine reaction
- Class action suits
- Claims in Excess of Policy Deductible
- Pollution, environmental or contamination
- Catastrophic Accident Benefit Claims
- Sexual abuse, molestation, rape, sexual harassment
- Employment-related practices claims including but not limited to discrimination, harassment, or termination of employment

The "Insured" shall immediately report such claim to "IPE" and "IPE" may elect to assume handling of any claim that is reportable.

If at any time a claim is not reported to "IPE" that otherwise should have been as per the above criteria or "IPE" requests a claim be reported which subsequently is not, and this failure to report results in prejudice for "IPE", "IPE" reserves the right to deny cover as may be outlined under the Policy.

When claims are reported to "IPE", any commitments made by the "Insured" are subject to review and ratification by "IPE", with such review based on economic and/or strategic rationale. For clarity, subject to the foregoing, "IPE" may exercise its right to engage alternative service providers than those the "Insured" has assigned.

CLAIM MANAGEMENT REQUIREMENT

Whereas the "Insured" wishes to handle and respond to certain claims against the "Insured" internally; and whereas "Intact Public Entities" authorizes the "Insured" to respond to certain claims against the "Insured" internally subject to the terms of this agreement, the insured agrees that all claims must be handled by an Ontario licensed, insurance adjusting firm representative. An employee, executive, volunteer, or member of council or other named insured is not authorized to proceed with any negotiation, loss adjustment or settlement directly with a claimant for all claims insured under the program of insurance as provided by Intact Public Entities. The above applies to all insured losses, including losses that do not exceed the applicable policy deductible.

In the event that the insured hires an experienced insurance adjuster(s) on staff to manage claims as described above, that or those adjusters hired are authorized by Intact Public Entities to respond to certain claims against the "Insured" internally, subject to all the terms of this agreement.

BACKGROUND

Whereas reporting conditions and requirements are present in and form part of the policies of insurance issued to the "Insured" by "IPE"; and

whereas the "Insured" wishes to handle and respond to certain claims against the "Insured" internally; and

whereas "IPE" authorizes the "Insured" to respond to certain claims against the "Insured" internally subject to the terms of this agreement; and

whereas this agreement is intended to remain in force until all claims handled by the Insured and covered by the policies of insurance issued by IPE are resolved, therefore, the "Insured" agrees to the following terms and conditions.

TRACKING

Further to the Regular Reporting section above, the "Insured" shall maintain a claims reporting and tracking system on which all claims will be entered. An up-to-date claims loss bordereaux of all claims handled by the "Insured" must be forwarded to "IPE" on a quarterly or as requested by "IPE". The bordereaux shall include, at minimum, the following data elements:

- Date Claim Reported
- Claims Reference
- Date of loss
- Loss Description inclusive of injuries and or property damage details
- Claim Status (open / closed / reopened)
- Financials
 - Reserve - Indemnity
 - Reserve – Expense
 - Paid –Indemnity
 - Paid – Expense
 - Total Incurred

The "Insured" shall continue to provide the above noted bordereaux until such time that there are no longer any open "IPE" claims being handled internally. Bordereaux reporting is operational and informational in nature and is not intended to replace formal claims reporting obligations.

EXPENSES

Arms-length expenses will include the following:

- Defense legal
- Third Party adjusting
- Investigation
- Experts

Arms-length expenses will not include salaries for "Insured" personnel, administrative or overhead expenses not related to those expenses outlined above.

AUDIT

"IPE" shall have the right to audit claims handled by the "Insured", under this Claims Handling Agreement, on the provision of reasonable notice. The results of all audits will be shared with the "Insured".

The audit will address proper documentation to support coverage, liability and quantum, claim handling quality, reserve timeliness, settlement level appropriateness, quality of defense and adherence to this agreement.

"IPE" shall have the right to audit claims handled by the "Insured" under this Claim Handling Agreement until all claims handled by the "Insured" and covered by "IPE" are resolved; regardless of whether "IPE" continues to issue policies on behalf of the "Insured".

THE POLICY

This Agreement shall be construed in accordance with the terms, conditions and provisions of the Policy referred to above. In the event of any ambiguity, conflict or disagreement relating to the contents of this Agreement, it is understood by the parties that the Policy terms prevail at all times.

TERMINATION

The insured shall be given written notice of any non-compliance with this agreement and given reasonable opportunity (at least 90 days, or as otherwise agreed between the parties) to take corrective action ("Correction Period").

If, after the "Correction Period", the insured continues not to meet the terms of this agreement, "IPE" reserves the right to terminate this agreement and assume carriage of all or some of the "Insured's" claims.

We the undersigned have the authority to execute this agreement.

Dated at _____ the _____ day of _____, 202_____

_____ (The Insured)

Name and Title of Authorized Representative

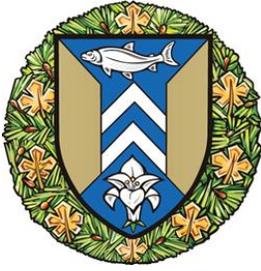
Signature of Authorized Representative

Intact Public Entities

Josie Pachis, Vice President Claims

Name and Title of Authorized Representative

Signature of Authorized Representative



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

COUNCIL REPORT

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Peter Tonazzo, Director of Planning
DEPARTMENT: Community Development and Enterprise Services
RE: Sustainable Development – Development Charges

PURPOSE

The purpose of this report is to provide Council with an overview of the various tools available to maximize benefits from development, with special regard for the various types of development charges available to the municipality.

BACKGROUND

On April 12, 2021, Council passed the following resolution:

Whereas the real estate value located within a City's borders is the main revenue source of most municipalities, and growth in that amount value is one of many ways that City budgets keep up with inflation; and

Whereas Sault Ste. Marie, over the last 20 years, has experienced increasing assessment values in some neighbourhoods but not others, at the same time as having an aggregate in-year new growth rate of less than 1%; and

Whereas Sault Ste. Marie has access to detailed mapping from the Innovation Centre that shows these geographic areas of assessment growth vs stagnation; and

Whereas it is in the interest of all Sault Ste. Marie ratepayers to ensure that assessment distribution is as evenly spread throughout the City as possible, and that new growth does not come at additional cost to the existing levy; and

Whereas new development is one of the main sources of new assessment growth, provided that new development does not shift assessment value away from another area of the City; and

Whereas Sault Ste. Marie is the largest city in Ontario without development charges or a cost recovery mechanism for planning charges, both of which are key tools for a municipality to ensure that growth does not create assessment decline and stagnation elsewhere; and

Whereas the City of Sault Ste. Marie is examining options for new growth Community Improvement Plans, many of which in comparator municipalities provide development charges exemptions for certain types or zones of needed development;

Now Therefore Be It Resolved that relevant staff be requested to prepare a report outlining the best options for Sault Ste. Marie to adopt further tools to ensure that the cost of new development accurately reflects the cost to the general levy.

ANALYSIS

Municipalities in Ontario have a variety of tools to maximize the benefits of new development. Often grouped under the term “Development Charges” (DCs), these tools operate under the principle that “growth should pay for growth.” This means that new development helps fund the capital infrastructure required to serve that growth, rather than placing the full burden on existing taxpayers. Additional tax revenues generated by new developments typically do not cover the full costs of supporting growth. In the business world, these are known as “scaling costs” – the costs a company or municipality incurs as it expands services, production, or its customer (population) base.

From a municipal perspective, some types of development are more financially efficient than others. Infill development tends to be the most efficient, as linear infrastructure such as water, sewer, and roads already exist at the site. Outward expansion, which requires new linear infrastructure, is generally less efficient over the long term. This is not to say that infill or intensification comes without cost – locally, most development over the past three years has been infill intensification. While these projects required minimal new linear infrastructure, growth and intensification have still created pressures on service levels, including active and vehicular transportation, snow removal, and public recreational amenities to name a few.

Density also affects municipal efficiency. Rural residential development is typically cited as the least efficient form of development. As a high-level example, 1km of road can serve approximately 44 rural residential lots (22 per side) versus 134 urban residential lots (67 per side)—providing three times as many tax-paying properties within the same service area. Additional intensification opportunities available in urban serviced areas only increases the tax base.

Types of Development Charges

Development Charges (DCs)

The most well-known tool is development charges, which are passed through a by-law under the *Development Charges Act*. DCs permit the municipality to charge a fee at the time of a building permit application for certain types of development and redevelopment. DCs collected can be used to pay for a wide variety of costs, including:

- Water, sewage and stormwater management services
- Streets, roads, transit services, and active transportation infrastructure
- Electrical power services
- Waste management services
- Police, fire protection, and ambulance services
- Public libraries
- Long-term care services
- Parks and recreation services – excluding the acquisition of land for parks
- Public health services
- Childcare and early years programs and services
- Housing services
- By-law enforcement services and municipality administered court services
- Emergency preparedness services

The *Development Charges and Assessment Acts* exempt the following types of development, where DCs cannot be imposed:

- Additional dwelling units (ADUs)
- Housing developments owned by non-profit housing providers
- Affordable housing units
- Industrial expansions – typically exempt up to a prescribed percentage of existing floor area – historically 50%
- Long-term care homes
- Replacement buildings – Where a building is demolished and replaced, only the net increase in density or floor area can be subject to DCs.
- Places of worship
- Colleges and universities
- A public hospital

In addition to the exemptions above, local Development Charges By-laws often include the following additional exemptions:

- Lands owned by municipalities and school boards
- Hospitals
- Places of worship
- Agricultural buildings
- Temporary buildings and seasonal structures.

Community Benefits Charges (CBCs)

In 2019, Bill 108 repealed and replaced the bonusing provisions of the *Planning Act*, which had previously allowed developers to provide facilities, amenities, or other community benefits in exchange for increased height or density. Under the new framework, Community Benefits Charges (CBCs) can be imposed through a by-law to fund a wide range of capital costs that are not otherwise recoverable through Development Charges (DCs) or parkland dedication.

The legislation indicates that CBCs cannot be used to fund anything that can be funded through the Development Charges Act. As a result, CBC by-laws are not standalone tools. They operate in combination with a DC regime. CBCs are limited in application to residential developments exceeding 5 storeys and 10 units. They cannot be applied to lower-density residential developments, industrial, commercial, or institutional projects. Additionally, CBC charges are capped at 4% of the land value.

CBC by-laws are most commonly used in large, high growth municipalities, where the former bonusing provisions were widely utilized. Locally, the rules mean that CBCs would only apply to a very small number of developments each year, making them an unreliable source of revenue, particularly in the absence of a DC by-law.

Parkland Dedication (and cash in lieu of)

Sections 51 (Plans of Subdivision and Condominium) and 53 (Severances) of the *Planning Act* allow municipalities to require parkland dedication or cash-in-lieu of parkland as a condition of draft plan of subdivision or severance approvals. Dedication rates are capped at 2% for commercial and industrial developments and 5% for all other types of development, including residential. When cash-in-lieu is required, the value of the land is determined the day before approvals are granted. The City currently applies these requirements as a condition of draft plan and severance approvals.

In addition, section 42 of the *Planning Act* allows municipalities, through a parkland dedication by-law, to impose parkland or cash-in-lieu requirements at the development or redevelopment stage, typically at the building permit stage. Provincially prescribed exemptions include:

- Non-profit and affordable housing developments
- Long-term care homes
- Additional Dwelling Units (ADUs)
- Developments where parkland has already been dedicated; however, incremental parkland may be required if a previously approved development is altered in a way that increases density or floor area.

Cash-in-lieu funds must be deposited into a special parkland reserve account, and at least 60% of the funds must be allocated or spent annually. Eligible uses include the acquisition and development of parkland, as well as capital costs directly related to park development. Operating costs for parks or non-park infrastructure are not eligible.

Currently, the City collects parkland or cash-in-lieu primarily for new lot creation (severance, subdivision, or condominium); however, the City does not yet fully utilize the broader parkland dedication provisions of the *Planning Act*, which allow for collection of land or cash for other development or redevelopment proposals—particularly when parkland has not been previously collected, or when proposed developments differ or are of higher density than previously approved.

Planning staff are currently working on a parkland dedication by-law, which will recommend expanding the application of parkland or cash-in-lieu requirements to a wider range of development and redevelopment projects.

Municipal Act Agreements

Under the concept of municipalities having “natural person powers,” the City can enter into various agreements to require certain actions as a condition of development approvals. For example, a large gravel pit or industrial operation may be required to upgrade adjacent roadways to accommodate increased heavy truck traffic. Similarly, a new residential or commercial development might be required to upgrade downstream trunk sewer or water infrastructure to support the additional demand generated by the development. These agreements are generally site-specific and are distinct from point-of-sale development charges, which are levied at the building permit stage or as a condition of development.

Municipal Scan

The municipal scan attached to this report focusses primarily on development charges under the *Development Charges Act*. Community Benefits Charges tend to only be utilized by larger, high-growth municipalities in the Greater Golden Horseshoe and as previously mentioned, CBCs work in tandem with Development Charges and Parkland Dedication By-laws.

A specific report detailing the creation and implementation of a parkland dedication by-law will be presented to Council in the coming months, with a detailed municipal scan of parkland dedication by-laws and their specific implementation.

While there are some trends associated with DC rates, local exceptions and the strategic deployment of DCs that are common among certain municipalities, there are also drastic differences. These differences are largely the result of legislation requiring DC rates to reflect the true costs of growth, which can vary depending upon the rate of growth and other area specific circumstances such as servicing costs. For example, in some cases, DCs are area-specific within a community, which can reflect differing servicing costs depending upon the area. In other cases, municipalities may choose to reduce or eliminate DCs for specific types of development or development in specific areas that achieve a strategic community outcome. Examples include:

- Purpose built rental housing (affordable housing and ADUs are legislatively exempt from DCs)
- Developments that meet LEED certifications
- Industrial development – i.e. Job creation
- Developments in certain areas, like downtown or designated growth areas.

In other cases, DC rates are applied consistently throughout a community and Community Improvement Plans (CIPs) are utilized to waive, reduce or rebate DCs for certain types of development that achieve a strategic community goal.

All this to say, while DCs are critical in ensuring that the costs associated with growth are not borne by the existing tax base, they can be structured in a manner that efficient forms of development pay less, and inefficient forms of development pay more. Further, their strategic deployment can be a very effective means of incentivizing certain types of development in certain areas.

Although the *Development Charges Act* does not allow municipalities set DC rates higher than growth related costs, as estimated in the background report, there is nothing stopping a municipality from establishing DC rates that might be lower than established growth costs, in an effort to minimize potential impacts on the development industry and overall supply and affordability rates. It is recognized that DCs are likely transferred to the end purchaser and it is certainly advantageous to lure out of town developers to SSM with the promise of no DCs; however, this comes at an incremental cost to existing taxpayers and/or service levels. The key is establishing an appropriate DC rate, along with a suite of exclusions and rebates, which can be development and/or area specific, so as not to stifle development, while at the same time providing a revenue source for accommodating growth.

The Process of Creating and Implementing a Development Charges By-law

The implementation of a Development Charges (DC) by-law is governed by the *Development Charges Act, 1997* and Ontario Regulation 82/98. A background study identifies anticipated growth, calculates the associated infrastructure costs, and applies any grants or offsets. The study is made public for at least 60 days before a public meeting, where Council presents findings and receives public comments. The resulting by-law sets DC rates, exemptions, services, and payment rules, and is valid for a maximum of 10 years.

In 2011, Council approved \$30,000 to undertake the required Development Charges (DC) background study. In 2013, Watson & Associates was retained to draft the study, and in April 2016, they presented a draft version to Council. In September 2016, staff requested additional funding to complete the study; this request was denied, and the project was subsequently discontinued. For reference, the table below summarizes the DCs that were presented for Council’s preliminary consideration. A three-year phase-in period was recommended to assess market impacts and allow the development community time to adjust.

Year	Residential				Non-Residential
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)
2016	\$ 2,085	\$ 1,236	\$ 745	\$ 1,467	\$ 1.00
2017	\$ 4,170	\$ 2,472	\$ 1,490	\$ 2,934	\$ 2.01
2018	\$ 6,255	\$ 3,708	\$ 2,235	\$ 4,401	\$ 3.01
2019	\$ 6,255	\$ 3,708	\$ 2,235	\$ 4,401	\$ 3.01
2020	\$ 6,255	\$ 3,708	\$ 2,235	\$ 4,401	\$ 3.01

Source: Watson and Associates 2015 Development Charges Background Study Presentation to Council – April 25, 2016

The Ontario government views development charges (DCs) as an important but increasingly costly component of housing development. To support housing affordability and accelerate supply, the Province has implemented a series of reforms to reduce and standardize DCs, primarily through the *More Homes Built Faster Act, 2022*.

Municipalities raised concerns that these reforms would reduce revenue they rely on for infrastructure. In response, the Province committed to “making municipalities whole” by introducing funding streams to offset lost revenue, including the Building Faster Fund, the Housing-Enabling Water Systems Fund (HEWSF), and other programs under the Municipal Housing Infrastructure Program. The City of Sault Ste. Marie has successfully accessed a variety of these funds.

At the federal level, the Canada Housing Infrastructure Fund (CHIF) provides funding for housing-enabling infrastructure, but recipients are required to commit to policy actions, including limiting or pausing increases to DCs. By not having active DCs, the City was well-positioned to secure nearly \$23 million in CHIF funding for upgrades to the West End Treatment Plant.

In summary, the absence of DCs has allowed the City to capitalize on recent provincial and federal funding opportunities. Additionally, imposing significant DCs on new units could negatively impact housing affordability and potentially slow the development of much-needed housing. Maintaining a DC-free environment also serves as a positive incentive for attracting new investment to the community.

Having said this, as Sault Ste. Marie has grown over the past five years, the costs associated with that growth have either been absorbed through the tax levy or managed by reducing service levels. Development charges (DCs) could also be deployed strategically, for instance, by waiving or significantly rebating them for developments that deliver positive community outcomes. Mandatory exclusions already ensure that affordable dwelling units are not subject to DCs. Similarly, DC incentives could be applied to encourage downtown development, purpose-built rental housing, or industrial projects that generate economic and employment benefits. These incentives could be implemented directly through the Development Charges By-law, a Community Improvement Plan (CIP), or a combination of both.

FINANCIAL IMPLICATIONS

Accepting this report as information has no incremental impacts to municipal finances; however, as noted throughout the report, Development Charges represent a significant revenue source to ensure that ‘growth pays for growth’.

STRATEGIC PLAN / POLICY IMPACT

Accepting this report as information is not specifically linked to any policies within the Corporate Strategic Plan, however it is noted that Development Charges represent a revenue source for maintaining and redeveloping existing

Sustainable Development – Development Charges

March 23, 2026

Page 8.

infrastructure and strategically building and acquiring new infrastructure to support a growing community, as noted in Focus Area 3 of the Corporate Strategic Plan.

There are no direct impacts to the Corporate Greenhouse Gas Reduction Plan.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Resolved that the report of the Director of Planning dated March 23, 2026 concerning Sustainable Development – Development Charges be received as information.

Respectfully submitted,

Peter Tonazzo

Director of Planning

705.759.2780

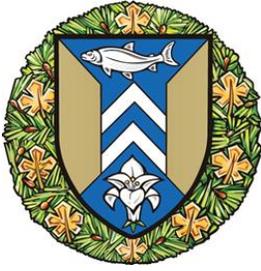
p.tonazzo@cityssm.on.ca

Municipal Scan of Development Charges

Municipality	Residential DC Range	Non-Residential DC Range	Notes / Exemptions
Sudbury	\$12,791 – \$22,162/unit	\$8.78 – \$11.52/ft ²	Apartments <30 units exempt; reductions based on bedrooms and LEED certification
North Bay	\$2,797 – \$9,814/unit	\$1.91 – \$4.28/ft ²	Rural residential and urban serviced rates differ
Sarnia	\$6,564 – \$19,755/unit	\$779 – \$1,224/ft ²	Urban vs rural rates; reductions for rental units and certain areas
Windsor	\$20,853 – \$45,064/unit	\$0 – \$19.43/ft ²	Downtown exempt; South Sandwich District 30–40% higher
Peterborough	\$42,555 – \$68,604/unit + district adjustments \$5,337-\$16,137	\$2,769/ft ² + district adjustments \$506-\$657	8 Separate Planning Districts with the following adjustment/addition to base rate: Residential: \$5,337-\$16,137/unit Non-residential: \$506-\$657/ft ²
Sault Ste. Marie, Thunder Bay, Timmins	No DCs	No DCs	

Notes:

1. Residential DC Rates vary based upon urban vs. rural, and the type of dwelling unit, single detached, semi-detached, multiple attached and apartments
2. Non-residential DC Rates vary based upon the type of development, industrial, commercial and other.



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

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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Joseph Cocchetto, Administrative Clerk – Housing Support
DEPARTMENT: Community Development and Enterprise Services
RE: Housing Community Improvement Plan Update No. 2

Purpose

The purpose of this report is to provide an update on the four financial incentive programs offered through the City of Sault Ste. Marie Housing Community Improvement Plan.

Background

On August 12, 2024, Council approved the City of Sault Ste. Marie Housing Community Improvement Plan (CIP). On May 12, 2025, Council approved several amendments to the Plan, including increased per-door grant amounts and eligibility, as well as adding the Municipal Fees Rebate Program.

As part of the August 12, 2024, approvals, staff committed to providing Council with regular updates (twice per year) on the financial incentives contained within the CIP. The financial incentives include:

1. The Per-Door Grant Program:

Supports small-scale developments of up to four dwelling units.

2. The Tax Increment Equivalent Program:

Supports larger scale developments of five units or more. Providing an annual grant in the form of a rebate on the incremental increase in municipal property taxes, post development.

3. The Sault Foundations Program:

A grant of up to \$30,000 available to non-profit landowners to fund studies assessing the feasibility of creating “missing middle” housing.

4. The Municipal Fees Rebate Program:

A grant providing rebates on municipal fees related to applications made under the *Planning Act*, the *Ontario Building Code*, and other fees. The Rental Housing CIP was amended on May 12, 2025, to include this incentive.

Analysis

Please refer to Appendix A for a summary of approved incentives for all of 2025.

In 2025 there were 301 housing starts, 81 of which were affordable. The year-one Housing Accelerator Fund (HAF) Target was 310 units, and the year-one Building Faster Fund (BFF) Target was 150 units.

The following table provides an update on CIP applications received from July 1st to December 31, 2025.

1. *Per-Door Grant Program*

Approved Per Door Grant Applications Reporting Period July to December				
Precinct	Intake	Total Number of Units	Number of Affordable Units	Amount Allocated
1	3 (Jul-Sept)	1	1	\$ 60,000
2	3 (Jul-Sept)	1	1	\$ 30,000
2	3 (Jul-Sept)	3	3	\$ 120,000
3	3 (Jul-Sept)	1	1	\$ 40,000
1	4 (Oct-Dec)	1	1	\$ 55,000
2	4 (Oct-Dec)	1	1	\$ 45,000
3	4 (Oct-Dec)	2	2	\$ 90,000
3	4 (Oct-Dec)	1	1	\$ 50,000
Totals		11	11	\$ 490,000

2. *Tax Increment Equivalent Grants (TIEG)*

Approved TIEG Grant Applications Reporting Period July to December				
Precinct	Intake	Total Number of Units	Number of Affordable Units	Estimated Amount Allocated
3	4 (Oct-Dec)	12	12	\$ 392,546
2	4 (Oct-Dec)	120	50	\$ 3,089,017
Totals		132	62	\$ 3,481,564

3. *Sault Foundations*

No Sault Foundations applications were received between September 1st and December 31, 2025.

4. *Municipal Fees Rebate Program*

Municipal Fees Rebate	
Property	201 South Market

Unit Type	Unit Count
Total Units	120
# Affordable	50
# Market Rate	70
Total Rebate Value	\$ 246,988 (Building Permit Application Fee)

Financial Implications

The Per-Door Grants, Sault Foundations and Municipal Fees Rebate programs are funded through a combination of CMHC's HAF and the Province's BFF. The Tax Increment Equivalent Grant program is currently funded by the City through deferred revenues.

The year one budget for the HAF Programs was \$2,154,223.00, with \$1,443,333.33 being budgeted to specific programs. In total \$997,039.48 has been allocated to CIP Programs, in year one of the CIP.

Strategic Plan / Policy Impact / Climate Impact

The financial incentive programs established in the Housing CIP are consistent with Focus Area 1 of the Corporate Strategic Plan, specifically social equity, which expressly directs implementing the housing action plan with the goal of delivering affordable housing.

The CIP is designed to facilitate residential intensification and infill development, which is beneficial from a greenhouse gas reduction standpoint. Further, the per-door grant scorecard awards developments that go above and beyond minimum requirements/standards regarding energy efficiency, climate resilience, and barrier-free measures.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Administrative Clerk – Housing Support dated March 23, 2026 concerning Housing Community Improvement Plan Incentive Programs Update be received as information.

Respectfully submitted,

Joseph Cocchetto
Administrative Clerk – Housing Support
705.541.5169
J.cocchetto@cityssm.on.ca

Appendix A Housing CIP Year 1 Summary

Per Door Grant

Applications	Total Units	Affordable Units	Market Rate Units	Amount Allocated
14	26	22	4	\$ 920,000.00

Tax Increment Equivalent Grant

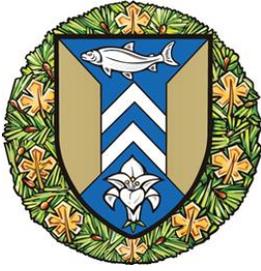
Applications	Total Units	Affordable Units	Market Rate Units	Amount Allocated
8	259	125	134	\$ 5,967,031

Sault Foundations

Applications	Amount Allocated
4	\$ 150,000.00

Municipal Fees Rebate Program

Applications	Total Units	Affordable Units	Market Rate Units	Amount Allocated
1	120	50	70	\$ 246,988



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

COUNCIL REPORT

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Diane Morrell, Accessibility Coordinator
DEPARTMENT: Community Development and Enterprise Services
RE: Accessible Document Training and Software Purchase

Purpose

This purpose of this report is to seek Council approval to use available Barrier Removal Reserve funds to provide staff training and purchase software to create and remediate accessible documents, and to authorize proceeding with the procurement process to secure a qualified vendor to undertake staff training.

Background

Under the *Integrated Accessibility Standards Regulation* Information and Communication Standard, the Corporation is required to provide accessible formats upon request. This requirement has been in place since 2011.

While the Corporation has relied on the “upon request” provision to meet this requirement, access to digital information has not been equitable for persons with disabilities who require accessible formats.

Accessible formats vary depending on an individual’s disability. For example, properly structured digital documents may be accessible to someone using a screen reader, while others may require large print or Braille.

Creating accessible, “conversion-ready” documents allow the Corporation to efficiently convert information into the requested accessible format, as required by legislation. This supports timely access, meets individual accessibility needs, and ensures cost-efficient remediation of documents in formats that the Corporation cannot produce, such as Braille.

“Conversion-ready” refers to electronic documents designed to facilitate conversion into accessible formats. This includes using proper document structure such as headings, to enable navigation with assistive technologies such as screen readers.

Conversion-ready practices include, but are not limited to:

- Using sans-serif fonts

- Using upper- and lower-case letters appropriately
- Providing adequate spacing
- Ensuring sufficient colour contrast
- Including alternative text for images
- Using plain language
- Applying other accessibility best practices, as appropriate.

Analysis

The Multi-Year Accessibility Plan (MYAP) 2026-2030 was approved by Council on February 23, 2026, and includes the following action item:

- Provide training for employees on creating accessible, conversion-ready documents and providing communication supports.

Providing this training will enable staff to proactively create accessible documents, reducing the need for external document remediation costs and improving timely access to information. This approach also reduces the risk of Human Rights complaints related to delays in providing accessible formats and supports the Corporation's commitment to accessible customer service.

Based upon preliminary budget estimates, staff training and the purchase of new software to assist in accessible document remediation and conversion can be procured within the funding available through the barrier removal reserve.

Resolution in support from the Accessibility Advisory Committee:

Whereas the provision of accessible documents is required by the Integrated Accessibility Standards Regulation, therefore be it resolved that the Accessibility Advisory Committee supports the use of Barrier Removal Reserves to the maximum amount of \$85,000 for accessible document training and software purchase for City staff, and recommend that City Council approve this request.

Financial Implications

As of March 2, 2026 the barrier removal reserves account has \$85,000 in uncommitted funds available for this training. The final cost will depend on the selected training provider, software to support document remediation and number and complexity of staff training required.

Strategic Plan / Policy Impact / Climate Impact

Accessible document training supports the Strategic Plan by demonstrating:

- Community Development; Social Equity to support equitable access and opportunities for everyone
- Quality of Life; Welcoming to instill a strong sense of community that embraces and celebrates diversity and culture with equitable, inclusive and accessible community spaces

- Service Delivery; Customer Service and Eliminate Barriers to provide accessible communications, timely resolution of concerns and fair treatment for all, by identifying and removing physical and digital barriers to enhance accessibility.

Approval of use of barrier removal reserves for this purpose does not impact the Municipal Green House Gas Reduction Plan.

Recommendation

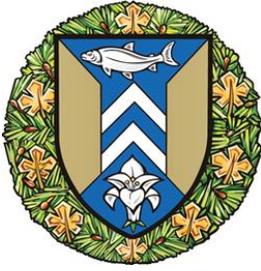
It is therefore recommended that Council take the following action:

Resolved that the report of the Accessibility Coordinator dated March 23, 2026 concerning Accessible Document Training and Software Purchase be received and that Council approve the use of up to \$85,000 from the Barrier Removal Reserve to provide staff training to create and remediate accessible documents;

Further that Council authorize proceeding with the procurement process to secure a qualified vendor to deliver the training, including the purchase of required software in accordance with the Integrated Accessibility Standards Regulation, and the Corporation's MYAP.

Respectfully submitted,

Diane Morrell
Accessibility Coordinator
705.541.7310
d.morrell@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

March 23, 2026

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Nicholas Cicchini, MURP, Junior Planner
DEPARTMENT: Community Development and Enterprise Services
RE: A-4-26-Z General Housekeeping Amendments – Phase II

PURPOSE

The purpose of this report is to obtain Council approval of a City-initiated application for housekeeping amendments to Zoning By-law 2005-150 to clarify technical language and improve implementation. The proposed amendments will be City-wide unless otherwise specified.

PROPOSED CHANGE

The proposed zoning by-law amendments are administrative and technical in nature and include the following:

1. Amendment to the “Contractors Yard” permitted use definition;
2. Amendment of “Salvage Yards and Recycling Centre” permitted use definition;
3. Update of “Strategic Development Area (SDA)” definition;
4. Removal of Frontage Requirements for Severing Multiple-Attached Dwellings;
5. Relocation of Site Plan Control clause for dwelling units;
6. Replace “The Downtown” with “First Neighbourhoods SDA”;
7. Removal of provisions with respect to “The Downtown”;
8. Addition of Snow Guards clause;
9. Amendment to Minimum Parking Requirements;
10. Revision of Provision 8.2.2 (c) – Accessory Structures on undersized rural lots;
11. Revision of Provision 9.3 – Removal of duplicate clause;
12. Revision of Provision 9.1.7 (a) – Accessory Structures in Interior Side Yards;
13. Increase permitted office uses gross floor area outside of the First Neighbourhood SDA;
14. Permit lot-line to lot-line Development for select properties in the C1 Zone with frontage on Gore Street, Wellington Street East, and Korah Road;
15. Removal of Special Exception 89 (Station Mall Expansion); and

16. Amendment to Special Exception 153, Gateway Site, removal of Provision No.1 (Retail Trade as an accessory use only).

BACKGROUND

In October 2005 City Council passed Zoning By-law 2005-150. At the time, Planning staff noted that periodic reviews and subsequent minor amendments would be required to ensure that the By-law remains current.

Continually reviewing the By-law ensures an accurate reflection of the community's changing development requirements. Most of the proposed amendments are intended to more clearly communicate the regulations' intent or to respond to changing development trends.

ANALYSIS

Conformity with Official Plan

Housekeeping amendments are typically minor, technical changes intended to clarify, correct, or align zoning regulations with current practices, legislation, and policy. These actions align with the Official Plan's overall direction to streamline implementation tools and support an efficient, user-friendly planning framework.

Other amendments, such as adjustments to performance standards, such as maximum heights and minimum setbacks, are supported by the Plan's provisions that reinforce urban design and neighbourhood compatibility.

Collectively, these technical amendments improve clarity, expedite developments, and ensure zoning standards remain aligned with the Official Plan's direction for orderly, compatible and economically vibrant development. These amendments are consistent with the Official Plan.

Conformity with Provincial Planning Statement 2024

The proposed housekeeping amendments enhance the zoning framework and ensure an accurate reflection of the municipality's development trends, thereby accommodating growth and development.

PPS Policy 6.1.6 requires Planning authorities to keep zoning by-laws up to date with official plans and the Provincial Planning Statement by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development.

Therefore, the proposed amendments do not conflict with the PPS 2024.

Conformity with Growth Plan for Northern Ontario 2011

The Growth Plan for Northern Ontario (GPNO) establishes a framework for managing growth in Northern Ontario. Council's Decision must either conform to or not conflict with the plan. The proposed amendments have been reviewed against the GPNO and do not conflict with it.

COMMENTS

Unless otherwise specified in the comments below, a list of the proposed housekeeping amendments can be found in Appendix A of this document.

Amendment 1

Amend the defined use ‘Contractors Yards’ to include “Landscaping and Snow Removal Contractors.”

This amendment updates the defined use of “Contractor’s Yard” to explicitly include landscaping and snow removal contractors to better reflect the range of contractor operations that occur in practice. It will also include property and building maintenance functions in addition to construction activity.

The purpose is to improve clarity and consistency in interpretation and enforcement by providing a more complete definition of the use, particularly where similar operations have been occurring on sites that do not permit such activity. A clearer definition supports consistent decisions by Planning, Building, and By-law Enforcement, and helps manage land use compatibility concerns (e.g., noise, dust, vibration, and outdoor storage/activity impacts) by ensuring these operations are directed to appropriate zones.

Amendment 2

Add ‘Waste Transfer Facility’ as a defined use and establish a Holding Provision requirement.

This amendment updates the defined use for salvage yards and recycling centres to expressly include “Waste Transfer Facility” functions. The revised definition explicitly recognizes the receiving, consolidation, temporary storage, and transfer of waste and recyclable materials, and confirms that these uses are subject to the removal of a Holding Provision.

The prerequisites to the removal of the Holding Provision requirements (site plan, land-use compatibility study regarding MECP D-series guidance and NPC-300, an operational plan, and public consultation) provide a clear and consistent checklist for staff and applicants to evaluate potential impacts and confirm appropriate site design and operations prior to the establishment of use.

Amendment 3

Update Zoning By-law mapping and provisions to reflect Official Plan Strategic Development Areas (SDAs)

The addition of the definition for SDAs should be considered alongside amendments 6 (replacing “the downtown” with “First Neighbourhoods SDA”) and amendment 7 (repealing provisions 2.9 (The Downtown), 5.10 (Interpretation of

“The Downtown”), and 9.7.3.1 (Parking in the Downtown), as depicted in appendix A.

With the adoption of Strategic Development Areas in the City’s Official Plan for the purposes of intensifying development and adding to the city’s housing stock, Planning staff has begun to reference SDAs in Zoning By-law 2005-150.

In addition to providing clarity, replacing “the Downtown” with “First Neighbourhoods SDA” will extend the benefits of developing in the defined downtown slightly outward to the Steelton and James Town areas. The intent is that providing these reliefs will encourage revitalization and new development in the above-noted areas.

Lastly, with the adoption of the above two proposed amendments, this will make provisions 2.9 (The Downtown), 5.10 (Interpretation of “The Downtown”), and 9.7.3.1 (Parking in the Downtown) either inconsistent with or redundant in Zoning By-law 2005-150 and should be repealed for a more concise document.

Amendment 4

Repeal the provision on the frontage requirement for severing attached residential structures.

The purpose of repealing provision 4.14.10 of Zoning By-law 2005-150 is its redundancy and its conflict with other similar provisions of the by-law. Currently, section 4.14.10 requires all semi-attached and multiple-attached dwelling units proposed for severance to have a minimum of 8 meters of frontage, plus any required side-yard setbacks.

Repealing provision 4.14.10 will remove these frontage requirements for multiple attached dwellings located in the R2, R3, R4, and R5 Zones. Section 4.12.2 already ensures that the subject property’s overall frontage, lot area, and setbacks are in conformity with the Zoning By-law.

Furthermore, the proposed amendment establishes consistency and clarity throughout the Zoning By-law. Lastly, City Staff and the Committee of Adjustment have continually supported similar applications in the past. The proposed amendment will aid in the effort to streamline development approvals.

Amendment 5

Relocate the Site Plan Control clause for dwelling units.

This amendment will remove residential developments containing 11 or more dwelling units from site plan control within the permitted uses sections of the Zoning By-law, where applicable. A general Site Plan Control clause is then proposed to be added to Section 4: General Provisions for All Zones for residential

developments containing 11 or more dwelling units. Essentially, the proposed amendment will have a single provision rather than being in multiple section throughout Zoning By-law 2005-150. This establishes a more concise and consistent document, reducing the opportunity for mistakes when future amendments are proposed and adopted.

Amendment 8

Require snow guards on steep or metal roofs near lot lines.

This amendment adds a new subsection (4.14.14) under the “Additional Regulations for All Zones” to require snow guards on buildings/structures with metal roofs, or roofs with a 10/12 (or greater) slope, where the roof slope faces a property boundary, and the building is within 1.0 m of that boundary. The intent is to address a recurring winter condition issues of snow and ice shedding, where buildings or structures are situated close to lot lines.

Introducing a clear requirement improves predictability for applicants and supports consistent staff review by establishing a measurable standard that can be considered early in the building design process. The amendment is consistent with the housekeeping objective of improving implementation and reducing avoidable disputes or safety concerns, while maintaining the broader land-use permissions and built-form intent of the applicable zones.

Amendment 9

Amend parking requirements in Strategic Development Areas to reflect the intended reduced rates.

This amendment corrects and clarifies minimum parking rates within Strategic Development Areas (SDAs) to better reflect the City’s intended reduced parking approach in these areas.

The purpose is to address errors and improve internal consistency in the minimum parking requirement table so that requirements align with the planning intent for SDAs, where a more compact, walkable development pattern and proximity to services and transit can support reduced parking demand. Clear, accurate parking standards assist applicants, reduce interpretive issues, and support the City’s broader land use and transportation objectives.

Please see Appendix B for the complete table of the minimum parking requirements for all permitted uses (Section 5.7).

Amendment 10

Permit R2 building regulations for accessory structures on undersized rural lots.

This is a proposed amendment to provision 8.2.2 (c) which will permit Gentle Density Residential (R2) Zone Building Regulations to be applied to buildings and structures on certain undersized Rural residential lots. It will provide regulatory flexibility for established properties that do not meet current minimum lot standards. The intent is to support reasonable residential uses on existing lots while maintaining appropriate built-form controls.

This technical amendment improves consistency throughout the Zoning By-law and provides regulatory flexibility. It reduces the likelihood of minor variance applications for routine accessory structures and streamlines development approvals. Furthermore, the proposed amendment maintains the overall rural residential character and intent of the applicable zones.

Amendment 11

Remove duplicate clause.

Section 9.3 (Parking Regulation in all Residential Zones) states, “Every residentially zoned lot shall provide the required parking space(s) as set out in Section 5.7. Such required parking shall not be located within any required front and exterior side yard.” This wording is redundant, as section 5.3 (Location of Parking Spaces) specifically describes where parking spaces may be located within each zone, including residential zones. Furthermore, section 5.7 (Minimum Parking Requirements for All Permitted Uses) states and displays required parking minimums.

Amendment 12

Permit accessory buildings and structures in interior side yards.

The proposed amendment reads the same as the current one, except for adding a permission for accessory buildings and structures to be located in an interior side yard. Permitting accessory buildings and structures in the interior side yard is minor in nature, within the general intent of the provision. It will also aid in reducing the number of Minor Variance applications going before the Committee of Adjustment.

Amendment 13

Increase permitted office use gross floor (GFA) area outside of the First Neighbourhoods SDA.

The 2022 Draft Official Plan proposes increasing the maximum size of office space outside the downtown from 300 m² to 700 m². This allows a broader range of office types and sizes to be located outside the downtown core, to address vacancies in other commercial areas, support the adaptive reuse of vacant commercial buildings, and promote greater access to services. The proposed increase in the maximum GFA is consistent with the Municipal Property Assessment Corporation’s (MPAC) definition of “minor’ office space.

The current definition of major office space (300 m²) restricts relatively smaller office spaces, such as medical offices or similar uses that should be spread throughout the community to provide ease of access. Furthermore, the 2016 Downtown Strategy places greater emphasis on making downtown a more complete neighbourhood, with additional residential, cultural and recreational development.

Amendment 14

Permit lot-line to lot-line Development for select properties in the C1 Zone with frontage on Gore Street, Wellington Street East, and Korah Road.

This amendment adds a new subsection (13.1.3.2) to the Traditional Commercial (C1) Zone to provide alternative building regulations for specific C1 Zone properties with frontage on Gore Street, Wellington Street East, and Korah Road.

The amendment enables a more urban, corridor-appropriate built form, such as reduced front and exterior side yard setbacks, while maintaining clear transition controls where development abuts Residential Zones through defined setbacks and a maximum height requirements.

This amendment improves the usability of certain properties in the C1 Zone by identifying street segments where the established built form is already consistent with the proposed amendment. Also, where parcel fabric is narrow and current setbacks are too restrictive for new development.

By introducing explicit, mapped street limits and a clear table of performance standards, the amendment supports consistent interpretation, reduces reliance on site-specific relief for normal built form. Furthermore, it continues to manage land use compatibility with nearby residential uses.

Amendment 15 – 293 Bay Street

Rezone to remove Special Exception S-89 (Station Mall Expansion)

This is a site-specific amendment to repeal special exception 89 (S-89) from the lands having civic address 289 Bay Street (Station Mall). It was passed by City Council in 1985 for the phase 3 development of the Station Mall. The special exception limits the mall's gross leasable area to a maximum of 9300 m², including residential uses, thereby limiting the site's future development potential, located in an area – First Neighbourhoods SDA – that is actively encouraging intensification through residential and commercial uses. Repealing S-89 enables growth for a prominent downtown property/area.

**Amendment 16 – 15, 29, 30 Bay Street West & 261 Queen Street West
(Gateway Site)**

Amend Special Exception S-153 by repealing Special Provision No. 1 (Retail Trade as an Accessory Use Only).

Provision Number 1 of the special exception (S-153) pertaining to the subject properties states that retail trade is only permitted as an accessory use. The proposed amendment is to repeal provision 1 of special exception 153 to allow retail trade as a primary use as permitted in the underlying C3 Zoning. The subject property is located within the defined Downtown and First Neighbourhoods SDA, both of which encourage a range of mixed-use development opportunities to enable complete communities.

CONSULTATION

Public notices for the site-specific special exception amendments (S-89 & S-153) were mailed to all neighbouring properties within 120m (400') of the subject property on Friday, February 27, 2026. The notices that were mailed to property owners are attached to this report.

The notices for all proposed housekeeping amendments were advertised on the City website on Friday, February 27, 2026, and in the Sault Star Newspaper on Saturday, February 28, 2026.

Public Comments

At the time of drafting this report, no public comments were received by Planning Staff.

Application Circulation

As part of the application review, this proposal was circulated to City divisions and external agencies for detailed technical review and comment. At the time of drafting this report, no city departments and/or external agencies had any comments or concerns with the list of proposed housekeeping amendments.

FINANCIAL IMPLICATIONS

Approval of this application will not result in any incremental changes to municipal finances.

STRATEGIC PLAN / POLICY / CLIMATE CHANGE IMPACT

Housekeeping amendments keep the Zoning By-law relevant and streamlined, ensuring ease in the development approvals process. This complements the service delivery focus area of the strategic plan. The proposed amendments are minor in nature and therefore have no direct climate change impact.

RECOMMENDATION

It is therefore recommended that Council take the following action:

Housekeeping Amendments – Phase II

March 23, 2026

Page 9.

Resolved that the report of the Junior Planner dated March 23, 2026 concerning City-initiated *Planning Act* application A-4-26-Z Housekeeping Amendments – Phase II be received and that Council approve the housekeeping amendments listed in appendices “A” and “B”.

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

Respectfully submitted,

Nicholas Cicchini, MURP

Junior Planner

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Appendix A

Proposed Housekeeping Amendments to Zoning By-Law 200-150

Proposed Amendments

AMENDMENT 1:

Repeal Section 1.25 (Contractors Yards) and replace it with an amended Section 1.25 (Contractors Yards) to include “maintenance of properties, buildings, and structures” and “Landscaping and/or Snow Removal Contractors” to read as follows:

1.25. CONTRACTOR YARDS

Establishments primarily engaged in activities generally needed in the development and/or maintenance of properties, buildings, and structures. The activities performed may include new construction, additions, alterations, maintenance, and repairs. Such uses may include the following or similar uses;

- Foundation, Structure, And Building Exterior Contractors
- Building Equipment Contractors (Electrical, Plumbing, Heating/Cooling)
- Building Finishing Contractors
- Landscaping Contractors
- Property Maintenance Contractors
- Other Specialty Contractors

Exclusion: Contractors’ yards supporting heavy and civil engineering construction.

AMENDMENT 2:

Repeal Section 1.78 (Salvage Yards and Recycling Centre) and replace it with a new Section 1.78 (Salvage Yards, Recycling Centre, Waste Transfer Facility) to include “*Waste Transfer Facility*” and add a new subsection (1.78.1) (Holding Provision), to read as follows:

1.78. SALVAGE YARDS, RECYCLING CENTRES, AND WASTE TRANSFER FACILITIES

Establishments primarily engaged in wrecking, disassembling, repairing, sorting, processing, and/or reselling second-hand goods and scrap materials, and may also include the receiving, consolidation, temporary storage, and transfer of waste and recyclable materials to another facility for processing or disposal. Including the following or similar goods;

- Motor vehicles, parts, and tires
- Scrap metal
- Wastepaper and cardboard
- Glass and plastic containers
- Lumber and building materials
- Other scrap materials and source separated recyclables

Salvage Yards, Recycling Centres, and Waste Transfer Facilities are subject to the removal of a *Holding Provision*.

1.78.1 REMOVAL OF HOLDING PROVISION

Requirements for the removal of the Holding Provision include the following:

- Site Plan - Showing all exterior details of the development including but not limited to building, stationary and mobile equipment locations, any buffering measures, access, parking, storage etc.
- Land Use Compatibility Study - with special regard for MECP’s D-series Guidelines and NPC300, as they relate to off-site impacts to nearby sensitive receptors.
- Operational Plan - with special regard for how waste will be handled, stored, removed, and transferred prior to disposal or processing. Fluids removal must occur on an impermeable surface with adequate catchment to mitigate against any spills. Fluids must be stored in appropriate tanks with secondary catchment and shielding.
- Public Consultation - To obtain public insight into the proposed development. The aforementioned plans and study should be submitted and reviewed by city staff prior to the public information session. Where the sale of city land is involved, public consultation shall occur prior to purchase. The City will provide mailing labels, and the mailing radius will be determined based upon the land use compatibility study

AMENDMENT 3

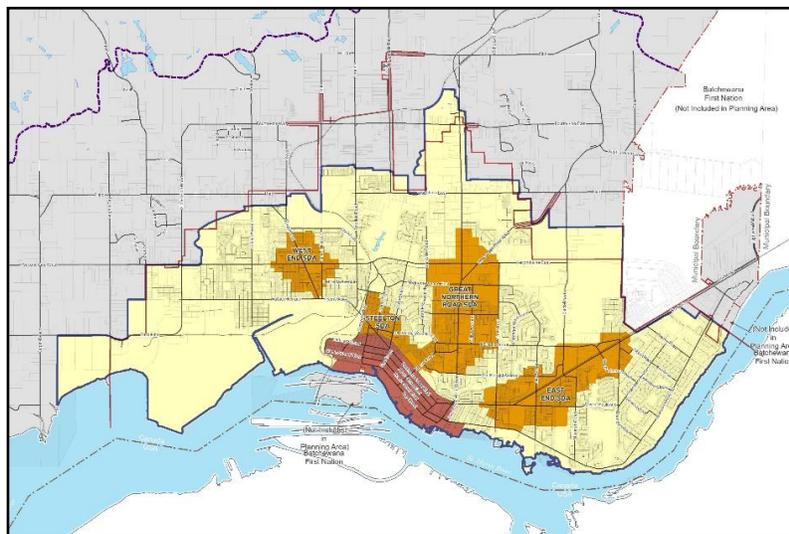
Add a new subsection (2.48.1 Strategic Development Areas) to Section 2 (Definitions) to read as follows:

2.48.1 STRATEGIC DEVELOPMENT AREA (SDA)

Strategic Development Areas (SDAs) are specific lands within the *Urban Settlement Area* identified to accommodate a significant portion of future growth, through development, redevelopment and intensification. The 5 SDAs are shown on Schedule “C” to the City’s Official Plan, as amended and include:

1. *First Neighbourhoods SDA* – Generally consisting of the Downtown area, extending south to the water, north to the rail line, east to the former Sault Area Hospital site and west to West Street.
2. *Steelton SDA* – Generally centred around the Steelton Area.
3. *Great Northern Road SDA* – Generally centred around Great Northern Road, extending south to MacDonald Avenue, north to Terrance Avenue, west to Reid Street and east to Pine Street.
4. *West End SDA* – Generally centred around the Second Line West Korah Road intersection, extending south to Wallace Terrace, North to Langdon Road, East to Moody Street and West to Nichol Avenue.
5. *East End SDA* – Generally centred around Trunk Road, extending North to McNabb Street, South to Queen Street, West to Upton Road, and East to Gibb Street.

Note: Please refer to Schedule “C” of the City’s Official Plan for a detailed outline of the SDAs, the descriptions above and map below are for illustration purposes only.



AMENDMENT 4

Repeal and remove subsection 4.14.10 (Frontage Requirements when Severing Attached Residential Structures) in its entirety.

AMENDMENT 5

Amend the following sections by repealing the wording “Lots that are proposed to have 11 or more dwelling units are subject to Site Plan Control” where it appears within the list of permitted uses:

- 11.1 (Institutional I Zone),
- 13.1.1 (Traditional Commercial C1 Zone),
- 13.2.1 (Central Commercial C2 Zone),
- 13.3.1 (Commercial Transitional CT2 Zone),
- 13.4.1 (Riverfront C3 Zone),
- 13.5.1 (General Commercial C4 Zone),
- and 13.6.1 (Shopping Centre C5 Zone)

Further, add a new subsection 4.14.13 to read as follows:

“4.14.13: SITE PLAN CONTROL FOR RESIDENTIAL DEVELOPMENTS

A lot containing or proposed to contain 11 or more dwelling units shall be subject to Site Plan Control.”

AMENDMENT 6

Amend the following subsections of Zoning By-law 2005-150:

- 4.8 (Sign Triangle Requirements for Buildings and Structures)
- 4.11.9 (Front And Exterior Side Yard Landscaping Exemption)
- 5.3.3 (Location Of Parking Spaces)
- 5.4.2 (New Uses in Existing Buildings Located in the Downtown or Traditional Commercial Zones)
- 5.4.3 (New Construction in Downtown or Traditional Commercial Zones)
- 7.3.1 (Sightline Setbacks from Public Street Intersections)
- 9.7.2 (Low Density Residential (R3) Zone Building Regulations)
- 9.8.2 (Medium Density Residential (R4) Zone Building Regulations)
- 9.9.2 (High Density Residential (R5) Zone Building Regulations)
- 11.1 (Permitted Uses)

by repealing the phrase: “*the downtown*” wherever it appears within that subsection and replace it with “*First Neighbourhoods SDA.*”

AMENDMENT 7

Repeal and remove the following subsections of Zoning By-law 2005-150 in its entirety:

- 2.9 (The Downtown)
 - 5.10 (Interpretation of “The Downtown”)
 - 9.7.3.1 (Parking in the Downtown)
-

AMENDMENT 8

Add a new subsection identified as 4.14.14 to read as follows:

*“4.14.14: BUILDINGS AND STRUCTURES CONSTRUCTED WITH METAL ROOFS
Any building or structure constructed with a metal roof or any building or structure with a roof containing a slope of 10/12 or greater, with the slope facing a property boundary and is within 1.0m or less of the said property boundary, shall contain snow guards.”*

AMENDMENT 9

Repeal Section 5.7 (Minimum Parking Requirements for All Permitted Uses), Table 9, and replace it with an amended Section 5.7 (Minimum Parking Requirements for All Permitted Uses), Table 9, as depicted in Appendix B.

AMENDMENT 10

Repeal subsection 8.2.2 (c) (Existing Lots Lacking the Required Frontage or Area) and replace it with an amended subsection 8.2.2 (c) (Existing Lots Lacking the Required Frontage or Area) to read as follows:

*“8.2.2. EXISTING LOTS LACKING THE REQUIRED FRONTAGE OR AREA
c) Where a lot has an area of less than 0.5ha, a residential dwelling and all Accessory Structures to the dwelling may be constructed in accordance with the building regulations set out in the Gentle Density Residential (R2) Zone.”*

AMENDMENT 11

Repeal and remove the following wording: "Every residentially zoned lot shall provide the required parking space(s) as set out in Section 5.7. Such required parking shall not be located within any required front and exterior side yard;" to amend Section 9.3 (Parking Regulations in All Residential Zones).

AMENDMENT 12

Repeal subsection 9.1.7 (a) (All Other Accessory Buildings and Structures) and replace it with an amended subsection 9.1.7 (a) (All Other Accessory Buildings and Structures) to read as follows:

9.1.7 ALL OTHER ACCESSORY BUILDINGS AND STRUCTURES

Unless otherwise noted in this By-law, accessory buildings or structures on residentially zoned lots shall comply with the following:

- a. *With the exception of garages and carports, all accessory buildings or structures shall be located within the interior side yard or rear yard. Where a lot abuts Lake Superior or the St. Mary's River, accessory buildings or structures may also be located within the front yard, in addition to the interior side yard and rear yard*

AMENDMENT 13

Amend subsection 13.1.1 (C1 Zone: Permitted Uses) by repealing the permitted use "Office Uses - Maximum gross floor area of 300m², does not apply to existing buildings" and replace it with an amended permitted use and;

further amend subsection 13.5.1 (C4 Zone: Permitted Uses) by repealing the permitted use "Office Uses (Maximum gross floor area = 300m²)" and replace it with an amended permitted use;

so that both read as follows:

- *Office Uses – Permitted to a maximum gross floor area of 700 m², except where located in the First Neighborhoods SDA, or proposed to be located in a legally existing building.*
-

AMENDMENT 14

Permit lot line to lot line development for select C1 frontage properties

Add a new subsection, 13.1.3.2 (*Lands Fronting Gore St, Wellington St East, And Korah Rd*) to read as follows:

13.1.3.2 LANDS FRONTING GORE ST, WELLINGTON ST EAST, AND KORAH RD
Notwithstanding section 13.1.2 (Table 24), lands zoned Traditional Commercial (C1) that have frontage on street segments identified in Table 1 may comply with the building regulations set out in Table 2:

Table 1: Street Boundaries

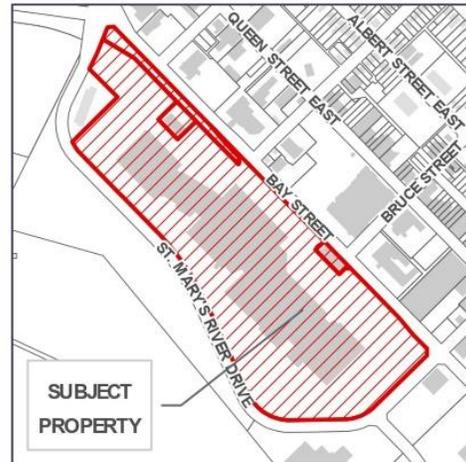
<i>Street</i>	<i>Limits</i>
<i>Gore Street</i>	<i>Wellington Street East to Bay Street</i>
<i>Wellington Street East</i>	<i>Carmen’s Way to Gore Street</i>
<i>Korah Road</i>	<i>Dovercourt Road to Wallace Terrace</i>

Table 2: Building Regulations

<i>Front yard</i>	<i>0m</i>
<i>Exterior side yard</i>	<i>0m</i>
<i>Interior side yard</i>	<i>0m</i>
<i>Abutting a Residential Zone</i>	<i>1.2 for 1 storey, 1.8 for 2 storeys</i>
<i>Rear yard</i>	<i>0m</i>
<i>Abutting a Residential Zone</i>	<i>10m</i>
<i>Maximum building height</i>	<i>3 Storeys</i>

AMENDMENT 15

Rezone the subject property from Shopping Centre (C5.S-89) with a Special Exception to Shopping Centre (C5) Zone by repealing Special Exception 89 (S-89) Station Mall Expansion – 293 Bay Street in its entirety.



AMENDMENT 16

Rezone the subject property from Riverfront (C3.S-153) Zone with a Special Exception to Riverfront (C3.S-153 Amended) Zone with an amended special exception by repealing special provision No. 1 in its entirety.



APPENDIX B

Amendment 9: Minimum Parking Requirements

AMENDMENT 9

5.7 MINIMUM PARKING REQUIREMENTS FOR ALL PERMITTED USES

Developments shall provide parking spaces in accordance with the minimum requirements set out in Table 9 for the applicable permitted use unless otherwise specified in this By-law. Additional parking spaces may be provided.

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Residential Structure	No requirement for the first 4 dwelling units then 0.5 spaces per dwelling unit thereafter	0.75 spaces per dwelling unit	1 space per dwelling unit
Accommodation Services {2009-5}	0.75 spaces per guest room plus .75 spaces per employee on the largest shift	0.75 spaces per guest room plus .75 spaces per employee on the largest shift	1 space per guest room plus 1 space per employee on the largest shift
Agriculture Uses	No parking required for main use	No parking required for main use	No parking required for main use
Amusement and Fitness Facilities	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Amusement Parks	6 spaces/activity or attraction	7.5 spaces/activity or attraction	8 spaces/activity or attraction
Animal Pens and Cages	No parking required for main use	No parking required for main use	No parking required for main use
Arts, Culture, and Heritage Uses	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.6 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Assembly Facilities {2014-6}	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Athletic Fields	No parking required for main use	No parking required for main use	No parking required for main use
Auto Body Repair Establishments	No minimum parking for the first	2.1 spaces per 100m ² for the first	2.8 spaces per 100m ² for the first

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
	450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	1000m ² + 0.6 space per 200m ² thereafter	1000m ² + 0.8 space per 200m ² thereafter
Bakeries	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.6 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Bandstands	No parking required for main use	No parking required for main use	No parking required for main use
Bed and Breakfasts	0.6 spaces per guest room plus + required parking for residence	0.75 spaces per guest room plus + required parking for residence	0.8 spaces per guest room plus + required parking for residence
Bingo Halls	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Bowling Greens	No parking required for main use	No parking required for main use	No parking required for main use
Broadcasting	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Building, Hardware, and Garden Supply Store	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Bulk Storage of Fossil Fuels	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Campgrounds	No parking required for main use	No parking required for main use	No parking required for main use
Care Facilities	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Casinos	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Catering Establishments	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Cemeteries and Crematoriums	No parking required for main use	No parking required for main use	No parking required for main use
Colleges	0.6 spaces per 2 employees + 0.6 spaces per 10 students with full time enrollment	0.75 spaces per 2 employees + 0.75 spaces per 10 students with full time enrollment	0.8 spaces per 2 employees + 0.8 spaces per 10 students with full time enrollment
Computer and Electronics Manufacture and Repair	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Conservation Area	No parking required for main use	No parking required for main use	No parking required for main use

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Contractors Yards	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Convenience Stores	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Day Care Facilities	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Dry Cleaning and Laundry Plants	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Elementary Schools	0.6 spaces per classroom	0.75 spaces per classroom	1 space per classroom
Emergency Response Centres	No parking required for main use	No parking required for main use	No parking required for main use
Food Services (Exclusions: Bakeries and Take-out Establishments)	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Food Services as an <i>Accessory Use</i> (Less than 25% of main building <i>Gross Floor Area</i>)	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 spaces per person max. building capacity
Fruit and Vegetable Stand	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Fuel Sales {2014-6}	No parking required for fuel sales uses	No parking required for fuel sales uses	No parking required for fuel sales uses
Funeral Service Establishments	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Furniture Store	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + .6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Golf Course	No parking required for main use	No parking required for main use	No parking required for main use
Greenhouse and Botanical Gardens	No parking required for main use	No parking required for main use	No parking required for main use
Group Home	No minimum parking for the first 450m ² , Gross Floor Area, 1.8 spaces per 100m ² of gross floor area thereafter	1.8 spaces per 100m ²	2.4 spaces per 100m ²
Group Residence	No minimum parking for the first 450m ² , Gross Floor Area, 1.8 spaces per 100m ² of gross floor area thereafter	1.8 spaces per 100m ²	2.4 spaces per 100m ²

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Heavy Equipment Sales, Repair and Maintenance Services	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Hospices	No minimum parking for the first 450m ² , Gross Floor Area, 1.2 spaces per 100m ² of gross floor area thereafter	1.2 spaces per 100m ²	1.6 spaces per 100m ²
Hospitals	No minimum parking for the first 450m ² , Gross Floor Area, 1.2 spaces per 100m ² of gross floor area thereafter	1.2 spaces per 100m ²	1.6 spaces per 100m ²
Ice Rinks	0.06 spaces per person max. building capacity	0.075 spaces per person max. building capacity	.08 per person max. building capacity
Industrial Plazas	No minimum parking for the first 450m ² , Gross Floor Area, 1.2 spaces per 100m ² of gross floor area thereafter	1.2 spaces per 100m ²	1.6 spaces per 100m ²
Information and Technology Services (Including Call Centres)	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Manufacturing	0.06 spaces per employee on the largest shift	0.075 spaces per employee on the largest shift	.08 spaces per employee on the largest shift
Marinas, Boat Launching Ramp, Wharves	12 spaces per launch ramp with minimum	12 spaces per launch ramp with minimum	12 spaces per launch ramp with minimum

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
	dimensions of 11m by 4m + 0.6 space per docking slip	dimensions of 11m by 4m + 0.8 space per docking slip	dimensions of 11m by 4m + 0.8 space per docking slip
Medical Centres	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Motion Picture and Sound Recording Studios	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	1 spaces per employee on the largest shift
Motor Vehicle Equipment Rental and Leasing	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 1 space per 200m ² thereafter
Motor Vehicle Sales and Parts Dealers	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 1 space per 200m ² thereafter
Movie Theatres	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Nursing and Residential Care Facilities {2011-81}	0.6 spaces per 2 beds	0.75 spaces per 2 beds	0.8 spaces per 2 beds
Office Uses	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Open Pit Aggregate Extraction	No parking required for main use	No parking required for main use	No parking required for main use
Parks and Playgrounds	No parking required for main use	No parking required for main use	No parking required for main use
Personal Services (Exclusion: Funeral Service Establishments)	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Personal Storage	No parking required for main use	No parking required for main use	No parking required for main use
Pet Care Services	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Pits and Quarries	No parking required for main use	No parking required for main use	No parking required for main use
Places of Worship {2014-6} Where <i>Assembly Facilities</i> are accessory to a <i>Place of Worship</i> , the greater of the two parking requirements between the <i>Assembly Facility</i> and the place of worship shall be applied, rather than an aggregate	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Power Centres {2012-158}	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces	2.1 spaces per 100m ²	2.8 spaces per 100m ²

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
	per 100m ² of gross floor area thereafter		
Printing and Related Support Activities	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Professional, Scientific, and Technical Services	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Publishing Industries	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Rail Yards Related to Railway Uses	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift
Reload Centres for Logs and Pulpwood	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift
Rental and Leasing Services	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Repair and Maintenance Services	No minimum parking for the first 450m ² , Gross Floor	2.1 spaces per 100m ² for the first 1000m ² + 0.75	2.8 spaces per 100m ² for the first 1000m ² + 0.8

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
	Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	space per 200m ² thereafter	space per 200m ² thereafter
Retail Trade	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Road Transportation and Warehousing	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift
Rooming Houses	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Salvage Yards and Recycling Centres	0.6 spaces per employee on the largest shift	0.75 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift
Secondary Schools	3 spaces per classroom	3 spaces per classroom	4 spaces per classroom
Shopping Centres	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Skateboard Park	No parking required for main use	No parking required for main use	No parking required for main use
Sports Stadiums	0.12 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Strip Plaza	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Areas - Other	Remainder of City
Take-out Facilities that are not part of a restaurant	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
Tennis, Squash, and Racquet Ball Courts	No parking required for main use	No parking required for main use	No parking required for main use
Tourism Uses (Exclusions: Marinas and Amusement Parks)	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²
University	0.6 spaces per 2 employees + 0.6 spaces per 10 students with full time enrollment	0.75 spaces per 2 employees + 0.75 spaces per 10 students with full time enrollment	0.8 spaces per 2 employees + 0.8 spaces per 10 students with full time enrollment
Utilities	No parking required for main use	No parking required for main use	No parking required for main use
Veterinary Clinic	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 0.8 space per 200m ² thereafter
Warehousing, Wholesaling, and Distribution Centres	0.6 spaces per employee on the largest shift	0.6 spaces per employee on the largest shift	0.8 spaces per employee on the largest shift



NOTICE OF APPLICATION & PUBLIC MEETING

Date: Monday, March 23, 2026

Time: 5:00 PM

Location: City of Sault Ste. Marie, Civic Centre (99 Foster Drive), Council Chambers

SUBJECT PROPERTY

Address: City Wide Amendments – Unless otherwise specified

Application: A-4-26-Z

Applicant: City of Sault Ste. Marie (c/o Planning Division)

PURPOSE

To obtain Council approval of a city-initiated application of housekeeping amendments to Zoning By-law 2005-150 to clarify technical language and improve implementation. The proposed amendments will be citywide unless otherwise specified.

PROPOSED CHANGE

Proposed Changes to Zoning By-law 2005-150 are displayed below under the “List of Amendments” heading.

TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, March 23, 2026, at 5:00 p.m. to consider a proposed amendment to Zoning By-Law No. 2005-150 under Section 34 of The Planning Act, Chap. P.13, R.S.O.1990, as amended. Rogers TV will broadcast this meeting and may be viewed on Rogers TV Community Programming Channel, Sootoday.com, and on the City’s YouTube Channel <https://www.youtube.com/saultstemarieca>.

Any person wishing to present at the public meeting may do so electronically or in person. Electronic participants must contact the City Clerk at cityclerk@cityssm.on.ca or 705-759-5388 to register as a presenter. Registered presenters will be provided with instructions as to how to attend the meeting in advance. Any written submissions received in advance of the meeting will be included with Council’s Agenda.

MORE INFORMATION

The application may be reviewed upon request. The report of the Planning Division will be available on Friday, March 20, 2026, as part of City Council’s Agenda. Please contact Nicholas Cicchini at 705.759.5375 or n.cicchini@cityssm.on.ca to request a digital copy. Please refer to the application file number.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Nicholas Cicchini, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to n.cicchini@cityssm.on.ca with your name, address, and application file number on or before Monday, March 23, 2026.

If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

As per the Planning Act, appeal rights are only provided to specified persons, public bodies, applicants, registered owners of any land to which the by-law and/or plan would apply to, the Minister, and the appropriate approval authority.

If a specific person, public body, registered owner of a subject property does not make oral submission at a public meeting or make written submission to the City of Sault Ste. Marie before the By-law is passed, the specified person, public body or registered owner of a subject property may not be entitled to appeal the decision of the Council of the City of Sault Ste. Marie to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

LIST OF AMENDMENTS

AMENDMENT 1:

Amend defined use ‘Contractors Yards’ to include “Landscaping and Snow Removal Contractors”

Amend Section 1.25 (Contractors Yards) to include “maintenance of properties, buildings, and structures” and “Landscaping and/or Snow Removal Contractors” to read as follows:

1.25. CONTRACTOR YARDS

Establishments primarily engaged in activities generally needed in the development and/or maintenance of properties, buildings, and structures. The activities performed may include new construction, additions, alterations, maintenance, and repairs. Such uses may include the following or similar uses;

- Foundation, Structure, And Building Exterior Contractors
- Building Equipment Contractors (Electrical, Plumbing, Heating/Cooling)
- Building Finishing Contractors
- Landscaping Contractors
- Snow Removal Contractors
- Other Specialty Contractors

Exclusion: Contractors’ yards supporting heavy and civil engineering construction.

AMENDMENT 2:

Add ‘Waste Transfer Facility’ as a defined use and establish holding provision requirements

Amend Section 1.78 (Salvage Yards and Recycling Centre) to include “Waste Transfer Facility” and add a new subsection (1.78.1) (Holding Provision), to read as follows:

1.78. SALVAGE YARDS, RECYCLING CENTRES, AND WASTE TRANSFER FACILITIES

Establishments primarily engaged in wrecking, disassembling, repairing, sorting, processing, and or reselling second-hand goods and scrap materials, and may also include the receiving, consolidation, temporary storage, and transfer of waste and recyclable materials to another facility for processing or disposal. Including the following or similar goods;

- Motor vehicles, parts, and tires
- Scrap metal
- Wastepaper and cardboard
- Glass and plastic containers
- Lumber and building materials
- Other scrap materials and source separated recyclables

Salvage Yards, Recycling Centres, and Waste Transfer Facilities are subject to the removal of a *Holding Provision*.

1.78.1 REMOVAL OF HOLDING PROVISION

Requirements for the removal of the Holding Provision include the following:

- Site Plan - Showing all exterior details of the development including but not limited to building, stationary and mobile equipment locations, any buffering measures, access, parking, storage etc.
- Land Use Compatibility Study - with special regard for MECP’s D-series Guidelines and NPC300, as they relate to off-site impacts to nearby sensitive receptors.
- Operational Plan - with special regard for how waste will be handled, stored, removed, and transferred prior to disposal or processing. Fluids removal must occur on an impermeable surface with adequate catchment to mitigate against any spills. Fluids must be stored in appropriate tanks with secondary catchment and shielding.
- Public Consultation - To obtain public insight into the proposed development. The aforementioned plans and study should be submitted and reviewed by city staff prior to the public information session. Where the sale of city land is involved, public consultation shall occur prior to purchase. The City will provide mailing labels, and the mailing radius will be determined based upon the land use compatibility study.

AMENDMENT 3

Update Zoning By-law mapping and provisions to reflect Official Plan Strategic Development Areas (SDAs)

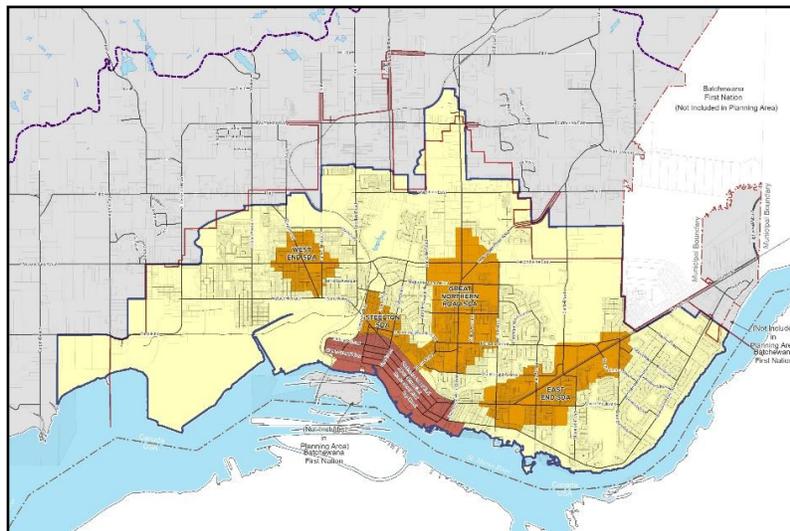
Amend Section 2.0 (Definitions) by adding a new subsection (2.46 Strategic Development Areas) to read as follows:

2.46. STRATEGIC DEVELOPMENT AREA (SDA)

Strategic Development Areas (SDAs) are specific lands within the *Urban Settlement Area* identified to accommodate a significant portion of future growth, through development, redevelopment and intensification. The 5 SDAs are shown on Schedule “C” to the City’s Official Plan, as amended and include:

1. *First Neighbourhoods SDA* – Generally consisting of the Downtown area, extending south to the water, north to the rail line, east to the former Sault Area Hospital site and west to West Street.
2. *Steelton SDA* – Generally centred around the Steelton Area.
3. *Great Northern Road SDA* – Generally centred around Great Northern Road, extending south to MacDonal Avenue, north to Terrance Avenue, west to Reid Street and east to Pine Street.
4. *West End SDA* – Generally centred around the Second Line West Korah Road intersection, extending south to Wallace Terrace, North to Langdon Road, East to Moody Street and West to Nichol Avenue.
5. *East End SDA* – Generally centred around Trunk Road, extending North to McNabb Street, South to Queen Street, West to Upton Road, and East to Gibb Street.

Note: Please refer to Schedule “C” of the City’s Official Plan for a detailed outline of the SDAs, the descriptions above and map below are for illustration purposes only.



AMENDMENT 4

Repeal frontage requirement provision for severing attached residential structures

Amend section 4.14. (Additional Regulations for All Zones) by repealing subsection 4.14.10 (Frontage Requirements when Severing Attached Residential Structures) in its entirety.

AMENDMENT 5

Relocate Site Plan Control clause for dwelling units

Amend the following sections of Zoning By-law 2005-150 by deleting the sentence “Lots that are proposed to have 11 or more dwelling units are subject to Site Plan Control” where it appears within the list of permitted uses:

- 11.1 (Institutional I Zone),
- 13.1.1 (Traditional Commercial C1 Zone),
- 13.2.1 (Central Commercial C2 Zone),
- 13.3.1 (Commercial Transitional CT2 Zone),
- 13.4.1 (Riverfront C3 Zone),
- 13.5.1 (General Commercial C4 Zone),
- and 13.6.1 (Shopping Centre C5 Zone)

Further, amend Section 4.14 (Additional Regulations for All Zones) by adding a new subsection 4.14.13 to read as follows:

“A lot containing or proposed to contain 11 or more dwelling units shall be subject to Site Plan Control”.

AMENDMENT 6

Repeal ‘Downtown’ definition and consolidate references under the First Neighbourhoods SDA terminology

Amend the following sections of Zoning By-law 2005-150:

- 4.8 (Sign Triangle Requirements for Buildings and Structures)
- 4.11.9 (Front And Exterior Side Yard Landscaping Exemption)
- 5.3.3 (Location Of Parking Spaces)
- 5.4.2 (New Uses in Existing Buildings Located in the Downtown or Traditional Commercial Zones)
- 5.4.3 (New Construction in Downtown or Traditional Commercial Zones)
- 7.3.1 (Sightline Setbacks from Public Street Intersections)
- 9.7.2 (Low Density Residential (R3) Zone Building Regulations)
- 9.8.2 (Medium Density Residential (R4) Zone Building Regulations)
- 9.9.2 (High Density Residential (R5) Zone Building Regulations)
- 11.1 (Permitted Uses)

by deleting the phrase: *“the downtown”* wherever it appears within that section and replacing it with *“First Neighbourhoods SDA.”*

AMENDMENT 7

Repeal ‘Downtown’ provisions to implement First Neighbourhoods SDA

Amend the following sections of Zoning By-law 2005-150:

- 2.9 (The Downtown)
- 5.10 (Interpretation of “The Downtown”)
- 9.7.3.1 (Parking in the Downtown)

by repealing the provision(s) in their entirety.

AMENDMENT 8

Require snow guards on steep or metal roofs near lot lines

Amend Section 4.14 (Additional Regulations for All Zones) by adding a new subsection identified as 4.14.14 to read as follows:

“4.14.14: BUILDINGS AND STRUCTURES CONSTRUCTED WITH METAL ROOFS

Any building or structure constructed with a metal roof or any building or structure with a roof containing a slope of 10/12 or greater, with the slope facing a property boundary and is within 1.0m or less of the said property boundary, shall contain snow guards.”

AMENDMENT 9

Amend parking requirements in Strategic Development Areas to reflect intended reduced rates

Amend Zoning By-law 2005-150, Section 5.7 (Minimum Parking Requirements for All Permitted Uses), Table 9, by repealing the minimum parking requirements for the land uses identified in Appendix B to this amending by-law and replacing the requirements set out in Appendix B.

AMENDMENT 10

Permit R2 building regulations for accessory structures on undersized rural lots

Amend Section 8.2 (Additional General Provisions for all Rural Area Zones) by revising subsection as 8.2.2 (c) to read as follows:

“8.2.2. c) Where a lot has an area of less than 0.5ha, a residential dwelling and all Accessory Structures to the dwelling may be constructed in accordance with the building regulations set out in the Gentle Density Residential (R2) Zone.”

AMENDMENT 11

Remove duplicate clause

Amend Section 9.3 (Parking Regulations in All Residential Zones) of Zoning By-law 2005-150: by repealing the following provision.

“Every residentially zoned lot shall provide the required parking space(s) as set out in Section 5.7. Such required parking shall not be located within any required front and exterior side yard.”

AMENDMENT 12

Permit accessory buildings and structures in interior side yards

Amend Section 9.1.7 (a) (All Other Accessory Buildings and Structures) by adding “*interior side,*” and by deleting the phrasing “*Except where the lot abuts the water, all accessory buildings, may be located within the front yard*” to read as follows:

9.1.7 ALL OTHER ACCESSORY BUILDINGS AND STRUCTURES

Unless otherwise noted in this By-law, accessory buildings or structures on residentially zoned lots shall comply with the following:

- a. *With the exception of garages and carports, all accessory buildings or structures shall be located within the interior side yard or rear yard. Where a lot abuts Lake Superior or the St. Mary’s River, accessory buildings or structures may also be located within the front yard, in addition to the interior side yard and rear yard*

AMENDMENT 13

Increase permitted office gross floor area outside of the First Neighbourhood SDA

Amend Sections 13.1.1 (C1 Zone: Permitted Uses) and 13.5.1 (C4 Zone: Permitted Uses) by deleting the requirement “*Maximum gross floor area = 300 m²*” from the permitted use “*Office Uses*” and replacing it with “*Maximum gross floor area = 700 m²*”, so that the permitted use reads as follows:

- *Office Uses - Maximum gross floor area = 700 m² (this maximum does not apply to office uses located within an existing building or within the First Neighbourhoods SDA).*
-

AMENDMENT 14

Permit lot line to lot line development for select C1 frontage properties

Amend Section 13.1.3. (Additional Traditional Commercial (C1) Zone Regulations) by adding a new subsection identified as 13.1.3.2 to read as follows:

13.1.3.2 LANDS FRONTING GORE ST, WELLINGTON ST EAST, AND KORAH RD

Notwithstanding section 13.1.2 (Table 24), lands zoned Traditional Commercial (C1) that have frontage on street segments identified in Table 1 may comply with the building regulations set out in Table 2:

Table 1: Street Boundaries

Street	Limits
Gore Street	Wellington Street East to Bay Street
Wellington Street East	Carmen’s Way to Gore Street
Korah Road	Dovercourt Road to Wallace Terrace

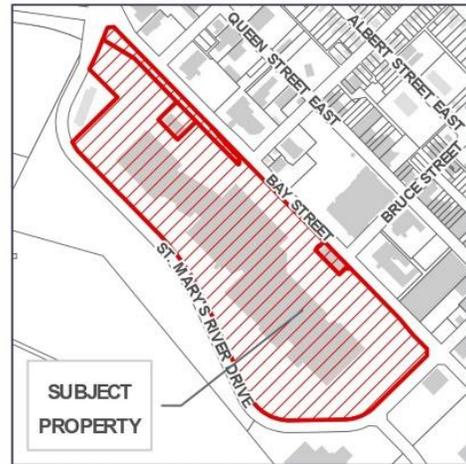
Table 2: Building Regulations

Front yard	0m
Exterior side yard	0m
Interior side yard	0m
Abutting a Residential Zone	1.2 for 1 storey, 1.8 for 2 storeys
Rear yard	0m
Abutting a Residential Zone	10m
Maximum building height	3 Storeys

AMENDMENT 15

**Rezone to remove Special Exception S-89
(Station Mall Expansion, 293 Bay Street)**

Rezone the subject property from Shopping Centre (C5.S-89) with a Special Exception to Shopping Centre (C5) Zone by repealing Special Exception 89 (S-89) Station Mall Expansion – 293 Bay Street in its entirety.



AMENDMENT 16

**Amend Special Exception S-153 by
repealing Special Provision No. 1**

Rezone the subject property from Riverfront (C3.S-153) Zone with a Special Exception to Riverfront (C3.S-153 Amended) Zone with an amended special exception by repealing special provision No. 1.



APPENDIX B

AMENDMENT 9: Minimum Parking Requirements for all Permitted Uses

5.7 MINIMUM PARKING REQUIREMENTS FOR ALL PERMITTED USES

Developments shall provide parking spaces in accordance with the minimum requirements set out in Table 9 for the applicable permitted use unless otherwise specified in this By-law. Additional parking spaces may be provided.

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Area - Other	Remainder of City
Amusement and Fitness Facilities	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Assembly Facilities {2014-6}	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Bingo Halls	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Care Facilities	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Casinos	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Food Services (Exclusions: Bakeries and Take-out Establishments)	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Food Services as an Accessory Use (Less than 25% of main building Gross Floor Area)	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 spaces per person max. building capacity
Funeral Service Establishments	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Motor Vehicle Equipment Rental and Leasing	No minimum parking for the first 450m ² , Gross Floor	2.1 spaces per 100m ² for the first 1000m ² + 0.75	2.8 spaces per 100m ² for the first 1000m ² + 1 space

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Area - Other	Remainder of City
	Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	space per 200m ² thereafter	per 200m ² thereafter
Motor Vehicle Sales and Parts Dealers	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² for the first 1000m ² + 0.6 spaces per 200m ² thereafter	2.1 spaces per 100m ² for the first 1000m ² + 0.75 space per 200m ² thereafter	2.8 spaces per 100m ² for the first 1000m ² + 1 space per 200m ² thereafter
Movie Theatres	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Places of Worship {2014-6} Where <i>Assembly Facilities</i> are accessory to a <i>Place of Worship</i> , the greater of the two parking requirements between the <i>Assembly Facility</i> and the place of worship shall be applied, rather than an aggregate	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity
Retail Trade	No minimum parking for the first 450m ² , Gross Floor Area, 2.1 spaces per 100m ² of gross floor area thereafter	2.1 spaces per 100m ²	2.8 spaces per 100m ²

Permitted Uses	Strategic Development Area - First Neighbourhoods (Downtown)	Strategic Development Area - Other	Remainder of City
Rooming Houses	0.03 spaces per person max. building capacity	0.075 spaces per person max. building capacity	0.08 per person max. building capacity



**SUBJECT
PROPERTY**

Application A-4-26-Z: Aerial Image



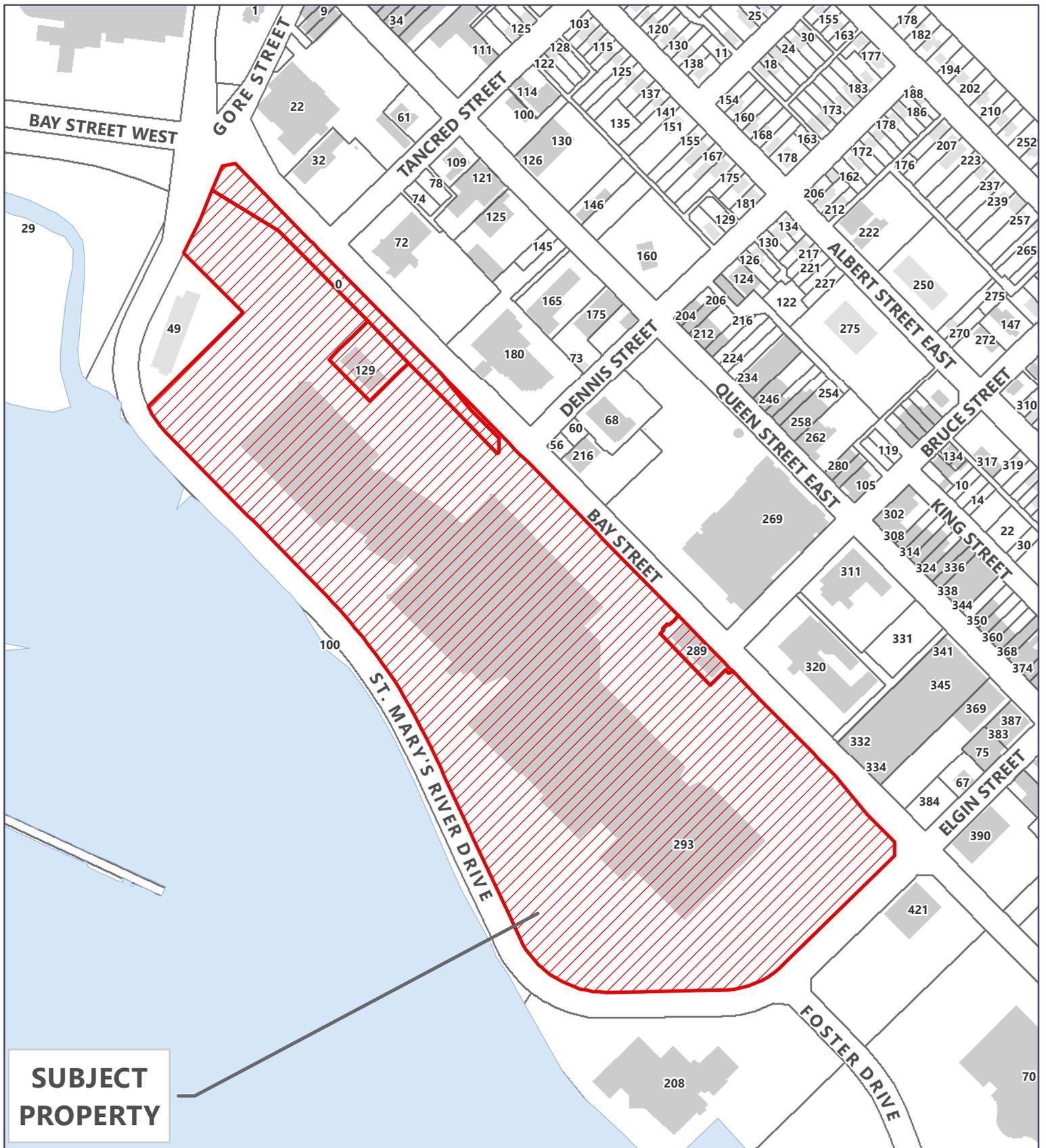
Planning and Enterprise Services
 Community Development & Enterprise Services Department
 City of Sault Ste. Marie
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

-  Subject Property
-  Parcel Fabric

Property Information

Civic Address: 293 Bay Street
 Roll No.: 040021152000000,
 040021151000000, 040021153000000,
 040021151010000
 Map No.: 17/1-14
 Date Created: February 25, 2026
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**SUBJECT
PROPERTY**

Application A-4-26-Z: Subject Property

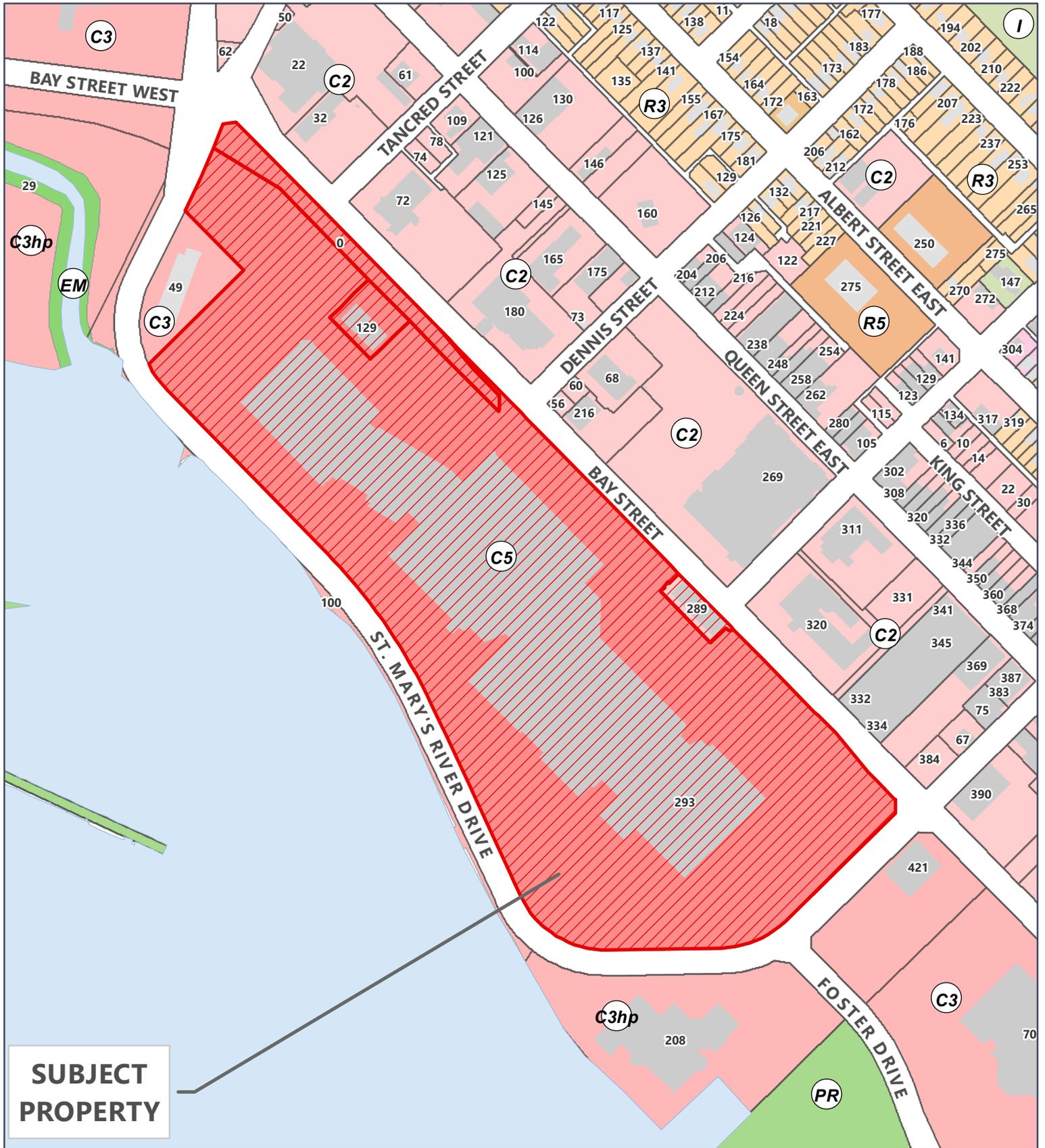
Property Information



**SAULT
STE. MARIE**
Planning and Enterprise Services
 Community Development & Enterprise Services Department
 City of Sault Ste. Marie
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstemarie.ca | 705-759-5368 | planning@cityssm.on.ca

-  Subject Property
-  Parcel Fabric
-  Residential
-  Commercial/Industrial

Civic Address: 293 Bay Street
 Roll No.: 040021152000000,
 040021151000000, 040021153000000,
 040021151010000
 Map No.: 17/1-14
 Date Created: February 25, 2026



**SUBJECT
PROPERTY**

Application A-4-26-Z: Existing Zoning

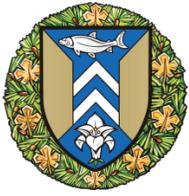
Property Information



**SAULT
STE. MARIE**
Planning and Enterprise Services
 Community Development & Enterprise Services Department
 City of Sault Ste. Marie
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstearie.ca | 705-759-5368 | planning@cityssm.on.ca

C1 - Traditional Commercial Zone	R3 - Low Density Residential Zone
C2 - Central Commercial Zone	R4 - Medium Density Residential Zone
CT2 - Commercial Transitional Zone	R5 - High Density Residential Zone
C3 - Riverfront Zone; C3hp	R6 - Mobile Home Residential Zone
C4 - General Commercial Zone; C4hp	I - Institutional Zone
C5 - Shopping Centre Zone	EM - Environmental Management Zone
HZ - Highway Zone	PR - Parks and Recreation Zone
M1 - Light Industrial Zone	RA - Rural Area Zone
M2 - Medium Industrial Zone; M2hp	RP - Rural Precambrian Uplands Zone
M3 - Heavy Industrial Zone	REX - Rural Aggregate Extraction Zone
R1 - Estate Residential Zone	AIR - Airport Zone
Named Use - Commercial Dock	

Civic Address: 293 Bay Street
 Roll No.: 040021152000000, 040021151000000, 040021153000000, 040021151010000
 Map No.: 17/1-14
 Date Created: February 25, 2026
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 This map is for general reference only.



The Corporation of the City of Sault Ste. Marie
99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6
saultstemarie.ca | 705.759.2500 | info@cityssm.on.ca

NOTICE OF APPLICATION & PUBLIC MEETING

293, 129, & 0 Bay Street (Station Mall)

Application No.: A-4-26-Z

Applicant: City of Sault Ste. Marie (c/o Planning Division)

Date: Monday, March 23, 2026
Time: 5:00 PM

Location: City of Sault Ste. Marie
Civic Centre, Council Chambers
99 Foster Drive

PURPOSE

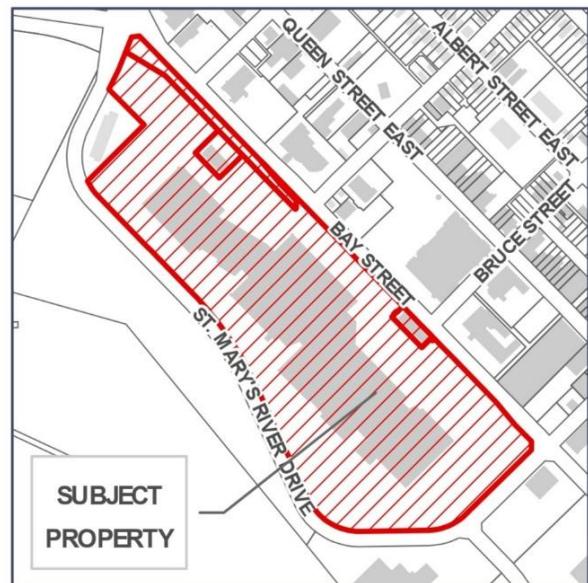
The City of Sault Ste. Marie is initiating a site-specific Zoning By-law Amendment for the Station Mall site to remove a site-specific restriction that limits gross leasable floor area to a maximum of 9,300 m² (100,104 ft²) for the western portion of the property – as shown on the accompanying map.

PROPOSED CHANGE

Rezone the subject lands from Shopping Centre (C5.S-89) to Shopping Centre (C5) Zone by repealing Special Exception 89 in its entirety.

HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcome and encouraged. You can provide input by making a written submission or by making a public presentation.



TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, March 23, 2026, at 5:00 p.m. to consider a proposed amendment to Zoning By-Law No. 2005-150 under Section 34 of The Planning Act, Chap. P.13, R.S.O.1990, as amended. Rogers TV will broadcast this meeting and may be viewed on Rogers TV Community Programming Channel, Sootoday.com, and on the City's YouTube Channel <https://www.youtube.com/saultstemarieca>.

Any person wishing to present at the public meeting may do so electronically or in person. Electronic participants must contact the City Clerk at cityclerk@cityssm.on.ca or 705-759-5388 to register as a presenter. Registered presenters will be provided with instructions as to how to attend the meeting in advance. Any written submissions received in advance of the meeting will be included with Council's Agenda.

MORE INFORMATION

The application may be reviewed upon request. The report of the Planning Division will be available on Friday, March 20, 2026, as part of City Council's Agenda. Please contact Nicholas Cicchini at 705.759.5375 or n.cicchini@cityssm.on.ca to request a digital copy. Please refer to the application file number.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Nicholas Cicchini, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to n.cicchini@cityssm.on.ca with your name, address, and application file number on or before Monday, March 23, 2026.

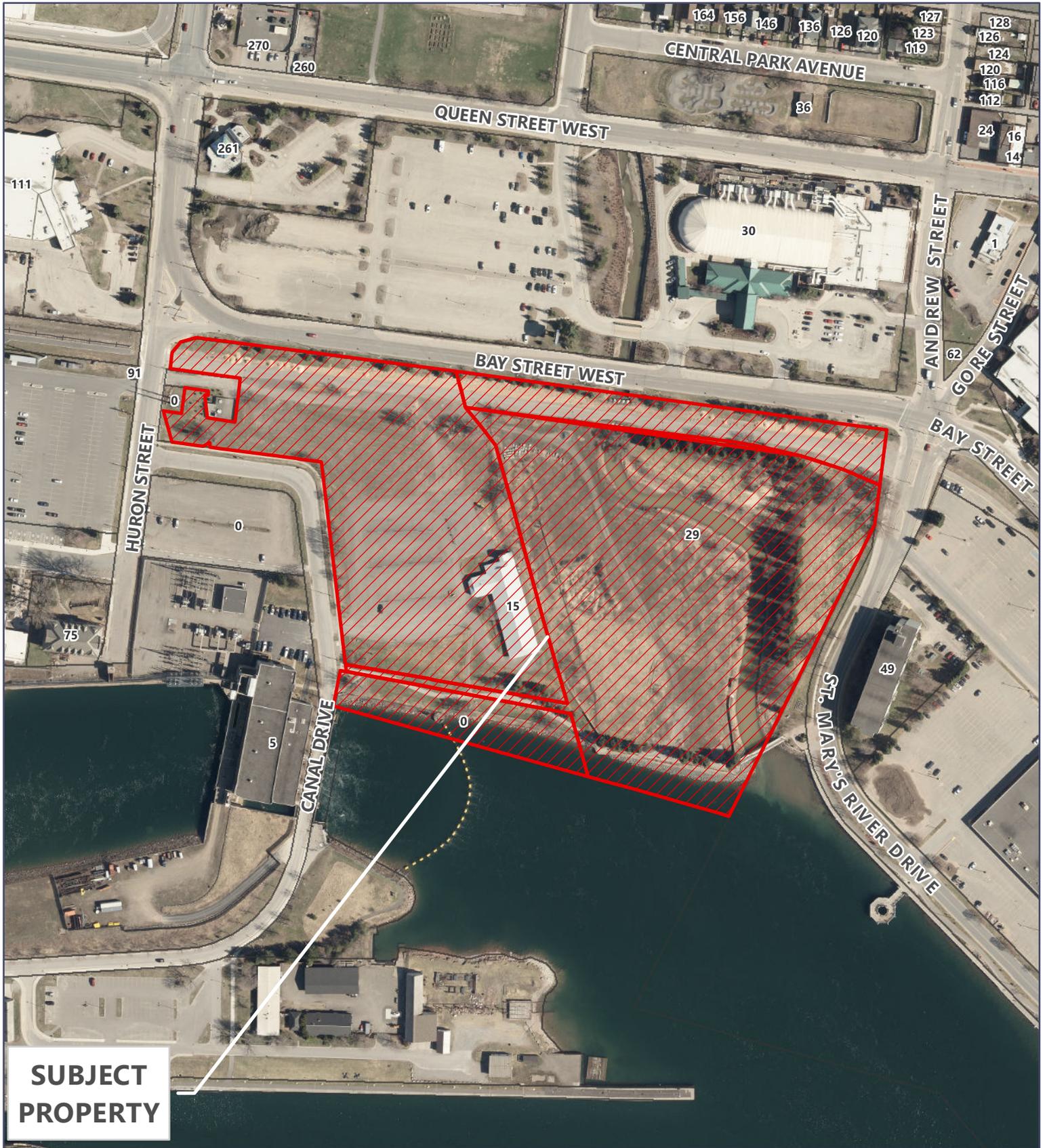
If you wish to be notified of the Council of the City of Sault Ste. Marie decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

As per the Planning Act, appeal rights are only provided to specified persons, public bodies, applicants, registered owners of any land to which the by-law and/or plan would apply to, the Minister, and the appropriate approval authority.

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**SUBJECT
PROPERTY**

Application A-4-26-Z: Aerial Image



Planning and Enterprise Services

Community Development & Enterprise Services Department
 City of Sault Ste. Marie
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstmarie.ca | 705-759-5368 | planning@cityssm.on.ca

-  Subject Property
-  Parcel Fabric

Property Information

Civic Address: Gateway Site
 Roll No.: 040031104050000,
 040031104060000, 040031109000000,
 040040117500000

Map No.: 16/514

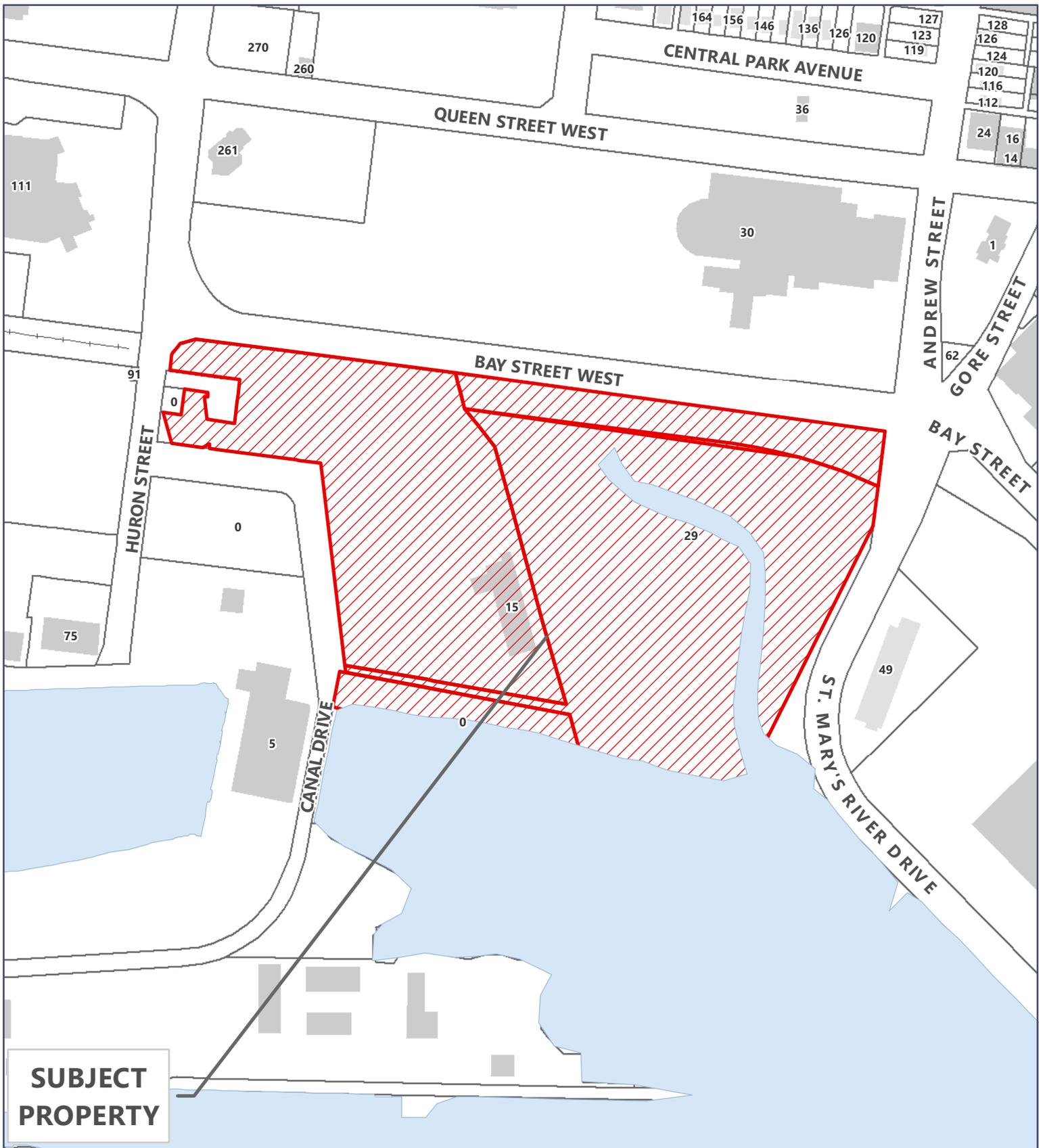
Date Created: February 26, 2026

0 50 100 m

This map is for general reference only
 Ortho photo: 2022



1:3,000



**SUBJECT
PROPERTY**

Application A-4-26-Z: Subject Property

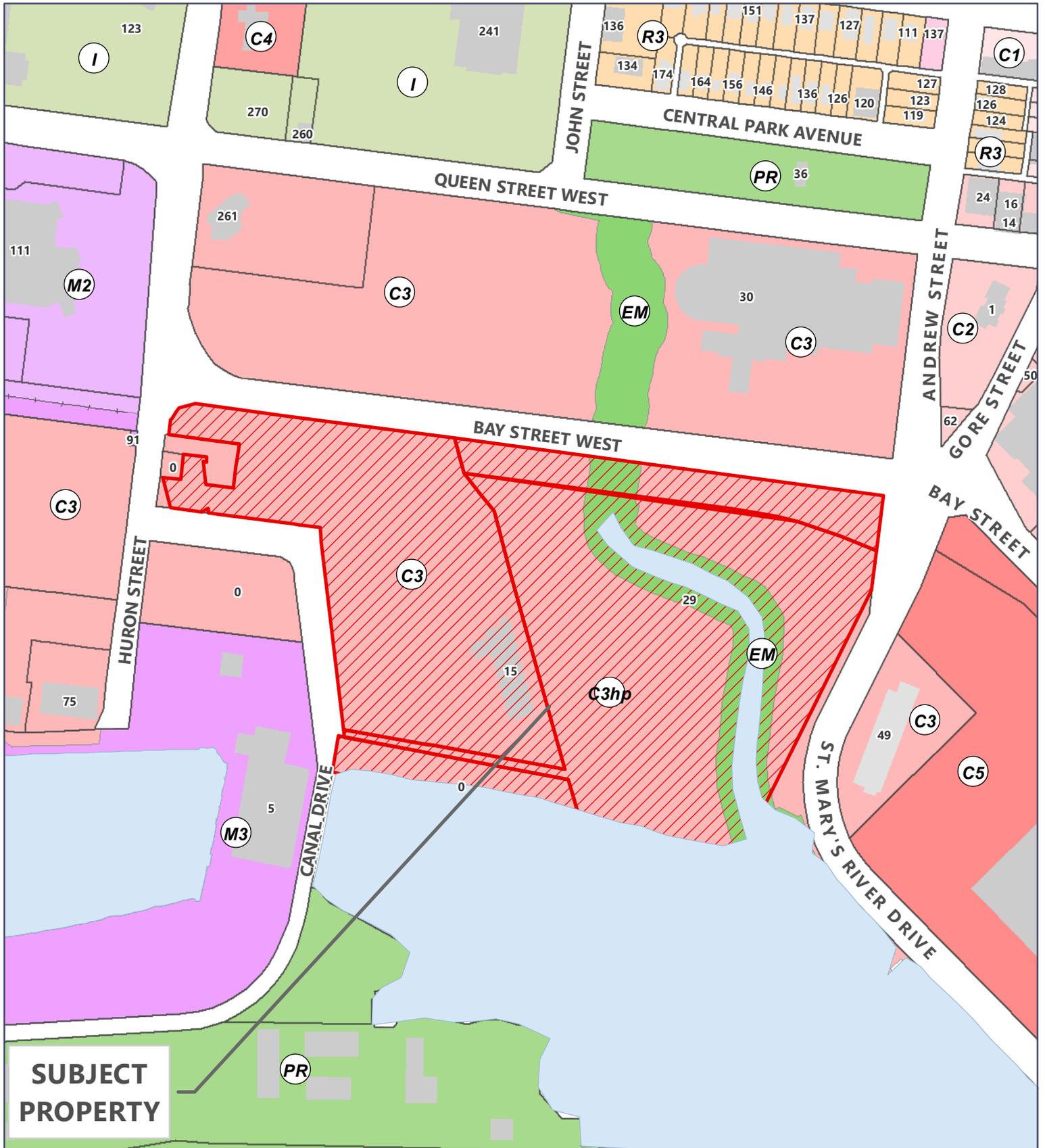
Property Information



Planning and Enterprise Services
 Community Development & Enterprise Services Department
 City of Sault Ste. Marie
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultsternarie.ca | 705-759-5368 | planning@cityssm.on.ca

- Subject Property
- Parcel Fabric
- Residential
- Commercial/Industrial

Civic Address: Gateway Site
 Roll No.: 040031104050000,
 040031104060000, 040031109000000,
 040040117500000
 Map No.: 16/514
 Date Created: February 26, 2026
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 This map is for general reference only.



Application A-4-26-Z: Existing Zoning

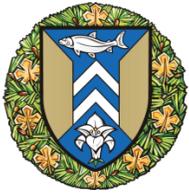
Property Information



SAULT STE. MARIE
Planning and Enterprise Services
 Community Development & Enterprise Services Department
 City of Sault Ste. Marie
 99 Foster Drive, Sault Ste Marie, ON P6A 5X6
 saultstmarie.ca | 705-759-5368 | planning@cityssm.on.ca

- C1 - Traditional Commercial Zone
- C2 - Central Commercial Zone
- CT2 - Commercial Transitional Zone
- C3 - Riverfront Zone; C3hp
- C4 - General Commercial Zone; C4hp
- C5 - Shopping Centre Zone
- HZ - Highway Zone
- M1 - Light Industrial Zone
- M2 - Medium Industrial Zone; M2hp
- M3 - Heavy Industrial Zone
- R1 - Estate Residential Zone
- R3 - Low Density Residential Zone
- R4 - Medium Density Residential Zone
- R5 - High Density Residential Zone
- R6 - Mobile Home Residential Zone
- I - Institutional Zone
- EM - Environmental Management Zone
- PR - Parks and Recreation Zone
- RA - Rural Area Zone
- RP - Rural Precambrian Uplands Zone
- REX - Rural Aggregate Extraction Zone
- AIR - Airport Zone
- Named Use - Commercial Dock

Civic Address: Gateway Site
 Roll No.: 040031104050000,
 040031104060000, 040031109000000,
 040040117500000
 Map No.: 16/514
 Date Created: February 26, 2026
 0 40 80 m
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 This map is for general reference only.



The Corporation of the City of Sault Ste. Marie
99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6
saultstemarie.ca | 705.759.2500 | info@cityssm.on.ca

NOTICE OF APPLICATION & PUBLIC MEETING

Gateway Site: 15, 29, 30 Bay Street West & 261 Queen Street West

Application No.: A-4-26-Z

Applicant: City of Sault Ste. Marie (c/o Planning Division)

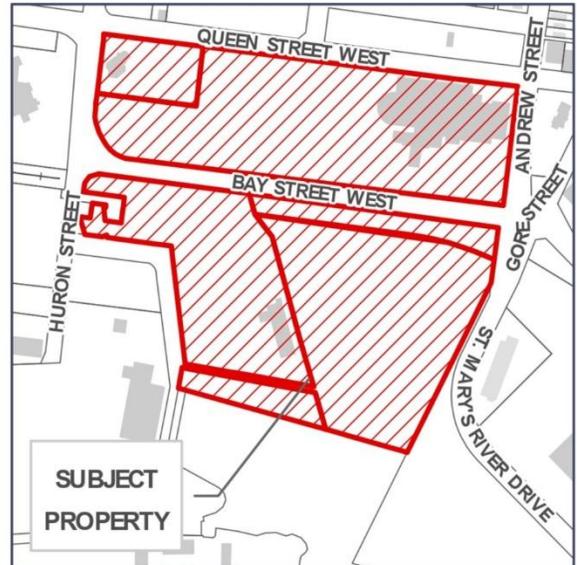
Date: Monday, March 23, 2026
Time: 5:00 PM

Location: City of Sault Ste. Marie
Civic Centre, Council Chambers
99 Foster Drive

PURPOSE

The City of Sault Ste. Marie is initiating a site-specific Zoning By-law Amendment for the Gateway Site to remove a site-specific restriction that limits retail trade to an accessory (secondary) use. If approved, retail trade would be permitted as a principal use, consistent with the Riverfront (C3) Zone's permitted uses.

The amendment does not add new uses beyond what the Riverfront (C3) Zone permits. It only removes the site-specific limitation on retail trade so that, if the owner/s chooses in the future, retail can operate as a main use on the property.



PROPOSED CHANGE

Rezone 15, 30 Bay Street West & 261 Queen Street West from Riverfront (C3.S-153) to Riverfront (C3.S-153) with an amended site-specific special exception, by repealing Special Provision 1 (which reads as follows "Retail trade – is only permitted as an accessory use"), and further,

Rezone 29 Bay Street West from Riverfront (C3HP.S-153) to Riverfront (C3HP.S-153) with an amended site-specific exception, by repealing Special Provision 1 ("Retail trade – is only permitted as an accessory use"),

HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcome and encouraged. You can provide input by making a written submission or by making a public presentation.

TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, March 23, 2026, at 5:00 p.m. to consider a proposed amendment to Zoning By-Law No. 2005-150 under Section 34 of The Planning Act, Chap. P.13, R.S.O.1990, as amended. Rogers TV will broadcast this meeting and may be viewed on Rogers TV Community Programming Channel, Sootoday.com, and on the City's YouTube Channel <https://www.youtube.com/saultstemarieca>.

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MORE INFORMATION

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WRITTEN SUBMISSION

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In British Columbia, infants receive a combination vaccine protecting against six diseases including hepatitis B, whereas Ontario provides infants with a combination vaccine against five diseases with the hepatitis B vaccine given much later. *SEAN GALLUP /GETTY IMAGES*

Algoma Public Health plugs perks of immunizing kids earlier against Hep B

Current publicly funded immunization schedule for Ontario recommends, funds immunization against hepatitis B in Grade 7

JEFFREY OUGLER

Immunizing children earlier against hepatitis B would be less of a pain – in all sorts of ways, Algoma Public Health says.

Currently, the publicly funded immunization schedule for Ontario recommends, and funds, immunization against hepatitis B in Grade 7 for 12-year-olds, delivered by public health nurses in schools over two appointments at least six months apart. Drawbacks of this approach include high delivery costs within schools, multiple injections and children are unprotected from hepatitis B for the first 12 years of life.

The current system poses no shortage of bureaucratic headaches. “I’m sure many people have found permission slips that were very overdue in a backpack at some point,” Dr. John Tuinema, associate medical officer of health, told Wednesday evening’s Board of Health meeting.

APH suggests Ontario follow the lead of other provinces, such as British Columbia, Yukon, Northwest Territories, Nunavut, Quebec, New Brunswick and P.E.I., whose hepatitis B programs immunize children in infancy.

“So, that means that they wouldn’t be getting any additional pokes and the primary care providers who are delivering the vaccine don’t really have much added burden to their day,” Tuinema said.

In British Columbia, infants receive a combination vaccine protecting against six diseases, including hepatitis B, whereas Ontario provides infants with a combination vaccine against five diseases with the hepatitis B vaccine given much later.

A shift to a similar program in Ontario would protect children here earlier and provide long-term savings, Tuinema said.

The board heard the cost of providing three doses of the DTaP-HB-IPV-Hib vaccine (combination vaccine against six diseases) in infancy is comparable or lower in cost than the currently utilized schedule of administering the DTaP-IPV-Hib vaccines (combination vaccine against five diseases) in infancy and HB vaccines in Grade 7.

Regional numbers are still being crunched.

“Especially in the long run, this is going to pay for itself, and that’s just in the program delivery alone,” Tuinema said.

Hepatitis B infection acquired in infancy and early childhood carries the highest risk of chronic infection compared to other ages, with up to 95 per cent of unvaccinated infants and approximately 50 per cent of children infected before age five developing chronic HB, compared to five to 10 per cent of those infected in adolescence or adulthood, the board heard. Also, chronic HB infection can result in serious long-term health consequences, including cirrhosis, liver failure and liver cancer, leading to significant morbidity, mortality and health-system costs.

The board heard that routine infant immunization programs tend to have higher coverage than school-based programs alone, therefore a combined DTaP-HB-IPV-Hib vaccine administered routinely at the two-, four- and six-month well-baby visits would have higher uptake than the Grade 7 program, resulting in increased herd immunity.

The board asks the province to

amend its publicly funded immunization schedule to incorporate the DTaP-HB-IPV-Hib vaccine to strengthen early protection against HB, reduce preventable chronic infections and “advance health equity” for children and families.

“Less pivots ... less health-care provider time,” Tuinema said. “That health-care provider time is very important seeing we’re in a shortage in many areas of health care.”

jougler@postmedia.com
On X: @JeffreyOugler

Man not fined for having drug; penalty would be crushing, judge decides

BRIAN KELLY

A judge declined to fine a man \$1,000 for possessing fentanyl, saying the financial penalty would be crushing given his limited income.

Tristen Vipond pleaded guilty to four offences, including assaulting his intimate partner, possessing a controlled substance and possessing a weapon on Thursday.

Vipond struck a woman in the head in a parking lot on Queen Street East, near Gore Street, on Nov. 2, 2025, said assistant Crown attorney William McPhee. He was found with about 10.5 grams of fentanyl, a pellet gun and bear spray.

“Bad decisions” and the “wrong people” led Vipond to a 10-year addiction to fentanyl and methamphetamine, said defence counsel Adrienne Hagan. The welder was receiving \$650 a month from Ontario Works. The fine was suggested in a joint position from McPhee and Hagan in addition to six months custody. Vipond agreed to pay the penalty. Hagan called the fine “significant.”

“It will be a hardship,” she told Finnestad, adding Vipond would face “an uphill battle” to pay the cash.

McPhee said Vipond had a “very large” amount of fentanyl in his possession and deterrence was needed. He called the drug “very, very dangerous.” Finnestad said the fine would be “absolutely crippling” to Vipond.

Vipond has 116 days of actual custody. That time was enhanced to 174 days. He must still serve six days. Vipond is being held at Central North Correctional Centre in Penetanguishene.

He’ll be on probation for two

Tristen Vipond pleaded guilty to four offences, including assaulting his intimate partner, possessing a controlled substance and possessing a weapon on Thursday.

years. Terms include avoiding the victim unless she gives written consent and both the female, who also suffers from drug addiction, and Vipond are getting help for their substance use at the same time. He has to get counselling for substance abuse and can’t possess weapons. Vipond must give a DNA sample. The pellet gun, bear spray and fentanyl was forfeited to the Crown.

Vipond is hopeful he won’t return to court and he can “prove myself.”

Also in court Thursday, Nicholas Matinet pleaded guilty to assault. He pointed a knife at a woman after she shoved him on Centre Street in Blind River on Jan. 8.

The Serpent River First Nation man was sentenced to time served. His three days of custody were enhanced to five days. He’ll be on probation for 12 months. Matinet must give a DNA sample and can’t be near the woman. He must attend counselling for substance abuse and can’t possess weapons.

Matinet, 33, said he had “absolutely no clue” about the woman’s identity. He told Finnestad he started drinking when he was 13 or 14. Matinet stayed sober for “quite a long time” but began consuming alcohol again when a relationship with a woman ended when he was living in Thunder Bay. Finnestad was encouraged by the 10-year gap in Matinet’s record prior to last month’s assault.

bkelly@postmedia.com
On X: @Saultreporter

NOTICE OF APPLICATION AND PUBLIC MEETING

Date: March 23, 2026
Time: 5:00 p.m.

Civic Centre, Council Chambers
99 Foster Drive

GATEWAY SITE – SITE SPECIFIC AMENDMENT



TAKE NOTICE that the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, March 23, 2026, at 5:00 p.m. to consider a proposed amendment to Zoning By-Law No. 2005-150 under Section 34 of The Planning Act, Chap. P.13, R.S.O.1990, as amended. Rogers TV will broadcast this meeting and may be viewed on Rogers TV Community Programming Channel, Sootoday.com and on the City’s YouTube Channel <https://www.youtube.com/saultstemarieca>

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CITY WIDE AMENDMENTS

SUBJECT PROPERTY

Address: City Wide
Application: A-4-26-Z
Applicant: City of Sault Ste. Marie (c/o Planning Division)

PURPOSE

To obtain Council approval of a city-initiated application of housekeeping amendments to Zoning By-law 2005-150 to clarify technical language and improve implementation. The proposed amendments will be citywide unless otherwise specified.

PROPOSED CHANGE

The proposed amendments to Zoning By-law 2005-150 are administrative and technical in nature and introduces new policies, including the following:

- Amend defined use ‘Contractors Yards’ to include ‘Landscaping and Snow Removal Contractors’
- Add ‘Waste Transfer Facility’ as a defined use and establish holding provision requirements
- Update Zoning By-law mapping and provisions to reflect Official Plan Strategic Development Areas (SDAs)
- Repeal frontage requirement provision for severing attached residential structures
- Relocate Site Plan Control clause for dwelling units
- Repeal ‘Downtown’ definition and consolidate references under the First Neighbourhoods SDA terminology
- Repeal ‘Downtown’ provisions to implement First Neighbourhoods SDA
- Require snow guards on steep or metal roofs near lot lines
- Amend parking requirements in Strategic Development Areas to reflect intended reduced rates
- Repeal R2 building regulations for accessory structures on undersized rural lots
- Remove duplicate clause
- Permit accessory buildings and structures in interior side yards
- Increase permitted office gross floor area outside of the First Neighbourhood SDA
- Permit lot line to lot line development for select C1 frontage properties

For a full list of the city-wide amendments, you may contact the Planner listed below or visit the city’s website at www.saultstemarie.ca

STATION MALL – SITE SPECIFIC AMENDMENT



SUBJECT PROPERTY

Address: 293, 129, 0 Bay Street (Station Mall)
Application: A-4-26-Z
Applicant: City of Sault Ste. Marie (c/o Planning Division)

PURPOSE

The City of Sault Ste. Marie is initiating a site-specific Zoning By-law Amendment for the Station Mall site to remove a site-specific restriction that limits gross leasable floor area to a maximum of 9,300 m² (100,104 ft²) for the western portion of the property – as shown on the accompanying map.

PROPOSED CHANGE

Rezoned the subject lands from Shopping Centre (C5.S-89) to Shopping Centre (C5) Zone by repealing Special Exception 89 in its entirety.

SUBJECT PROPERTY

Address: 15, 29, 30 Bay Street West & 261 Queen Street West (Gateway Site)
Application: A-4-26-Z
Applicant: City of Sault Ste. Marie (c/o Planning Division)

PURPOSE

The City of Sault Ste. Marie is initiating a site-specific Zoning By-law Amendment for the Gateway Site to remove a site-specific restriction that limits retail trade to an accessory (secondary) use. If approved, retail trade would be permitted as a principal use, consistent with the Riverfront (C3) Zone’s permitted uses.

The amendment does not add new uses beyond what the Riverfront (C3) Zone permits. It only removes the site-specific limitation on retail trade so that, if the owner’s chooses in the future, retail can operate as a main use on the property.

PROPOSED CHANGE

Rezoned 15, 30 Bay Street West & 261 Queen Street West from Riverfront (C3.S-153) to Riverfront (C3.S-153) with an amended site-specific special exception, by repealing Special Provision 1 (which reads as follows “Retail trade – is only permitted as an accessory use”), and further,
Rezoned 29 Bay Street West from Riverfront (C3HP.S-153) to Riverfront (C3HP.S-153) with an amended site-specific exception, by repealing Special Provision 1 (“Retail trade – is only permitted as an accessory use”).

HAVE YOUR SAY

Input on the proposed applications are welcome and encouraged. You can provide input by speaking at the public meeting or by making a written submission.

MORE INFORMATION

The applications may be reviewed in the Planning Division, Level 5, Civic Centre, 99 Foster Drive. The Report of the Planning Division will be available for review on **Friday, March 20, 2026**, during regular office hours in the Planning Division. Inquiries should be directed to Nicholas Cicchini, Planning Division, at 705.759.5375 or n.cicchini@cityssm.on.ca. Please refer to the application file number.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Nicholas Cicchini, Planning Division, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mailed to n.cicchini@cityssm.on.ca with your name, address and application file number on or before **Monday, March 23, 2026**.

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LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL (Pursuant to Section 34 of the Planning Act, 1990)

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Man threatens to slit ex’s throat, court hears

BRIAN KELLY

A man grabbed his ex-partner by the neck and threatened to slit her throat a week before Christmas, court heard Friday.

Brendon Zotter pleaded guilty to assault and threatening death in connection with the Dec. 18 incident at an Andrew Street residence.

The couple had been in a relationship for about five years and had a child together, said assistant Crown attorney Adrianna Mucciarelli. The toddler was not at the residence when the assault happened as an argument escalated.

The Crown asked Ontario Court

Justice Dana Peterson to jail Zotter for 90 days. Mucciarelli described the assault as “quite at the high end.”

Peterson sentenced Zotter to 70 days jail. His 37 days of actual pre-sentence custody were enhanced to 56 days. He must still serve two weeks in custody. Zotter will be on probation for 12 months. Conditions include getting counselling for substance abuse and domestic violence. Zotter must give a DNA sample and can’t possess weapons for 10 years. He has to avoid the victim and can’t contact her unless there’s a family court order or a third party assists with helping him see his child.

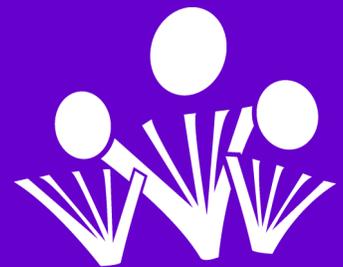
Zotter wants to attend a treatment plan. He told Peterson he is taking all the programs he can while in custody.

“I’m sorry about all this,” said Zotter.
bkelly@postmedia.com
On X: @Saultreporter



SAULT STE. MARIE PUBLIC LIBRARY

2025
ANNUAL
REPORT



Sault Ste. Marie
Public Library

www.ssmpl.ca

"One stop...endless possibilities"

Our Mission

The Sault Ste. Marie Public Library provides opportunities to discover, learn, and grow. We serve as a community partner offering spaces, resources and connections which contribute to quality of life.

Our Vision

A diverse and welcoming community hub, the Sault Ste. Marie Public Library fuels innovation, demonstrates leadership, and promotes literacy aligned with our growing community. We strive to deliver library service for all, driven by knowledge sharing, partnerships and new opportunities.

2025

Library Board

Paolo Bruni

Hannah Caicco (Jan.-Sept.)

Lisa Dobrovnik

Wayne Greco (Chair)

Erin Ferlaino

Jami van Haften

Kevin Harrison

Steve Murray

David Nanchin (Dec.-)

Mike Olejnik (Vice Chair)

**Matthew MacDonald
(CEO/Secretary-Treasurer)**

Chairman's Message



Wayne Greco, Board Chair

This past year has been one of meaningful progress, steady change, and continued growth for the Sault Ste. Marie Public Library. As Chair of the Board, I am proud to reflect on a year defined by both accomplishment and adaptability, as we worked together to ensure the library remains responsive, relevant, and deeply connected to the needs of our community.

Libraries today must continually evolve, and this year we embraced that responsibility. From expanding digital access through resources such as HOOPLA, to implementing our new Integrated Library System (ILS) that strengthens service delivery and improves the user experience, the organization has demonstrated its commitment to modernization and innovation. These investments are not simply technological upgrades — they are strategic decisions that ensure equitable access to information, learning, and cultural enrichment for all.

Our success is rooted in collaboration. It reflects the strength of sound governance provided by a dedicated Board, the strategic leadership of a high-functioning management team, the professionalism and expertise of our staff, and the invaluable contributions of our volunteers. In particular, the Friends of the Library continue to enhance community engagement in ways that truly make a difference.

Together, we have met challenges thoughtfully, aligned our efforts toward common goals, and remained focused on delivering strong value to the taxpayers of Sault Ste. Marie. When we are all rowing in the same direction, we become more resilient, more effective, and better positioned to serve our community.

On behalf of the Board, I extend a sincere thank you to everyone who contributed to this year's accomplishments. Your commitment ensures that our library continues to thrive as a vital public institution — one that supports learning, connection, and opportunity for all.

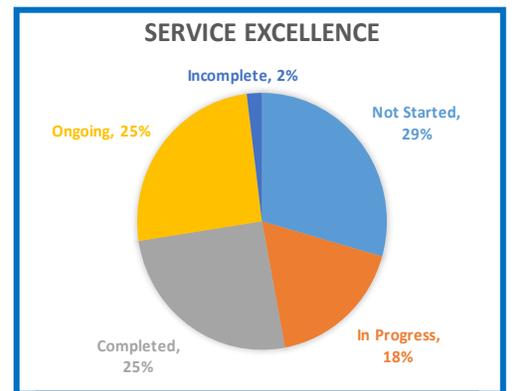
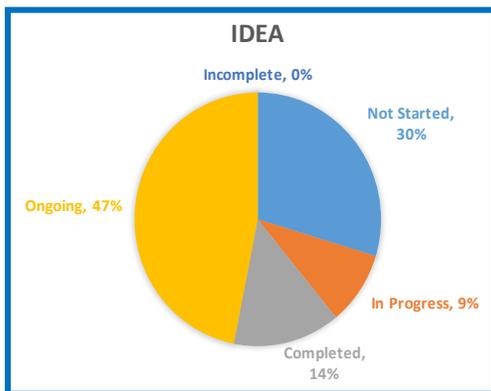
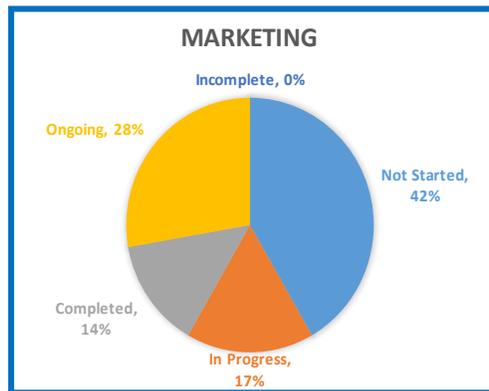
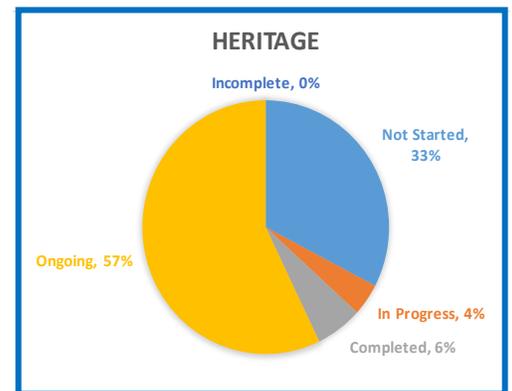
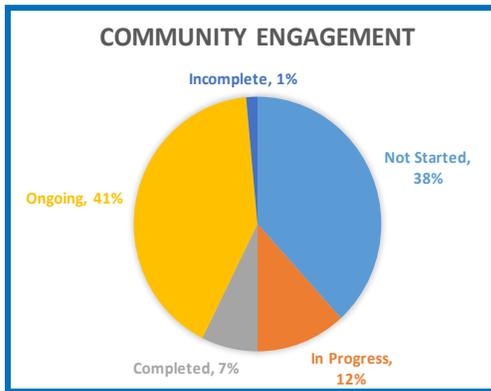
As we look ahead, we remain confident that by working together, we will continue to strengthen and grow this essential community resource.

"Libraries are so important and you are doing great!"

Strategic Plan

In 2025, Library staff continued making strong progress on the strategic plan launched in 2024. The plan's key priorities are Community Engagement, Inclusion, Diversity, Equity and Accessibility, Marketing and Communication, Heritage and Culture, and Service Excellence. These priorities guided staff in shaping programs, services, and initiatives that reflect the evolving needs of our diverse community.

Over the year, library staff completed or are working toward **175** action items, advancing the Library's mission and ensuring it remains a welcoming, inclusive, and innovative resource for all.



To read the full strategic plan please visit our website at SSMPL.CA or scan the QR code



"I think you are doing just fine. In a digital world full of such vast interests, reading desires, and cultures, you can't please everybody."

Staff Changes

Congratulations Marlene Haidy

In February 2025, Marlene moved into the role of Manager of Community Engagement at the Sault Ste. Marie Public Library, transitioning from her previous position as Senior Circulation and Branch Technician.

In spring 2026, she will mark three years with the library, bringing with her extensive management experience. Prior to joining the library, Marlene completed a 31-year career with Air Canada, where she held a variety of roles, including several management positions.

Before leaving Air Canada, she received the Award of Excellence—a prestigious recognition reflecting her strong commitment to both the company and the community—commitment she continues to demonstrate in her work in Sault Ste. Marie and at the library.



Congratulations Kaitlyn Watson

In November 2024, Kaitlyn was appointed Acting Manager of Public Services. After a successful 12-month term, she accepted the role permanently and looks forward to continuing to support and enhance library services for the community.

Congratulations Rebekah Verdone

In June 2025, Rebekah stepped into the role of Acting Business Administrator to cover a maternity leave. She transitioned from her permanent role as Administrative Clerk with the Sault Ste. Marie Public Library.

She has a Bachelor's of English (Honours) from Laurentian University and an Office Administration (Executive) Diploma from Sault College. In Fall 2025 she completed the Municipal Administration Program's Unit 3: Municipal Financial Management. Prior to joining the Library Administration Team in 2023, Rebekah previously worked as a Law Clerk.

Rebekah has been a dedicated patron of the library for more than 25 years and can often be found wandering the stacks (or the bookstore) during her breaks.



Welcome Abby Engel

In June 2025, the Sault Ste Marie Public Library welcomed Abbey Engel as the Acting Administration Clerk. She holds a Diploma in Business (Honours) from Sault College and a Bachelor of Business Administration (Honours) from Algoma University.

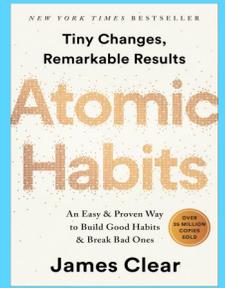
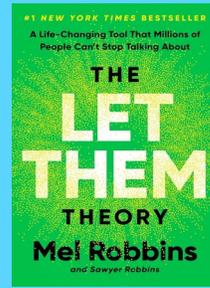
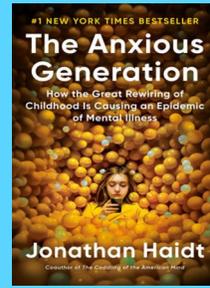
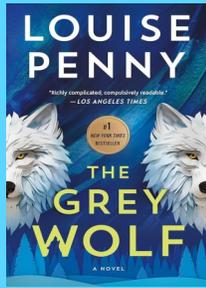
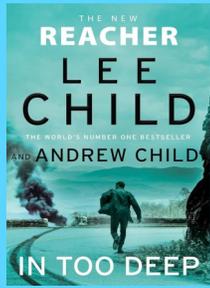
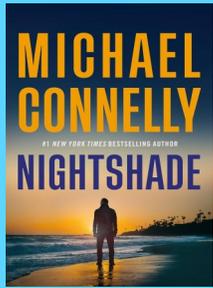
Abbey has experience as an Accounting Intern at BDO (2024) and as a Research Assistant at Algoma University (2025). Currently she is also employed as a Program Coordinator with Destiny Christian Centre where she focuses on youth services.

Abbey is also a junior officer (Second Lieutenant- Logistics) with the Canadian Armed Forces, where she is developing her leadership and technical skills. She brings the same dedication and passion to her work here at the library.

"The librarians deserve a huge KUDOS for their work in fulfilling book holds. I've really appreciated how much time I save by being able to place holds and simply pick up my selections from the desk. I know this can be a time-consuming task, so I hope the librarians know how thankful many of us are that they offer this service."

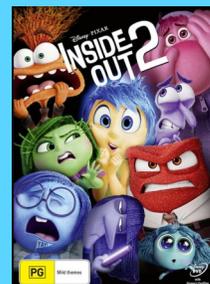
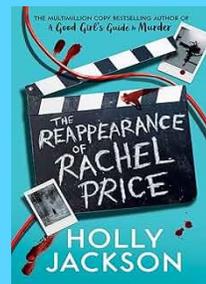
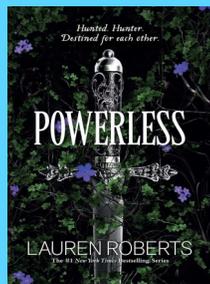
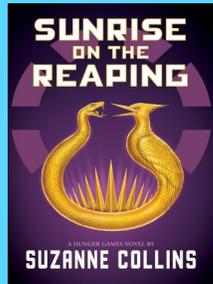
Your Favourites

Our community's love for bestsellers and blockbusters was evident in 2025. Here are the most borrowed titles in various categories.



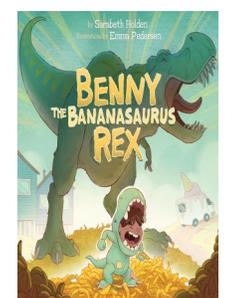
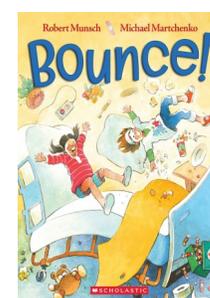
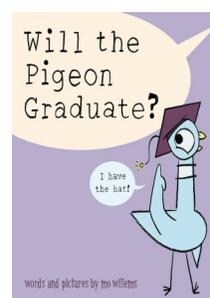
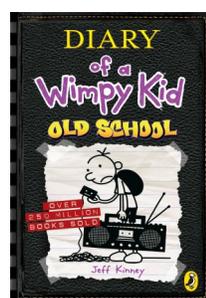
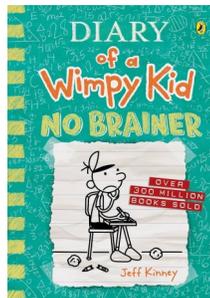
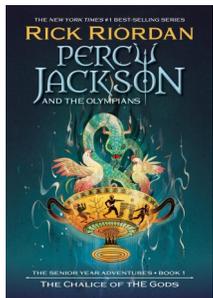
Fiction

Non-Fiction



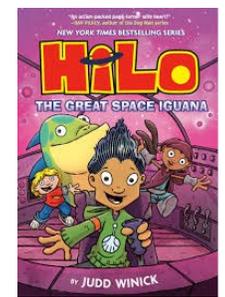
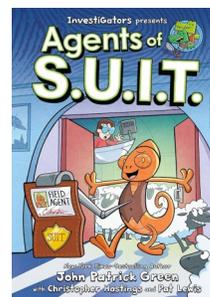
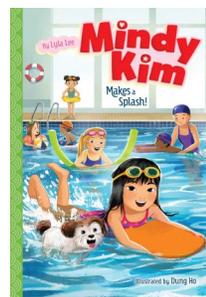
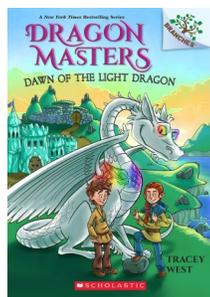
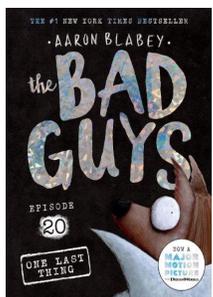
Young Adult

DVDs



Juvenile Fiction

Juvenile Picture Books



Easy Reader

Juvenile Graphic Novel

"I think the Soo library locations are great. Keep up the good work!"

By the Numbers

You came, you browsed, you borrowed - a lot! Demand for library services in Sault Ste. Marie is strong and growing. Thank you for using the library!

29,156
card holders

11.65
items borrowed
per active
member

2,471
new borrowers

Library Visits

James L. McIntyre
Centennial Library

213,598

North Branch

55,745

39,588

Total questions
asked

2,716
inter-library
loans
handled

114,846

Libby items
borrowed

7,596

Hoopla items
borrowed

196,740
website page views

11,997
website database
usage

854,444

online
catalogue
views

34,817

wifi visitors

242,152

social media
hits

"I love the computer and printer service. It saves me from having to have a home printer.
Thank you!"

Programs and Outreach

The library takes great pride in providing not just fun and entertaining programs and services, but also those which are impactful and educational. They support the community and change lives by providing community connections, engagement and inclusivity.



28,831 people attended **965** programs

398
in-house adult &
senior programs
4,185
participants

77
adult & senior
passive programs
5,965
participants

40
virtual programs
700
participants

357
in-house child &
teen programs
8,876
participants

80
child & teen
passive programs
8,135
participants

970
residents met with
us at **15** community
events

"I absolutely love visiting the library and the programming for the littles. Took my girls when they were small and now looking forward to bringing my grandchildren there."

Archives

Number of
material
requested
450

Donations

In 2025, one collection was donated to the Sault Ste. Marie Public Library Archives by Jennifer Coggon. The donation included the DVD set *Watch and Warn Canada's Home Front Aircraft Detection Corp* as well as the CD *Return from Mandalay: A Pilot's Post-War Adventures*.

Number of
copies
made
160

Archive Digitization

In 2025, scanning continued on the *Sault Star* negatives, with 1,101 negatives digitized. In addition, the archives continued digitizing the VHS collection, resulting in 42 VHS tapes being converted to digital format.

Online
Archive
questions
36

Archive Programs and Oral Histories

Programs offered in 2025 included *Preserving Photographs and Papers*, *Archive Show and Tell*, *Your Personal Archives*, an Oral History Review, and three archive tours, including participation in Doors Open.

Living History Algoma contributed three new oral histories to the archive collection in 2025. One oral history, part of the *Life in the Arts Collection*, features Duncan Walter Fremlin. The remaining two oral histories document the lives and experiences of James Vincent Greco and Nilo Sesto Fabbro.

"The staff at SSMPL are amazing!"

Celebrating our Staff



Matthew MacDonald, CEO,
Kathy D., Circulation Clerk

Kathy, the 2025 CEO's award recipient, is a thoughtful and dedicated library team member who consistently goes out of her way to support colleagues and the community. She is organized, proactive, and full of great ideas that improve library services. Caring, collaborative, and with a wonderful sense of humor, she fosters a positive, welcoming environment and is genuinely invested in both her work and her coworkers.



Matthew MacDonald, CEO,
Kaylee H., Children's Clerk

Kaylee, the 2025 Rookie of the Year award recipient, is an energetic and imaginative Children's Services team member whose creativity brings every program to life. She is eager to develop exciting new programs and services, constantly looking for ways to engage young learners. Her enthusiasm and energy make her a bright new addition to the team.

"The staff at the library are unparalleled. They're engaging with my pre-teen, honest and knowledgeable. Always quick to have an answer, or better yet, find out an answer for our questions and requests."

2025 Highlights



Doors Open Ontario - Author Reading & Tours

On October 4, as part of Doors Open Ontario, the James L. McIntyre Centennial Library welcomed visitors for a special morning of discovery. Guests enjoyed a reading by Dr. Frank Sarlo and guided tours showcasing the library's architecture, history, and behind-the-scenes areas, offering a deeper appreciation of the library's role in the community.



Jane Austen at 250

The Sault Ste. Marie Public Library celebrated literary icon Jane Austen's 250th birthday on December 14 at the James L. McIntyre Centennial Library. Attendees enjoyed a screening of *Love & Friendship*, tea and scones, and a Regency-era costume contest that brought Austen's witty, timeless characters to life.



Halloween Costume Swap

On October 4, the Children's Department brought spooky season to life with its annual Halloween Costume Swap at the James L. McIntyre Centennial Library. Families browsed creative, gently used costumes and discovered exciting "new-to-them" looks, with 315 people joining the fun.



Drag Storytime at North Branch with Lana Von Archer and Luke Gore Shadow

What is Drag Storytime? It's just what it sounds like—drag artists using the art of storytelling to read popular children's books aloud. These events celebrate literacy, creativity, self-expression, and inclusion, while creating a welcoming and engaging environment for families and young readers.



Culture Days Family Fun Day

On September 26, the Centennial Library hosted a Cultural Family Fun Day along the walkway of Clergue Park. This outdoor event provided an opportunity for the community to discover, experience, and celebrate arts and culture together. Families enjoyed a welcoming atmosphere that highlighted creativity, cultural expression, and community connection.



Author Event - Adam Shoalts

On November 5, the North Branch Library partnered with the team at SooToday to host an evening with Adam Shoalts. Adam is a Canadian explorer, historian, archaeologist, geographer, and bestselling author. During the event, he showcased his latest book, *Vanished Beyond the Map*, sharing insights into his research and adventures with attendees.



Congratulations to Nadine, President of the Friends of the Library, on receiving the Volunteer of the Year Award. The award was presented by Matthew MacDonald, CEO of the Sault Ste. Marie Public Library at our volunteer reception.



Nadine gives 110% to the Friends store and its continued success. In 2025, she strengthened community partnerships, including launching a new initiative to bring books into the local Remand Centre. She also applied for and successfully secured a \$4,000 grant from Entente (RTO) in support of the Friends' work.

Her dedication and leadership are deeply appreciated. Volunteers at the store describe her as caring and kind, qualities that shine through in everything she does for the library and the community.

The Friends of the Sault Ste. Marie Public Library is comprised of 45 dedicated volunteers who worked over 6,500 hours in 2025, supporting our vibrant library, and contributing to the social well-being of our community.

In 2025, sales from the bookstore raised just over \$41,000 for the library, and we sent a huge number of nearly new books, DVDs, and books on CD to add to the library collection.

In addition to bringing our pop-up bookstore to community events, we expanded outreach this year, focusing on places where seniors live and gather, including Bay Street Active Living Centre, Van Daele Manor, and Maple View. We also continued supporting Little Free Libraries and donated books to Sault Area Hospital, the Soup Kitchen, Algoma Treatment and Remand Centre, Northland Adult Learning Centre, Christmas Cheer, and other community organizations.

None of this would be possible without the generosity of Sault Ste. Marie's book lovers. Thank you for making a difference!

Volunteers & Program Sponsors



Jessica C.
Library courier

Volunteers and sponsors play a vital role in supporting and strengthening the library. Our volunteers generously give their time and talents to enhance services and assist staff, while our sponsors provide essential funding for Children's programs that promote learning and creativity. Together, their dedication and support help create a vibrant, welcoming space where the entire community can learn, connect, and grow.

Circulation
5 Couriers
211 Hours

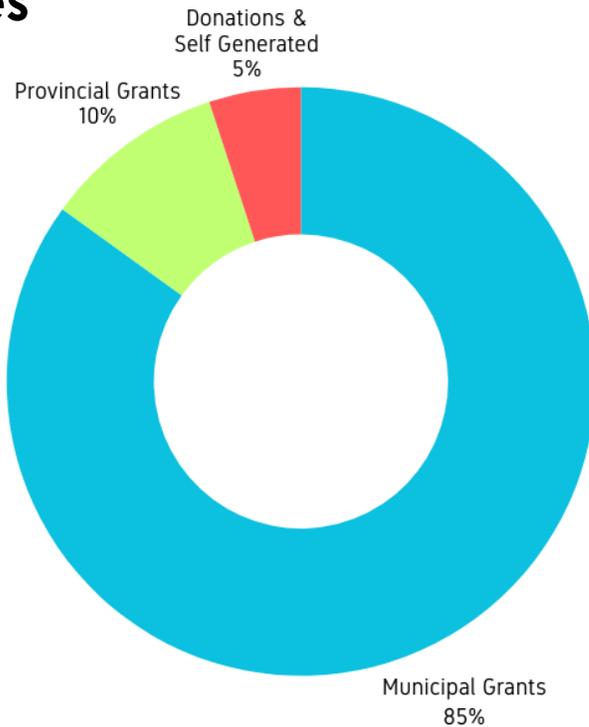
VLS Courier
26.5 Hours

Number of
VLS Deliveries
104

"I really appreciate the different books, especially those in the children's section. They are great, love the indigenous children's books."

2025 Financial

Revenues



MUNICIPAL GRANTS

\$3,280,506

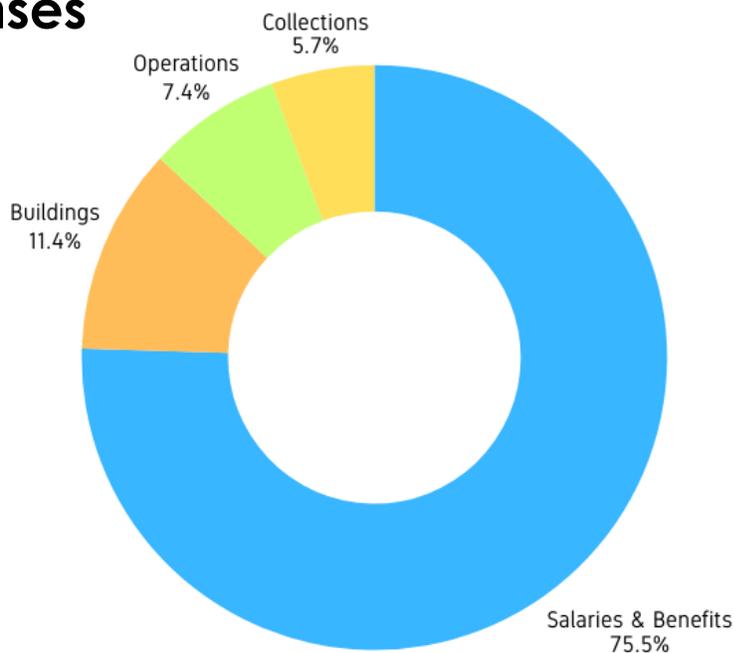
PROVINCIAL GRANTS

\$385,850

**DONATIONS & SELF
GENERATED**

\$194,880

Expenses



SALARIES & BENEFITS

\$2,880,424

BUILDINGS

\$436,205

OPERATIONS

\$281,096

COLLECTIONS

\$218,063

“When in the library I see different displays promoting different subjects (parenting, indigenous, neuro diversity) and I think that’s great.”

Thank you, Donors!

We extend our heartfelt gratitude to our generous donors. Whether it is a donation of gently used books or dvds to our Friends of the Library bookstore, or a financial donation to the library in general - supporting the library means investing in the future of our community.

A special thank you to: Howard Bennett
Kiwanis Club of Sault Ste. Marie
Len Scramstad
Kiwanis Club of Lakesore
Dawn Ann McClure
Zonta Club of Sault Ste. Marie

FMI Elliott Foundation
Clyde & Gura Healey
Dr. Roberta Bondar
Friends of the Library
Mary Coventry

And the dozens of individuals who also supported SSMPL in 2025

Volunteer Reception 2025



"We, as volunteers, are proud to contribute to the mission of the library and support the community it serves."



WELCOME TO...
THE SAULT STE. MARIE PUBLIC LIBRARY BOARD
2025 Annual
Appreciation Reception
Volunteers Make Waves
MONDAY, OCT 27, 2025 ~ 6:00PM - 8:00PM
JAMES L. MCINTYRE CENTENNIAL LIBRARY
UPSTAIRS IN STUDY AREA



"There's nothing more rewarding than putting books into the hands of our community members."



James L. McIntyre Centennial Library
50 East Street
Sault Ste. Marie, ON P6A 3C3
705-759-5242 admin@cityssm.on.ca

North Branch
232C Northern Avenue
Sault Ste. Marie, ON P6B 4H6
705-759-5248

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-20

AGREEMENT: A by-law to authorize the execution of the Agreement between the City and District of Sault Ste. Marie Social Services Administration Board for Fire Services Support Services Division to perform maintenance and repairs on Emergency Medical Services (EMS) vehicles.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Agreement dated January 1, 2026 between the City and District of Sault Ste. Marie Social Services Administration Board, a copy of which is attached as Schedule "A" hereto. This Agreement is for Fire Services Support Services Division to perform maintenance and repairs on Emergency Medical Services (EMS) vehicles.

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

LAND AMBULANCE MAINTENANCE AGREEMENT

THIS MAINTENANCE AGREEMENT (the "**Agreement**") is dated the 1st day of January, 2026

B E T W E E N:

DISTRICT OF SAULT STE. MARIE SOCIAL SERVICES ADMINISTRATION BOARD
(hereinafter referred to as the "Paramedic Service")

-and-

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
(hereinafter referred to as "Fire Services")

WHEREAS the Paramedic Service shall effective January 1, 2020 provide land ambulance paramedic services throughout its jurisdiction and Fire Services shall cease providing such services;

AND WHEREAS Fire Services has completed various maintenance work and preventative maintenance on emergency response vehicles, including fire trucks and land ambulance vehicles owned by Fire Services and the Paramedic Service;

AND WHEREAS the Paramedic Service has and will continue to be the registered owner of any and all land ambulance vehicles utilized within the City of Sault Ste. Marie, Province of Ontario;

AND WHEREAS the Paramedic Service requested that Fire Services enter into a Maintenance Agreement to provide certain maintenance services as specified in Section 2 herein ("Maintenance Services") on all land ambulance vehicles owned by the Paramedic Service;

AND WHEREAS the Paramedic Service and Fire Services entered into an Agreement dated December 19, 2019 which was extended by Amending Agreement dated January 1, 2022, which collectively had a term commencing January 1, 2020 and ending December 31, 2023, and further extended on January 1, 2024 for a one year term;

AND WHEREAS the Paramedic Service has requested that Fire Service continue to provide the Maintenance Services to the Paramedic Service and Fire Services is agreeable to same subject to the terms and conditions specified herein:

NOW THEREFORE this Agreement witnessed that in consideration of the mutual covenants and Agreements herein contained, and subject to the terms and conditions hereinafter set out, the parties hereto agree as follows:

1. TERM

This Agreement shall commence January 1st, 2026 and continue for a period of two (2) years, ending on December 31, 2027 (the "Term"). The Paramedic Service shall have the option to renew this Agreement on a year-to-year basis, subject to successful negotiations between Fire Services and the Paramedic Service on a renewal. The Paramedic Service shall provide Fire Services with at least three (3) months' written notice of its intent to renew the Agreement prior to the expiry of the Term or Renewal Term as applicable and thereafter negotiations shall ensue. If the parties cannot agree to renewal terms for the next Term or renewal Term, the Agreement shall terminate at the end of the Term, or renewal Term as applicable.

2. MAINTENANCE SERVICES

- (a) The Paramedic Service represents and warrants that it is the registered owner of twenty-four (24) land ambulance vehicles and six (6) community paramedicine vehicles ("Vehicles"). This Agreement does not apply to any other vehicles that may be owned by the Paramedic Service, and rather only the land ambulance and community paramedicine vehicles as set out herein.
- (b) Notwithstanding Section 2(a) above, in the event of a significant change in the number of Vehicles required to be serviced by Fire Services pursuant to this Agreement, the sole determination of which shall be made by Fire Services, the parties hereto acknowledge and agree that Fire Services may provide notice of its intention to amend the terms of this Agreement and upon such notice, negotiations shall forthwith ensue. If the parties cannot agree to amended terms for the Term or renewal Term, the Agreement may terminate at the sole option of Fire Services upon Fire Services providing thirty (30) days written notice to the Paramedic Service.
- (c) Fire Services shall provide only the following services to the Vehicles owned by the Paramedic Service as referenced on Section 2(a) above:
 - (i) Transportation of the Vehicles;
 - (ii) Repair of the Vehicles;
 - (iii) Scheduled preventative maintenance on the Vehicles to meet Original Equipment Manufacturer and Ministry of Health requirements; and
 - (iv) Annual Safety Inspections on the Vehicles as required by the Ontario Ministry of Transportation,
 - (v) With regards to community paramedicine vehicles, only running repairs as determined by Fire Services shall be conducted (i.e., non-removal from service).

hereinafter referred to as the “Maintenance Services”. Fire Services shall not be responsible for any other maintenance or other services on the Vehicles unless set out herein and those other maintenance and services shall be the responsibility of the Paramedic Service.

- (d) Fire Services reserves the right at its sole discretion to decline a particular Maintenance Service on a Vehicle if the work is of a substantial nature or beyond the scope and training of Fire Services’ personnel.
- (e) The Paramedic Service shall keep the Vehicles clean, sanitary and in good working order. The Paramedic Service shall forthwith advise and fully disclose to the Fire Services any issues, repairs or concerns regarding any Vehicle and provide full details necessary for Fire Services to complete the Maintenance Services set out in this Agreement.

3. COSTS

- (a) The Paramedic Service covenants and agrees to pay Fire Services for the Maintenance Services provided under this Agreement on the following basis:
 - (i) Paramedic Service shall pay Fire Services for all Maintenance Services performed by Fire Services at the current rate of Ninety One Dollars and Fifteen Cents (\$91.15) per hour plus HST for all labour completed;
 - (ii) Paramedic Service shall pay the actual costs for all parts purchased by Fire Services to complete the Maintenance Services plus HST;
 - (iii) Paramedic Service shall also pay Fire Services ten (10%) percent of the actual total labour and parts charged for all Maintenance Services completed by Fire Services, plus HST which the parties acknowledge and agree shall cover the costs of numerous small consumables and other products used by Fire Services to complete the Maintenance Services; and
 - (iv) Paramedic Services shall also pay Fire Services Ten (10%) percent of the actual amount set out in Section 3(a)(iii) above plus HST which the parties acknowledge and agree shall be an administrative fee for tracking, invoicing and payment accompanied with this agreement.
- (b) In the event that the actual rate per hour for labour set out in Section 3(a)(i) above increases for Fire Services based on the Collective Agreement with the Sault Ste. Marie Professional Firefighters Association, the parties hereto acknowledge and agree that Fire Services shall be permitted to forthwith increase the hourly rate for labour set out in Section 3(a)(i) during the Term or renewal Term if applicable to reflect the new increased hourly rate per hour for labour of Fire Services.

- (c) Fire Services shall notify the Paramedic Service if any particular Maintenance Service shall exceed Four Thousand (\$4,000.00) Dollars immediately upon becoming aware of such requirements. In such an event:
- (i) the Paramedic Service must provide Fire Services with prior written approval before any such required major repair or major maintenance is undertaken by Fire Services;
 - (ii) Paramedic Service shall provide Fire Services with its written decision as to whether or not Fire Services should proceed with the Maintenance Service within four (4) hours of receiving the notification of the costs of repair from Fire Services as set out herein; and
 - (iii) in the event that Paramedic Service does not provide its written response as set out herein, Fire Services shall not complete the Maintenance Service.
- (d) Fire Services shall invoice the Paramedic Service on a monthly basis for all Maintenance Services provided on the Vehicles pursuant to this Agreement, indicating the total costs payable as set out in Section 3(a)(b) above.
- (e) The Paramedic Service shall pay Fire Services within thirty (30) days the amount so invoiced by Fire Services.
- (f) The Paramedic Service shall also pay all normal operating expenses related to the Vehicles.

4. INDEMNITY

- (a) The Paramedic Service hereby covenants and agrees that it shall, at all times, fully indemnify and hold harmless Fire Services and their respective councillors, officials, officers, directors, employees, consultants, agents, successors, contractors, employees and assigns, or any of them, from any actions, causes of action, claims, demands, interest, damages, expenses, liens, losses, costs, charges and other proceedings whatsoever kind and nature that may be made or brought against or suffered by or imposed upon any or all of them as a result of anything related directly or indirectly to the provision of Maintenance Services or otherwise connected with this Agreement, except where the action, claim, demand, cost, loss or expense was solely caused by the negligent, reckless and/or intentional act by Fire Services.
- (b) To this end, the Paramedic Service hereby acknowledges and agrees that Fire Services shall retain counsel of its own choice to defend any such any actions, causes of action, claims, demands, interest, damages, expenses, liens, losses, costs, charges and other proceedings as set out herein, and that Fire Services shall have full control over Fire Services' defence and/or response to such proceedings, and further, that all costs incurred by the Fire Services in the defence and/or response to such proceedings (including solicitor/client costs on a

substantial indemnity scale basis), shall be paid by the Paramedic Service immediately upon demand by Fire Services as incurred by Fire Services.

5. LIMITED LIABILITY AND RELEASE

The Paramedic Service hereby releases and forever discharges Fire Services, including its elected officials, officers, employees, agents and contractors; and the Paramedic Service further agrees that notwithstanding anything to the contrary contained herein, Fire Services, including elected officials, officers, employees, agents and contractors shall not be liable to the Paramedic Service or to anyone for whom the Paramedic Service may be in law responsible for any loss of or damage to property, personal injury or death or any other losses, actions, claims, causes of action, damages, both direct or indirect and such other costs and expenses, however and whatsoever incurred, suffered or sustained by the Paramedic Service or any of the Paramedic Service's agents, employees and contractors in relation to or in connection with Fire Services performing their duties contained herein except where the action, claim, demand, cost, loss or expense was solely caused by the negligent, reckless and/or intentional act by Fire Services.

6. INSURANCE

The Paramedic Service represents and warrants that it has and shall maintain for the Term of this Agreement, at its own cost and expense, with insurers satisfactory to the City, all the necessary and appropriate insurance that a municipality as defined in the *Municipal Act, 2001* would maintain, including commercial general liability insurance on an occurrence basis for third party bodily injury, personal injury and property damage, to an inclusive limit of not less than Five Million (\$5,000,000.00) Dollars. The Policy shall insure all claims for damage to property, personal injury or death or any other losses or damages, both direct and indirect, including such other costs and expenses, however and whatsoever incurred, suffered or sustained in relation to or in the connection with this Agreement. The Policy shall name "The Corporation of the City of Sault Ste. Marie" as an "Additional Insured". The Paramedic Service shall provide a Certificate of Insurance confirming the coverages in place, to the satisfaction of the The Corporation of the City of Sault Ste. Marie's Risk Manager immediately upon execution of this Agreement.

7. TERMINATION

- (a) If either party wishes to terminate this Agreement, that party may do so by giving the other party at least three (3) months' prior written notice of its intention to terminate.
- (b) In the event the Paramedic Service fails to make any payment as set out in this Agreement, the Fire Services may, at its option and upon thirty (30) days written notice to the Paramedic Service, terminate this Agreement.
- (c) This Agreement may be terminated immediately by either party upon written notice to the other party in the event that the Paramedic Service no longer operates, is incapable of operating, or if the Ministry of Health and Long-Term Care suspends or terminates the Paramedic Service delivery and funding agreement.

- (d) Paragraphs 2-7 and 9 inclusive shall survive the termination or completion of this Agreement.

8. NOTICE

- (a) Any notice required or permitted to be given under this Agreement shall be in writing and shall be given by:
- (i) delivering the notice personally;
 - (ii) forwarding by registered or certified mail to the postal address indicated below or such other address as may hereinafter be designated in writing in accordance herewith; or
 - (iii) transmitted by facsimile or email to the facsimile number or email address indicated below:

in the case of Fire Services:

Peter Johnson, Fire Chief
 The Corporation of the City of Sault Ste. Marie
 Sault Ste. Marie Fire Services
 72 Tancred Street
 Sault Ste. Marie, ON P6A 2W1
p.johnson@cityssm.on.ca

in the case of the Paramedic Service:

Katie Kirkham, Chief Paramedic Services
 District of Sault Ste. Marie Social Services Administration Board
 EMS – Social Services
 540 Albert Street East
 Sault Ste. Marie, ON P6A 5L8
K.Kirkham@socialservices-ssmd.ca

9. GENERAL

- (a) Any provision of this Agreement prohibited by the laws of any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition without invalidating the remaining terms and provisions hereof.
- (b) Neither this Agreement, the conduct of the Fire Services or the Paramedic Service nor anything done by either party pursuant to this Agreement shall make the parties partners or constitute them agents or employees of one another or impose any fiduciary duty, liability or obligation upon them except as herein expressly set forth.
- (c) This Agreement constitutes the entire agreement among the parties and shall not be modified, amended or assigned except with the written consent of both parties.

- (d) This Agreement and the rights, obligations and relations of the parties hereto shall be governed and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein, and the courts of such Province shall have exclusive jurisdiction to ascertain any action in connection with this Agreement.
- (e) This Agreement shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, successors, executors, administrators and permitted assigns and any reference to a right or an obligation of a party hereto shall be deemed to include a reference to such heirs, successors, executors, administrators and permitted assigns to the extent that the context requires.

IN WITNESS WHEREOF the parties hereto have duly executed this Agreement as of the date and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of:

**DISTRICT OF SAULT STE. MARIE
SOCIAL SERVICES ADMINISTRATION
BOARD**

M. NADEAU, CAO

I have authority to bind the Corporation

**THE CORPORATION OF THE CITY OF
SAULT STE. MARIE**

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

We have authority to bind the Corporation

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-25

PEDDLER AND FOOD VENDOR LICENCING: A by-law to amend By-law 2018-67 (being a by-law to licence, govern, and regulate peddlers and street sales in Sault Ste. Marie).

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to the provisions of subsection 10(2) *The Municipal Act, 2001*, S.O. 2001, c. 25 and amendments thereto **ENACTS** as follows:

1. **AMENDMENTS TO PEDDLER AND FOOD VENDOR LICENCING BY-LAW 2018-67**

Peddler and Food Vendor Licencing By-law 2018-67 is amended as follows:

PART I – DEFINITIONS

Remove and replace the definition of “Licence” as follows:

“There are six (6) classes of Food Vending Vehicle Licences and five (5) classes of Peddler Licences”.

PART II – GENERAL PROVISIONS

Under Section 2.1 Licences add “Subsection 2.1.7 Insurance

Every person who operates or uses a Food Vending Vehicle or goes from place to place or to a particular place with good, wares, merchandise, food or refreshments, for sale, or who carries and exposes samples, patterns, or specimens of any goods, wares, merchandise, food or refreshments shall maintain at all times during the currency of the Licence a minimum of Two Million (\$2,000,000.00) Dollars comprehensive general liability insurance in respect of personal injury, death, loss, or damage of or to any person or property of third parties, with insurers licenced to conduct business in Ontario. The City shall be added as an Additional Insured to the required liability insurance policy or policies and no such policy shall be cancelled or allowed to lapse without at least thirty (30) days written notice having been given to the City. An Insurance Certificate, on the C.S.I.O form and satisfactory to the City’s Risk Manager, shall be provided to the City prior to the commencement of the Licence date.”

Under Section 2.2 Application Procedure and Subsection 2.2.2 Application for Licence add “Subsection 2.2.2(6) Police Criminal Record Check

Every person who operates or uses a Food Vending Vehicle or goes from place to place or to a particular place with good, wares, merchandise, food or refreshments,

for sale, or who carries and exposes samples, patterns, or specimens of any goods, wares, merchandise, food or refreshments shall complete a basic Police Criminal Records Check Level One and shall submit the original results of the criminal record search to the City Clerk's Department of the Corporation of the City of Sault Ste. Marie."

PART III – FOOD VENDORS

Remove and delete Subsection 3.2.6 Insurance being the following:

"A person operating a Food Vending Vehicle or Food Vendor on City-owned property shall maintain at all times during the currency of the Licence a minimum of Five Million (\$5,000,000.00) Dollars comprehensive general liability insurance in respect of personal injury, death, loss, or damage of or to any person or property of third parties, with insurers licenced to conduct business in Ontario. The City shall be added as an Additional Insured to the required liability insurance policy or policies and no such policy shall be cancelled or allowed to lapse without at least thirty (30) days written notice having been given to the City. An Insurance Certificate, on the C.S.I.O form and satisfactory to the City's Risk Manager, shall be provided to the City prior to the commencement of the Licence date."

PART IV – PEDDLERS

Under Section 4.1 Licence – Classes add "Class 5 – "Door-to-Door Temporary Sales – Agents" shall include any sales person or agent hired by a business or organization to conduct sales by door-to-door solicitation on behalf of the business or organization, and such Licences shall be valid for a period of up to three (3) months only."

2. EFFECTIVE DATE

This by-law is effective from the date of its final passing.

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-26

USER FEES: A by-law to amend certain Peddler fees and charges in Schedule “A” to User Fees By-law 2025-153.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to the provisions of subsection 391(1) the *Municipal Act, 2001*, S.O. 2001, c. 25 and amendments thereto **ENACTS** as follows:

1. **BY-LAW 2025-153 AMENDED**

Schedule “A” to By-law 2025-153 Part IV – Peddler – Non-resident is amended by adding “Class 5 – Door-to-Door Temporary Sales - Agents (maximum of 3 month licence)” with the 2026 Proposed Fee being \$35.00.

2. **EFFECTIVE**

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

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

I:\citydata\LegalDept\Legal\Staff\COUNCIL\BY-LAWS\2026\2026-26 - Amend By-law 2025-153 (User Fee and Service Charges).docx

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-27

AGREEMENT: A by-law to authorize the execution of the Agreement between the City and Intact Insurance Company for the Non-Accumulation of Limits Agreement.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Agreement dated February 28, 2026 between the City and Intact Insurance Company, a copy of which is attached as Schedule "A" hereto. This Agreement is for the Non-Accumulation of Limits Agreement.

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK - RACHEL TYCZINSKI

Non-Accumulation of Limits Agreement

by and between

Intact Insurance Company
Toronto, Ontario, Canada

(hereinafter called the "Insurer")

and

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

99 FOSTER DRIVE
SAULT STE. MARIE, ON P6A 5X6

(hereinafter, along with all other entities identified as a Named Insured under the policies of insurance subject to this agreement, are collectively called the "Client")

WITNESSETH:

WHEREAS, the Insurer has issued policies of insurance covering certain liabilities and risks arising out of the operations of the Client as described in the policies of insurance; and

WHEREAS, the Insurer requires delivery of this Non-Accumulation of Limits Agreement as part of the consideration for the issuance of the aforementioned policies of insurance;

NOW, THEREFORE in consideration of the premium charged and the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, it is agreed as follows:

1. Term

This Agreement is effective at 12:01 a.m. Eastern Standard Time on the 28 day of February , 2026 and shall remain in force and effect until terminated as provided in Section 7.

2. Insurance Policies

The Insurer has issued the following policies of insurance which, together with all endorsements, riders and renewals, will be governed by this Agreement:

Policy #	Named Insured	Effective Date	Limit of Insurance
FMA199522	THE CORPORATION OF THE CITY OF SAULT STE. MARIE AND SAULT STE. MARIE POLICE SERVICES BOARD	February 28, 2026	\$ 15,000,000.00
G157177	THE CORPORATION OF THE CITY OF SAULT STE. MARIE	February 28, 2026	\$ 15,000,000.00
FMA199523	THE CORPORATION OF THE CITY OF SAULT STE. MARIE (TRANSIT)	February 28, 2026	\$ 15,000,000.00

It is expressly understood and agreed that the policies may be amended or renewed from time to time upon agreement between the Insurer and the Client.

3. Non-Accumulation of Limits

The Client and Insurer agree that, for any claim covered under more than one Ontario Automobile Policy (OAP 1) or Ontario Garage Automobile Policy (OAP 4) issued to the Named Insured by or on behalf of Intact Insurance Company under the policies listed above, the maximum amount paid for such occurrence, claim or suit under all applicable policies will not exceed the highest limit available under any one policy.

It is further agreed that each policy shall not be deemed to be in excess or coinsuring coverage with respect to any loss which may be covered under any other policy and in no event will coverage limits be applied from more than one policy for the same loss.

4. Invalidity and Severability

If any provision of this Agreement shall be found by a competent court to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect the other provisions of this Agreement and all provisions not affected by such invalidity or unenforceability shall remain in full force and effect. The parties hereby agree to attempt to substitute for any invalid or unenforceable provision a valid or enforceable provision which achieves to the greatest extent possible the economic, legal and commercial objectives of the invalid or unenforceable provision.

5. Changes to this Agreement

The terms of this Agreement shall not be waived or changed except by Addendum, issued to form a part hereof, executed by a duly authorized representative of the Client and the Insurer.

6. Successors and Assigns

All the terms of this Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and assigns, whether so expressed or not; however, no party hereto shall assign or otherwise transfer any of its rights or obligations hereunder without the prior written consent of the other party hereto.

7. Termination

This is a continuing Agreement which remains in full force and effect until such time as all obligations and liabilities of the Insurer and/or the Client under the policies listed in Section 2 have terminated and been fully discharged.

8. Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario - ON and the federal laws of Canada applicable therein.

9. Notice

All notices, demands, letters or other communications to the respective parties shall be in writing and sent by courier or mailed by registered mail, addressed as follows:

If to the Client:

Mail: THE CORPORATION OF THE CITY OF SAULT STE. MARIE
99 FOSTER DRIVE
SAULT STE. MARIE, ON P6A 5X6

Attention:

Telephone:

If to the Insurer:

Mail: **Intact Insurance Company**
700 University Avenue
Toronto, Ontario, Canada
M5G 0A1

Any notice, demand, letter or other communication shall be deemed to have been received on the fifth business day after mailing, or if delivered by courier, shall be deemed to have been received at the time it is delivered.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Intact Insurance Company

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

By:  _____
Title: AUTHORIZED REPRESENTATIVE

By: _____
Title: Mayor Matthew Shoemaker

By: _____
Title: City Clerk Rachel Tyczinski

Dated: February 28, 2026

Dated: _____

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-28

AGREEMENT: A by-law to authorize the execution of the Agreement between the City and Intact Insurance Company for the Indemnity Agreement (Fleet).

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Agreement dated February 28, 2026 between the City and Intact Insurance Company, a copy of which is attached as Schedule "A" hereto. This Agreement is for the Indemnity Agreement (Fleet).

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK - RACHEL TYCZINSKI

Schedule "A"

Indemnity Agreement

by and between

Intact Insurance Company

Toronto, Ontario, Canada

(hereinafter called the "Insurer")

and

The Corporation of the City of Sault Ste. Marie And Sault Ste. Marie Police Services Board

99 FOSTER DRIVE
SAULT STE. MARIE, ON P6A 5X6

(hereinafter collectively called the "Client")

WITNESSETH:

WHEREAS, the Insurer has issued a policy of insurance bearing policy number FMA199522 covering certain liabilities and risks arising out of the operations of the Client as described in the policy of insurance; and

WHEREAS, the Insurer requires delivery of this Indemnity Agreement as part of the consideration for the issuance of the aforementioned policy of insurance;

NOW, THEREFORE in consideration of the premium charged and the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, it is agreed as follows:

1. Term

This Agreement is effective at 12:01 a.m. Eastern Standard Time on the 28 day of February , 2026 and shall remain in force and effect until terminated as provided in Section 13.

2. Insurance Policy

The Insurer has issued a policy of insurance bearing policy number FMA199522, which, together with all renewals and riders will be governed by this Agreement.

It is expressly understood and agreed that the policy may be amended or renewed from time to time upon agreement between the Insurer and the Client. The Client agrees that this Agreement and the indemnity and/or reimbursements contained or provided for herein shall remain enforceable against it notwithstanding any such amendment or renewal.

3. Retention Amount

The aggregate amount not exceeding \$ 25,000.00 (Cdn.) for policy FMA199522, paid or payable by the Insurer under or in connection with the policy with respect to Third Party Liability (including Loss Transfer), for any one occurrence, including all losses, claim payments, costs, claims, damages, charges, expenses, liabilities and legal obligations, howsoever arising, which the Insurer or its successors or assigns may sustain or incur, is hereinafter referred to as the "Retention Amount".

4. Indemnification

The Client shall reimburse, indemnify and hold harmless the Insurer, its successors and assigns against the amount not exceeding the applicable Retention Amount for each occurrence in respect of which a claim is made under the Policy.

In the event that any other insurance carrier has a duty to pay any obligation to the Client hereunder, such obligation shall not diminish the Client's obligation to indemnify hereunder unless and until payment is received by the Insurer.

Losses payable by the Insurer as a result of the Direct Compensation Agreement in the provinces of Ontario, Quebec, New Brunswick, Nova Scotia, Prince Edward Island and Alberta are not subject to reimbursement under this Agreement.

This agreement will also apply to losses payable by the Insurer where coverage provided by the policy is excess of the Government administered Automobile Insurance plans in the provinces of Manitoba, Saskatchewan or British Columbia.

5. Certain Rights and Obligations

The Insurer and its duly authorized representatives shall investigate and settle all claims, suits and proceedings against the policy. Any representative must have all appropriate licenses to act in this capacity and, in regard to claims handling within the Retention Amount, the name of any such representative shall be submitted to the Client.

The Client shall notify the Insurer directly and promptly of any potential or incurred claim, third party claim, accident benefit claim or uninsured motorist claim.

The Client shall have the right and opportunity to associate with the Insurer, at the Client's sole expense, in the defense of any claim which the parties determine, acting reasonably, should not exceed the Retention Amount, in which event, the Client and the Insurer shall cooperate fully. In no event will the Insurer be required to contribute to the costs and expenses incurred by the Client for obligations assumed under this Agreement. The Insurer shall have the right to settle any claim, suit or proceeding brought under the policy.

The Client agrees that the Insurer shall not be required to make any payment or contribute to any costs or expenses arising out of obligations under the Retention Amount, without the Insurer being reimbursed or being satisfied that it will be reimbursed by the Client in the full amount of the payment, including applicable costs and disbursements.

6. Errors and Omissions

This Agreement having been made in good faith, the interests of the parties hereto shall not be prejudiced by any inadvertent error or omission which may occur in the application or implementation of this Agreement; and upon discovery of any error or omission, prompt rectification will be made to correct any such error or omission and any payments made as a result of such error or omission shall be promptly refunded.

7. Inspection and Audit

The books and records of each party hereto and their representatives, insofar as they concern this Agreement or the Retention Amount of the policy, shall be open to inspection by an authorized representative of the other party at any and all reasonable times ten (10) business days after submitting a written request to initiate said inspection until such time as all obligations and liabilities of the Insurer and Client under this Agreement have terminated and been discharged.

8. Invalidity and Severability

If any provision of this Agreement shall be found by a competent court to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect the other provisions of this Agreement and all provisions not affected by such invalidity or unenforceability shall remain in full force and effect. The parties hereby agree to attempt to substitute for any invalid or unenforceable provision a valid or enforceable provision which achieves to the greatest extent possible the economic, legal and commercial objectives of the invalid or unenforceable provision.

9. Changes to this Agreement

The terms of this Agreement shall not be waived or changed except by Addendum, issued to form a part hereof, executed by a duly authorized representative of the Client and the Insurer.

10. Arbitration

If a dispute arises which the parties cannot mutually resolve, the matter in dispute shall be submitted to arbitration by a single arbitrator selected by mutual agreement of the parties. Except as expressly provided herein, the provisions of the Arbitration Act, 1991 of Ontario shall apply to any such arbitration. The costs of the arbitration and the award shall be in the discretion of the arbitrator who may direct to and by whom, and in what manner, the costs or any part of them shall be paid. Any decision of the arbitrator shall be final and binding on each party thereto and each party shall not appeal from any such decision.

11. Non-waiver of Rights

Forbearance, neglect or failure by any party to this Agreement to enforce any provision of this Agreement shall not be construed as a waiver of any rights or privileges hereunder. Notwithstanding the fact that past behaviour did not elicit strict adherence to the terms and conditions of this Agreement, the terms and conditions of this Agreement may be strictly enforced at any time.

12. Successors and Assigns

All the terms of this Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and assigns, whether so expressed or not; however, no party hereto shall assign or otherwise transfer any of its rights or obligations hereunder without the prior written consent of the other party hereto.

13. Termination

This is a continuing Agreement which remains in full force and effect until such time as all obligations and liabilities of the Insurer and Client have terminated and been discharged. This Agreement may only be terminated by the Insurer; however, the Insurer hereby agrees to terminate the Agreement upon satisfying itself and the Client that all its outstanding and potential obligations under the policy have been discharged.

14. Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario - ON and the federal laws of Canada applicable therein.

15. Notice

All notices, demands, letters or other communications to the respective parties shall be in writing and sent by courier or mailed by registered mail, addressed as follows:

If to the Client:

Mail: The Corporation of the City of Sault Ste. Marie And Sault Ste. Marie Police Services
 99 FOSTER DRIVE
 SAULT STE. MARIE, ON P6A 5X6

Attention:

Telephone:

If to the Insurer:

Mail: **Intact Insurance Company**
 700 University Avenue
 Toronto, Ontario, Canada
 M5G 0A1

Any notice, demand, letter or other communication shall be deemed to have been received on the fifth business day after mailing, or if delivered by courier, shall be deemed to have been received at the time it is delivered.

16. References to “Client” and “Insurer”

A reference to “Client” shall mean, as the context may require, a reference to any order of the entities defined as “Client” on page 1 hereof, and a reference to “Insurer” shall mean, as the context may require, Intact Insurance Company who issues a policy of insurance hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Intact Insurance Company

**The Corporation of the City of Sault Ste. Marie And
Sault Ste. Marie Police Services Board**

By: 

Title: AUTHORIZED REPRESENTATIVE

Dated: February 28, 2026

By: _____

Title: Mayor Matthew Shoemaker

By: _____

Title: City Clerk Rachel Tyczinski

Dated: _____

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-29

AGREEMENT: A by-law to authorize the execution of the Agreement between the City and Intact Insurance Company for the Indemnity Agreement (Transit).

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Agreement dated February 28, 2026 between the City and Intact Insurance Company, a copy of which is attached as Schedule "A" hereto. This Agreement is for the Indemnity Agreement (Transit).

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK - RACHEL TYCZINSKI

Schedule "A"

Indemnity Agreement

by and between

Intact Insurance Company
Toronto, Ontario, Canada

(hereinafter called the "Insurer")

and

THE CORPORATION OF THE CITY OF SAULT STE. MARIE (TRANSIT)

99 FOSTER DRIVE
SAULT STE.MARIE, ON P6A 5N1

(hereinafter collectively called the "Client")

WITNESSETH:

WHEREAS, the Insurer has issued a policy of insurance bearing policy number FMA199523 covering certain liabilities and risks arising out of the operations of the Client as described in the policy of insurance; and

WHEREAS, the Insurer requires delivery of this Indemnity Agreement as part of the consideration for the issuance of the aforementioned policy of insurance;

NOW, THEREFORE in consideration of the premium charged and the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, it is agreed as follows:

1. Term

This Agreement is effective at 12:01 a.m. Eastern Standard Time on the 28 day of February , 2026 and shall remain in force and effect until terminated as provided in Section 13.

2. Insurance Policy

The Insurer has issued a policy of insurance bearing policy number FMA199523 , which, together with all renewals and riders will be governed by this Agreement.

It is expressly understood and agreed that the policy may be amended or renewed from time to time upon agreement between the Insurer and the Client. The Client agrees that this Agreement and the indemnity and/or reimbursements contained or provided for herein shall remain enforceable against it notwithstanding any such amendment or renewal.

3. Retention Amount

The aggregate amount not exceeding \$ 25,000.00 (Cdn.) for policy FMA199523 , paid or payable by the Insurer under or in connection with the policy with respect to Third Party Liability (including Loss Transfer) and Accident Benefits, for any one occurrence, including all losses, claim payments, costs, claims, damages, charges, expenses, liabilities and legal obligations, howsoever arising, which the Insurer or its successors or assigns may sustain or incur, is hereinafter referred to as the "Retention Amount".

4. Indemnification

The Client shall reimburse, indemnify and hold harmless the Insurer, its successors and assigns against the amount not exceeding the applicable Retention Amount for each occurrence in respect of which a claim is made under the Policy.

In the event that any other insurance carrier has a duty to pay any obligation to the Client hereunder, such obligation shall not diminish the Client's obligation to indemnify hereunder unless and until payment is received by the Insurer.

Losses payable by the Insurer as a result of the Direct Compensation Agreement in the provinces of Ontario, Quebec, New Brunswick, Nova Scotia, Prince Edward Island and Alberta are not subject to reimbursement under this Agreement.

This agreement will also apply to losses payable by the Insurer where coverage provided by the policy is excess of the Government administered Automobile Insurance plans in the provinces of Manitoba, Saskatchewan or British Columbia.

5. Certain Rights and Obligations

The Insurer and its duly authorized representatives shall investigate and settle all claims, suits and proceedings against the policy. Any representative must have all appropriate licenses to act in this capacity and, in regard to claims handling within the Retention Amount, the name of any such representative shall be submitted to the Client.

The Client shall notify the Insurer directly and promptly of any potential or incurred claim, third party claim, accident benefit claim or uninsured motorist claim.

The Client shall have the right and opportunity to associate with the Insurer, at the Client's sole expense, in the defense of any claim which the parties determine, acting reasonably, should not exceed the Retention Amount, in which event, the Client and the Insurer shall cooperate fully. In no event will the Insurer be required to contribute to the costs and expenses incurred by the Client for obligations assumed under this Agreement. The Insurer shall have the right to settle any claim, suit or proceeding brought under the policy.

The Client agrees that the Insurer shall not be required to make any payment or contribute to any costs or expenses arising out of obligations under the Retention Amount, without the Insurer being reimbursed or being satisfied that it will be reimbursed by the Client in the full amount of the payment, including applicable costs and disbursements.

6. Errors and Omissions

This Agreement having been made in good faith, the interests of the parties hereto shall not be prejudiced by any inadvertent error or omission which may occur in the application or implementation of this Agreement; and upon discovery of any error or omission, prompt rectification will be made to correct any such error or omission and any payments made as a result of such error or omission shall be promptly refunded.

7. Inspection and Audit

The books and records of each party hereto and their representatives, insofar as they concern this Agreement or the Retention Amount of the policy, shall be open to inspection by an authorized representative of the other party at any and all reasonable times ten (10) business days after submitting a written request to initiate said inspection until such time as all obligations and liabilities of the Insurer and Client under this Agreement have terminated and been discharged.

8. Invalidity and Severability

If any provision of this Agreement shall be found by a competent court to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect the other provisions of this Agreement and all provisions not affected by such invalidity or unenforceability shall remain in full force and effect. The parties hereby agree to attempt to substitute for any invalid or unenforceable provision a valid or enforceable provision which achieves to the greatest extent possible the economic, legal and commercial objectives of the invalid or unenforceable provision.

9. Changes to this Agreement

The terms of this Agreement shall not be waived or changed except by Addendum, issued to form a part hereof, executed by a duly authorized representative of the Client and the Insurer.

10. Arbitration

If a dispute arises which the parties cannot mutually resolve, the matter in dispute shall be submitted to arbitration by a single arbitrator selected by mutual agreement of the parties. Except as expressly provided herein, the provisions of the Arbitration Act, 1991 of Ontario shall apply to any such arbitration. The costs of the arbitration and the award shall be in the discretion of the arbitrator who may direct to and by whom, and in what manner, the costs or any part of them shall be paid. Any decision of the arbitrator shall be final and binding on each party thereto and each party shall not appeal from any such decision.

11. Non-waiver of Rights

Forbearance, neglect or failure by any party to this Agreement to enforce any provision of this Agreement shall not be construed as a waiver of any rights or privileges hereunder. Notwithstanding the fact that past behaviour did not elicit strict adherence to the terms and conditions of this Agreement, the terms and conditions of this Agreement may be strictly enforced at any time.

12. Successors and Assigns

All the terms of this Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and assigns, whether so expressed or not; however, no party hereto shall assign or otherwise transfer any of its rights or obligations hereunder without the prior written consent of the other party hereto.

13. Termination

This is a continuing Agreement which remains in full force and effect until such time as all obligations and liabilities of the Insurer and Client have terminated and been discharged. This Agreement may only be terminated by the Insurer; however, the Insurer hereby agrees to terminate the Agreement upon satisfying itself and the Client that all its outstanding and potential obligations under the policy have been discharged.

14. Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario - ON and the federal laws of Canada applicable therein.

15. Notice

All notices, demands, letters or other communications to the respective parties shall be in writing and sent by courier or mailed by registered mail, addressed as follows:

If to the Client:

Mail: THE CORPORATION OF THE CITY OF SAULT STE. MARIE (TRANSIT)
99 FOSTER DRIVE
SAULT STE.MARIE, ON P6A 5N1

Attention:

Telephone:

If to the Insurer:

Mail: **Intact Insurance Company**
700 University Avenue
Toronto, Ontario, Canada
M5G 0A1

Any notice, demand, letter or other communication shall be deemed to have been received on the fifth business day after mailing, or if delivered by courier, shall be deemed to have been received at the time it is delivered.

16. References to “Client” and “Insurer”

A reference to “Client” shall mean, as the context may require, a reference to any order of the entities defined as “Client” on page 1 hereof, and a reference to “Insurer” shall mean, as the context may require, Intact Insurance Company who issues a policy of insurance hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Intact Insurance Company

**THE CORPORATION OF THE CITY OF SAULT STE.
MARIE (TRANSIT)**

By: 

By: _____

Title: AUTHORIZED REPRESENTATIVE

Title: Mayor Matthew Shoemaker

By: _____

Title: City Clerk Rachel Tyczinski

Dated: February 28, 2026

Dated: _____

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-30

AGREEMENT: A by-law to authorize the execution of the Agreement between the City and Intact Public Entities for claim handling.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Agreement dated March 23, 2026 between the City and Intact Public Entities a copy of which is attached as Schedule "A" hereto. This Agreement is for claim handling.

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

Claim Handling Agreement

This agreement is by and between Intact Public Entities ("IPE") and The Corporation of the City of Sault Ste Marie

This Agreement pertains to the following Policy Numbers:

CP82540A

PURPOSE

- To formally set the basis upon which the "Insured" is permitted to respond to claims against the "Insured" that normally would be reported to and handled by "IPE"
- To streamline the administration of claims which are within the Insured's deductible
- To ensure all claims are handled effectively and appropriately
- To reduce the cost of claims handling
- To ensure all arms-length expenses incurred by the "Insured" on internally handled claims matters are tracked accurately and completely
- To provide an early warning system for claims that may exceed the Policy deductible

For clarity, nothing in this agreement is intended to negate or supersede the conditions of the Policy, referenced above.

BACKGROUND

Whereas reporting conditions and requirements are present in and form part of the policies of insurance issued to the "Insured" by "IPE"; and

whereas the "Insured" wishes to handle and respond to certain claims against the "Insured" internally; and

whereas "IPE" authorizes the "Insured" to respond to certain claims against the "Insured" internally subject to the terms of this agreement; and

whereas this agreement is intended to remain in force until all claims handled by the Insured and covered by the policies of insurance issued by IPE are resolved, therefore, the "Insured" agrees to the following terms and conditions.

REPORTING REQUIREMENT

The "Insured" shall **immediately** report to "IPE", despite the insured not bearing any liability, any claim that:

- is expected to reach a total incurred (Reserves + Payments) value in excess of 50% of the policy deductible or,
- is the type of claim set out below, or
- triggers coverage under a Claims Made wording

Notwithstanding the reporting requirement above, and irrespective of whether the Insured bears any liability for a claim, the "Insured" shall **immediately** report to "IPE" any claim that is the type of claim set out below:

- Fatalities
- Brain damage resulting in mental or physical impairment
- Injuries resulting in total or partial paralysis
- Third degree burns (10% of body) or second-degree burns (30% of body)
- Impairment of vision or hearing (50% or more)
- Massive internal injuries affecting internal body organ(s)
- Multiple fractures involving more than one member or significant shortening of limbs
- Fracture of both heel bones
- Any injuries requiring surgical intervention which require a hospital stay of greater than 24 hours for recovery
- Total disability of more than 6 months, regardless of injury
- Multiple cases of drug or vaccine reaction
- Class action suits
- Claims in Excess of Policy Deductible
- Pollution, environmental or contamination
- Catastrophic Accident Benefit Claims
- Sexual abuse, molestation, rape, sexual harassment
- Employment-related practices claims including but not limited to discrimination, harassment, or termination of employment

The "Insured" shall immediately report such claim to "IPE" and "IPE" may elect to assume handling of any claim that is reportable.

If at any time a claim is not reported to "IPE" that otherwise should have been as per the above criteria or "IPE" requests a claim be reported which subsequently is not, and this failure to report results in prejudice for "IPE", "IPE" reserves the right to deny cover as may be outlined under the Policy.

When claims are reported to "IPE", any commitments made by the "Insured" are subject to review and ratification by "IPE", with such review based on economic and/or strategic rationale. For clarity, subject to the foregoing, "IPE" may exercise its right to engage alternative service providers than those the "Insured" has assigned.

CLAIM MANAGEMENT REQUIREMENT

Whereas the "Insured" wishes to handle and respond to certain claims against the "Insured" internally; and whereas "Intact Public Entities" authorizes the "Insured" to respond to certain claims against the "Insured" internally subject to the terms of this agreement, the insured agrees that all claims must be handled by an Ontario licensed, insurance adjusting firm representative. An employee, executive, volunteer, or member of council or other named insured is not authorized to proceed with any negotiation, loss adjustment or settlement directly with a claimant for all claims insured under the program of insurance as provided by Intact Public Entities. The above applies to all insured losses, including losses that do not exceed the applicable policy deductible.

In the event that the insured hires an experienced insurance adjuster(s) on staff to manage claims as described above, that or those adjusters hired are authorized by Intact Public Entities to respond to certain claims against the "Insured" internally, subject to all the terms of this agreement.

BACKGROUND

Whereas reporting conditions and requirements are present in and form part of the policies of insurance issued to the "Insured" by "IPE"; and

whereas the "Insured" wishes to handle and respond to certain claims against the "Insured" internally; and

whereas "IPE" authorizes the "Insured" to respond to certain claims against the "Insured" internally subject to the terms of this agreement; and

whereas this agreement is intended to remain in force until all claims handled by the Insured and covered by the policies of insurance issued by IPE are resolved, therefore, the "Insured" agrees to the following terms and conditions.

TRACKING

Further to the Regular Reporting section above, the "Insured" shall maintain a claims reporting and tracking system on which all claims will be entered. An up-to-date claims loss bordereaux of all claims handled by the "Insured" must be forwarded to "IPE" on a quarterly or as requested by "IPE". The bordereaux shall include, at minimum, the following data elements:

- Date Claim Reported
- Claims Reference
- Date of loss
- Loss Description inclusive of injuries and or property damage details
- Claim Status (open / closed / reopened)
- Financials
 - Reserve - Indemnity
 - Reserve – Expense
 - Paid –Indemnity
 - Paid – Expense
 - Total Incurred

The "Insured" shall continue to provide the above noted bordereaux until such time that there are no longer any open "IPE" claims being handled internally. Bordereaux reporting is operational and informational in nature and is not intended to replace formal claims reporting obligations.

EXPENSES

Arms-length expenses will include the following:

- Defense legal
- Third Party adjusting
- Investigation
- Experts

Arms-length expenses will not include salaries for "Insured" personnel, administrative or overhead expenses not related to those expenses outlined above.

AUDIT

"IPE" shall have the right to audit claims handled by the "Insured", under this Claims Handling Agreement, on the provision of reasonable notice. The results of all audits will be shared with the "Insured".

The audit will address proper documentation to support coverage, liability and quantum, claim handling quality, reserve timeliness, settlement level appropriateness, quality of defense and adherence to this agreement.

"IPE" shall have the right to audit claims handled by the "Insured" under this Claim Handling Agreement until all claims handled by the "Insured" and covered by "IPE" are resolved; regardless of whether "IPE" continues to issue policies on behalf of the "Insured".

THE POLICY

This Agreement shall be construed in accordance with the terms, conditions and provisions of the Policy referred to above. In the event of any ambiguity, conflict or disagreement relating to the contents of this Agreement, it is understood by the parties that the Policy terms prevail at all times.

TERMINATION

The insured shall be given written notice of any non-compliance with this agreement and given reasonable opportunity (at least 90 days, or as otherwise agreed between the parties) to take corrective action ("Correction Period").

If, after the "Correction Period", the insured continues not to meet the terms of this agreement, "IPE" reserves the right to terminate this agreement and assume carriage of all or some of the "Insured's" claims.

We the undersigned have the authority to execute this agreement.

Dated at _____ the _____ day of _____, 202_____

The Corporation of the City of Sault Ste. Marie

(The Insured)

Mayor Matthew Shoemaker

Name and Title of Authorized Representative

City Clerk Rachel Tyczinski

Signature of Authorized Representative

Intact Public Entities

Josie Pachis, Vice President Claims

Name and Title of Authorized Representative

Signature of Authorized Representative

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-31

AGREEMENT: A by-law to authorize the execution of the Agreement between the City and Kiwanis Club of Lakeshore Foundation to support a playground equipment purchase for Kiwanis Park.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Agreement dated March 23, 2026 between the City and Kiwanis Club of Lakeshore Foundation, a copy of which is attached as Schedule "A" hereto. This Agreement is to support the playground equipment purchase for Kiwanis Park.

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

DONATION AGREEMENT

This Donation Agreement made this 23rd day of March 2026

BETWEEN:

KIWANIS CLUB OF LAKESHORE FOUNDATION

(hereinafter referred to as the "Kiwanis Club of Lakeshore Foundation")

- and -

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

(hereinafter referred to as the "City")

WHEREAS the City is the registered owner of parkland in the City of Sault Ste. Marie known as Kiwanis Park, which includes a portion of property legally described as LT 293-312, 315-350 PL 20146 ST. MARY'S; LANE PL 20146 ST. MARY'S ABUTTING ELY LIMIT OF LT 333 TO 352 PL 20146; LANE PL 20146 ST. MARY'S ABUTTING ELY LIMIT OF LT 293 TO 312 PL 20146; CALEDON ST PL 20146 ST. MARY'S LYING BTN CHAPPLE AV PL 20146 & MARWAYNE ST PL 20146; SAULT STE. MARIE, ON hereinafter referred to as "Kiwanis Park";

AND WHEREAS the City is adding new playground equipment and amenities to a portion of Kiwanis Park which will be located at the location of the existing playground equipment;

AND WHEREAS the Kiwanis Club of Lakeshore Foundation has agreed to assist the City in the acquisition of playground equipment and amenities by donating funds to the City for that purpose.

NOW THEREFORE the parties hereto agree as follows:

1. DONATION

The Kiwanis Club of Lakeshore Foundation agrees to donate funds in the amount of One Hundred and Thirty-Five Thousand Five Hundred (\$135,000.00) Dollars, subject to other potential grant funding which could reduce the donation required, to the City for the exclusive purpose of purchasing playground equipment and amenities for Kiwanis Park.

The City acknowledges funds will be received in two installments.
Installment 1: April 15, 2026, \$67,500

Installment 2: July 30, 2026, up to an additional \$67,500

the said funds as referred in Section 1 of this agreement from the Kiwanis Club of Lakeshore Foundation and will purchase the playground equipment and amenities with said funds.

2. USE OF DONATION FUNDS

The City covenants and agrees that the donation of funds provided to it by the Kiwanis Club of Lakeshore Foundation shall be used solely towards the cost of purchasing playground equipment and amenities at Kiwanis Park and for no other purpose.

The City acknowledges that the Kiwanis Club of Lakeshore Foundation makes the said donation of funds towards purchasing playground equipment and amenities at Kiwanis Park and the Kiwanis Club of Lakeshore Foundation does not make any representations or warranties as to the safety of said playground equipment and amenities or its appropriateness for use by any members of the public.

3. INSTALLATION & MAINTENANCE

The City acknowledges and agrees that the purchase of playground equipment and amenities shall be the sole responsibility of the City.

The City acknowledges and agrees that all necessary maintenance of the playground equipment and amenities shall be the sole responsibility of the City.

The City shall indemnify and save harmless the Kiwanis Club of Lakeshore Foundation however caused, or costs incurred from defending action arising out of the installation, maintenance or the use of the playground equipment and amenities by any person or persons who may take claim against the Kiwanis Club of Lakeshore Foundation.

The parties hereto acknowledge and agree that if at any point in the future the playground equipment and/or amenities becomes unfit for use, the City may remove and/or replace it at its sole discretion and expense.

4. APPRECIATION

The City agrees to purchase, install and maintain a plaque/sign at the Kiwanis Park playground of which material, design and word composition is to the approval of the Kiwanis Club of Lakeshore Foundation acknowledging the generous donation of the Kiwanis Club of Lakeshore Foundation.

5. DEFAULT

(1) In the event that the City breaches any provision of this Donation Agreement, the Kiwanis Club of Lakeshore Foundation shall notify the City in writing of the nature of said breach, and the City shall be given thirty (30) days to remedy the violation. If the City has not remedied the violation to the satisfaction of the

Kiwanis Club of Lakeshore Foundation at the expiration of thirty (30) days from such notification, the Kiwanis Club of Lakeshore Foundation may:

- (a) Waive the breach;
- (b) Make any other mutually agreeable arrangement with the City; or
- (c) Terminate this Donation Agreement and provide the City with written notice of same.

IN WITNESS WHEREOF the parties hereto have affixed their hands and seals this 23rd day of March 2026.

**KIWANIS CLUB OF LAKESHORE
FOUNDATION**

Per: *Laura a. Paci*
PRESIDENT– Laura Paci

Per: *W. Lawrence Whalen*
SECRETARY-W. Lawrence Whalen

**THE CORPORATION OF THE CITY OF
SAULT STE. MARIE**

Per: _____
MAYOR – MATTHEW SHOEMAKER

Per: _____
CITY CLERK – RACHEL TYCZINSKI

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-32

APPOINTMENT: A by-law to appoint Gary Schryer as Deputy Chief Fire Prevention, Education and Emergency Management.

WHEREAS the *Fire Protection and Prevention Act*, 1997, S.O. 1997, c.4, as amended, permits a municipality to establish, maintain and operate a fire department;

NOW THEREFORE THE COUNCIL of The Corporation of the City of Sault Ste. Marie **ENACTS** as follows:

1. **APPOINTMENT – DEPUTY CHIEF FIRE PREVENTION, EDUCATION AND EMERGENCY MANAGEMENT**

Gary Schryer is hereby appointed as Deputy Chief Fire Prevention, Education and Emergency Management retroactive to February 8, 2026.

2. **BY-LAW 2023-97 REPEALED**

By-law 2023-97 is hereby repealed.

3. **EFFECTIVE DATE**

This by-law is effective retroactive to the date of hire being February 8, 2026.

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK - RACHEL TYCZINSKI

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-33

ENGINEERING: A by-law to authorize the execution of the Contract between the City and 1531161 Ontario Inc. (Boyer Construction) for the reconstruction of East Street from Bay Street to Wellington Street (Contract 2026-1E).

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Contract dated March 23, 2026 between the City and 1531161 Ontario Inc. (Boyer Construction), a copy of which is attached as Schedule "A" hereto. This Contract is for the reconstruction of East Street from Bay Street to Wellington Street (Contract 2026-1E).

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE
RECONSTRUCTION OF EAST STREET
Contract No 2026-1E**

FORM OF AGREEMENT

This Agreement, made (in triplicate) this 23rd day of March in the year 2026, by and between
1531161 Ontario Inc. (Boyer Construction) hereinafter called the "**Contractor**",

AND

The Corporation of the City of Sault Ste. Marie, hereinafter called the "**Owner**".

WITNESSETH: That the Contractor and the Owner undertake and agree as follows:

1. The Contractor will provide all the materials and all of the works shown and described in the Contract Documents entitled:

**RECONSTRUCTION OF EAST STREET
Contract No 2026-1E**

which have been signed in triplicate by both parties and which were prepared by **TULLOCH** acting as Contract Administrator and herein entitled, "The Contract Administrator".

2. The Contractor will do and fulfill everything indicated by the Agreement (being this form of agreement), Addenda (if any), the Special Provisions, Contract Drawings, the Standard Specifications, Standard Drawings, Tender, Supplemental General Conditions, OPSS.MUNI 100 (November 2024 version or newest), and working drawings.

3. The Contractor will complete all work in accordance with the terms of the Contract. The Owner will have quality control on site to ensure same and work must be completed to the satisfaction of the Contract Administrator within the period of the time specified. Owners' quality control inspectors will not be responsible for any other roles on site except for quality control.

4. The Owner shall pay to the Contractor the contract price as set forth in the Form of Tender in accordance with the provisions set forth in the General Conditions, Supplemental General Conditions, and the Special Provisions. The quantities contained in the Form of Tender are approximate only and the final payment shall be made for the actual quantities that are incorporated in or made necessary by the work covered by the contract.

5. The Owner shall pay the Contractor for work that is ordered in writing by the Contract Administrator and that cannot be classified as coming under any of the contract units and for which no unit price, lump sum, or other basis can be agreed upon, on a time and material basis as set out in the General Conditions, or as otherwise stipulated in Section FT.04 of the Form of Tender.

6. The Contractor, both during and after the term of this Agreement, shall at all times, and at its own cost, expense and risk, defend, indemnify and hold harmless the Owner and, its elected officials, officers, employees, volunteers, agents, the Contract Administrator, all respective heirs and executors, successors

and assigns, from all loss, damages, costs, charges and expenses of every nature and kind whatsoever which may be made or brought against them, their officers, employees and agents, by reason or in consequence of the execution and performance or maintenance of the work by the Contractor, its employees, agents or officers.

7. Prior to the commencement of any work, the Contractor shall sign and deliver to the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and PUC Services Inc., the PUC Indemnity attached as Schedule "A" which forms part of this Agreement wherein.

8. All communications in writing between the Owner, the Contractor and the Contract Administrator shall be deemed to have been received by the Addressee if delivered to the individual, a member of the firm or an officer of the Owner for whom they are intended, or if sent by post addressed as follows:

Owner: The Corporation of the City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5X6

The Contractor: 1531161 Ontario Inc. (Boyer Construction)
53 Gran St.
Batchewana F.N., ON
P6A 0C6

The Contract Administrator: TULLOCH
71 Black Road
Sault Ste Marie, ON
P6B 0A3

IN WITNESS WHEREOF the parties hereto have executed this Agreement by the day and year first above written.

Signed, Sealed and Delivered in the presence of

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

MAYOR - MATTHEW SHOEMAKER

MUNICIPAL CLERK - RACHEL TYCZINSKI

CONTRACTOR

SIGNATURE

NAME

I have the authority to bind the corporation

Schedule "A" to Form of Agreement

PUC INDEMNITY

IN CONSIDERATION of the permission granted to the undersigned to enter upon the lands occupied by facilities, fixtures, equipment and appurtenances (the "**Facilities**") owned and/or operated by the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and/or PUC Services Inc. (collectively "**PUC**") to work or perform activity on or in the vicinity of the Facilities, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby agrees to hold and save harmless and fully indemnify the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution and PUC Services Inc., and their directors, officers, employees, agents and affiliates, from any and all suits, actions, payments, legal or administrative proceedings, claims, demands, damages, liabilities, losses, interest, legal fees, costs and expenses sustained by the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and/or PUC Services Inc. of every nature and description, whether arising before or after completion of any work or activity on or in the vicinity of the Facilities and in any manner directly or indirectly caused, occasioned or contributed to in whole or in part, by reason of any act, error, omission or fault whether active or passive of the undersigned, its employees, contractors, sub-contractors, engineers, agents or anyone acting under the undersigned's direction or control or on its behalf in connection with work or activity on or in the vicinity of the Facilities, including, without limitation, damages to the Facilities. This indemnity shall survive completion of the undersigned's work and activity. For clarity, the intent is that PUC shall be at no risk or expense to which it would not have been put had the undersigned not performed work or activity on or in the vicinity of the Facilities.

Without restricting the generality of the requirement to indemnify the PUC, the undersigned shall obtain, maintain, pay for and provide evidence of insurance coverage, taken out with insurance companies licensed to transact business in the Province of Ontario, and in the form and limits required under the contract between the undersigned and the Corporation of the City of Sault Ste. Marie in connection with the work being performed by the undersigned.

Such insurance coverage must in all respects be satisfactory to PUC and shall be maintained continuously by the undersigned from the commencement of any work or activity on or in the vicinity of the Facilities. All insurance policies must be endorsed to provide PUC with not less than thirty (30) days' written notice in advance of cancellation, or any change or amendment restricting coverage.

All insurance must be evidenced by the undersigned prior to commencement of any work or activity on or in the vicinity of the Facilities, on the C.S.I.O. standard Certificate of Insurance form or if on another form, one that is satisfactory to PUC, and in addition, all insurance must name the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and PUC Services Inc. as Additional Insureds under each such policy.

This indemnity is in addition to, and not superseded by, any other indemnity provided by the undersigned to any party.

THE UNDERSIGNED acknowledges and agrees having read this Indemnity carefully and fully understands the contents of same.

DATED this ____ day of _____, 2026.

SIGNATURE BLOCK OF CONTRACTOR

CONTRACTOR

Per: _____

Name:

Title:

I have authority to bind the Corporation

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-34

TEMPORARY STREET CLOSING: A by-law to permit the temporary closing of East Street from Bay Street to Wellington Street including intersections from May 1, 2026 to December 4, 2026 to facilitate the Reconstruction of East Street.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to section 10 of the *Municipal Act, 2001*, S.O. 2001, c. 25 and amendments thereto **ENACTS** as follows:

1. **TEMPORARY STREET CLOSING OF EAST STREET**

The Council of the Corporation of the City of Sault Ste. Marie hereby authorizes the closing of East Street from Bay Street to Wellington Street including intersections from May 1, 2026 to December 4, 2026 to facilitate the Reconstruction of East Street.

2. **EFFECTIVE DATE**

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

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-36

AGREEMENT: A by-law to authorize the execution of the Agreement between the City and Soo Greyhounds Inc. (Soo Greyhounds Hockey Club) for use of the GFL Memorial Gardens as the main tenant of the facility for ten (10) years, with two (2) five-year options to extend.

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Agreement dated March 23, 2026 between the City and Soo Greyhounds Inc. (Soo Greyhounds Hockey Club), a copy of which is attached as Schedule "A" hereto. This Agreement is for use of the GFL Memorial Gardens as the main tenant of the facility for ten (10) years, with two (2) five-year options to extend.

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

Schedule "A"

THIS AGREEMENT made in duplicate this 23rd day of March, 2026

THE CORPORATION OF THE CITY OF SAULT STE. MARIE
hereinafter called the "City"

- and -

SOO GREYHOUNDS INC.

an Ontario corporation having its head office at
the City of Sault Ste. Marie, carrying on
business

as SOO GREYHOUNDS HOCKEY CLUB
hereinafter called the "Soo Greyhounds"

WHEREAS the Corporation of the City of Sault Ste. Marie is the owner and operator of the Sault Ste. Marie sports and entertainment center (hereinafter called the "Centre");

AND WHEREAS the Soo Greyhounds has been sponsored as a Major Junior hockey team in the Ontario Hockey League;

AND WHEREAS the City and the Soo Greyhounds have come to an agreement with respect to the use by the Soo Greyhounds of the City Centre;

AND WHEREAS the City and the Soo Greyhounds have entered into in agreement for said use through the 2006-2007 to the 2025-2026 hockey season, which includes all playoff games;

AND WHEREAS the aforesaid agreement will reach the end of its term following 90 days after the last home game of the 2025-2026 hockey season, including playoffs;

AND WHEREAS both the City and the Soo Greyhounds wish to continue their contractual relationship for the use of the Centre by the Soo Greyhounds to host its Ontario Hockey League games, which include playoffs;

NOW THEREFORE this agreement is witnessed that in consideration of the mutual covenants herein contained and subject to the terms and conditions hereinafter set out, the parties hereto agree as follows:

1. Term of agreement

This agreement shall be enforced for ten (10) hockey seasons covering the 2026-2027 through to the 2035-2036 hockey season and shall terminate ninety (90) days after the Soo Greyhounds play their last home game, including playoff games, of the 2035-2036 hockey season. Soo Greyhounds has an option to renew the Agreement for two (2) five (5) year extensions ending in the 2045-2046 hockey season subject to the same terms and conditions.

2. Premises

- (a) The City agrees to provide for the use of the Soo Greyhounds exclusive use of the ice surface in the Centre for all games and practices as agreed to by the parties hereto. Ice will be scheduled by the Manager of Community Centres to meet the reasonable requirements of the Soo Greyhounds.
- (b) The City shall provide to the Soo Greyhounds exclusive use of dressing rooms as set out in the diagram attached hereto as Schedule "A1".
- (c) The City shall provide to the Soo Greyhounds exclusive use of office space as set out in the diagram attached hereto as Schedule "A2".
- (d) The City shall provide to the Soo Greyhounds exclusive use of retail space for Greyhounds merchandise; such space as set out in the diagram attached hereto as Schedule "A3".
- (e) The City shall provide to the Soo Greyhounds twelve (12) parking spaces for the exclusive use of the Soo Greyhounds. The City shall ensure that the remainder of the parking spaces are generally available for non-assigned use of fans, players and other staff of the Soo Greyhounds two hours before games through one hour after. Soo Greyhound team players shall park in middle rows of the adjoining parking lot to allow other users closer parking to entrance doors. The City shall use their best effort to ensure City employees do not park in the event Centre's parking lot two (2) hours before and one (1) hour after game events as Schedule A 4.
- (f) It is understood and agreed that any and all equipment which the Soo Greyhounds may store in the Centre, shall be stored at the risk of the Soo Greyhounds.
- (g) It is further agreed that the Soo Greyhounds should maintain their said dressing rooms, office space, retail space, and private suites in good order and will be responsible for any maintenance or renovations not ordinarily provided by the Centre for other rooms in the Centre.
- (h) The City shall provide to the Soo Greyhounds exclusive use of storage areas in the Centre that are agreeable to both parties and adequate for the storage of equipment and other items as set out in Schedule "A1" hereto.
- (i) The City shall provide the Soo Greyhounds use of a multi-purpose room or area during Soo Greyhounds games for the purpose of hosting the Greyhounds Birthday Bash and other similar functions as well as use of the Bumbacco Room for media, scouts and others permitted by the Soo Greyhounds prior to every game. In addition, the team will be allowed the opportunity to utilize this space for academic use based on availability of various events.
- (j) The City agrees to provide the Soo Greyhound's with exclusive use of the VIP & Board Room suites during Soo Greyhounds games at a cost of \$300 and \$150 respectfully when rented out to ticket holders. The City will continue to calculate the annual CPI increase using CPI Ontario (June) for the remaining term of the agreement. The Soo Greyhounds will agree to work with the City to allow use of the VIP suite at no rental cost for participants in the Hockey Hall of Fame induction ceremony on a date to be agreed to in advance by the Soo Greyhounds.

3. Ice Condition

The City agrees at its expense to keep the ice surface in the Centre in a ~~superior~~ satisfactory playing condition required by the Ontario Hockey League and to provide attendants to resurface the ice surface at normal times for games and practices.

4. Practice Times

The Soo Greyhounds shall have the exclusive use of the ice surface in the Centre for practice times and training camps as follows:

- (a) Current ice utilization for practice times consists of 30.5 hours per week consisting of the following:

Mon-Fri	8:30am - 11:30am
Mon-Fri	3:00pm - 5:30pm
Sat	10:00am - 12:00noon
Sun	11:00am - 12:00noon

Additional practice time shall be provided during time periods as ice time allows and as may be mutually agreed upon between the Manager of the Community Centres and a representative of the Soo Greyhounds.

- (b) The training camp will be held in the Centre at times mutually agreed upon by the Manager of Community Centres and a representative of the Soo Greyhounds at no cost to the Soo Greyhounds.
- (c) In the event that the ice is removed from the Centre before the date established by The Soo Greyhounds for Development camp, sufficient ice time to accommodate Development Camp will be provided at a facility under the City's ownership at no cost to the Club for 1.5 days at no charge to the Soo Greyhounds.
- (d) The Manager of the Community Centers may cancel any of the above practice times as scheduled during the season by reason of an Event being held at the facility. This cancellation may be done as a result of a conflict between the practice or training camp and the Event date or a reasonable period not to exceed 48 hours prior to an event for set up. Should the aforesaid occur, the Manager of the Community Centers will ensure that the practice time requirements above are accommodated at an alternative facility under the City's ownership with no displaced cost for ice requirements to the Soo Greyhounds.
- (e) Save for scheduled games and practice time stipulated within this section, all additional hockey schools, and other special events shall be reserved by the Greyhounds and held at its sole cost.

5. Staffing

- (a) The parties agree that for all home scheduled League games and League playoff games played by the Soo Greyhounds the City through its Manager of Community Centres shall be responsible for staffing the building with ticket sellers, ticket takers, ushers, security, maintenance staff, concession staff, and first aid, at the expense of the City and that the Soo Greyhounds shall be responsible for payment of services for game officials, the public address announcer, videoboard operator, and gameday staff as reasonably required all at the expense of the Soo Greyhounds.
- (b) The Soo Greyhounds shall be responsible for having a scoreboard technician and sound technician at the expense of the Soo Greyhounds.

6. Goods and Services Tax

- (a) The City shall collect any money required under the Harmonized Sales Tax (HST) associated with on-line ticket fees and the sale of tickets from the revenue arising from the sale of Greyhound game tickets whether such sale of tickets is generated by the City, or the Greyhounds and it shall be the responsibility of the City to remit that money to the Federal Government. The City hereby covenants to indemnify and save harmless, the Soo Greyhounds from all actions, claims, demands & liabilities occasioned by the failure of the City to remit such money.
- (b) The Greyhounds are responsible for all current and future taxes or tariffs that pertain to them including but not limited to S.O.C.A.N., Re:Sound, Commercial Property Tax.

7. Special Games

Special games (such as the Memorial Cup, the Prospects game and the All-Star game) will not be covered under this Agreement and will require a separate agreement between the parties hereto and/or The Canadian Hockey League and/or The Ontario Hockey League.

8. Ticket Sales

- (a) Ticket prices for home scheduled games, exhibition games and play-off games shall be as determined by the Soo Greyhounds.
- (b) Sponsored games which shall not include regular season and playoff games will not be included in Revenues except for actual net revenue received by the Soo Greyhounds from the Sponsor. Special Event games such as the Memorial Cup, All Star games and Prospect games are also not included in the Revenues.
- (c) Tickets for all Soo Greyhounds League games shall be available at the Centre box office and such other venues as agreed by the parties hereto from time to time.

- (d) The City shall pay to the Soo Greyhounds their share of the season ticket sales over 3 payments seasonally scheduled September 1, December 15 and Final Tally to be completed not later than thirty (30) days after the conclusion of the season ticket campaign and paid on or before December 31st in each year and in any event not later than February 28th in each year.
- (e) The Soo Greyhounds and the City will mutually agree on any season ticket plan by March 1st of each year.
- (f) The parties agree that all customer information collected by the City shall be the property of the Soo Greyhounds and will be provided in an agreeable format when requested by the Soo Greyhounds.
- (g) Should this Lease be signed by the Soo Greyhounds in advance of the 2025/2026 regular season coming to a close, in addition to the revenue sharing arrangement set out in the May 2006 Lease between the parties, the City shall remit a one-time payment of any net revenue that exceed \$35,000 to the Soo Greyhounds from the ticket fees paid to the City for online ticket sales related to Soo Greyhound ticket sales for the 2025/2026 regular and post season.

9. Complimentary & Promotional Tickets

- (a) The Soo Greyhounds will receive 250 complimentary tickets per game. This figure includes tickets for the visiting team and land parents, Soo Greyhounds and for any other use which the Soo Greyhounds may wish to put these tickets. The said complimentary tickets shall not be considered "paid tickets". Should the average number of complimentary tickets per game exceed 250 the Soo Greyhounds agree to compensate the City for the cost of these excess tickets at the applicable (i) Season Average price or the (ii) Playoff Average Price averaged from Group Rate of Adult, Senior, and Student prices for each individual game.
- (b) The Soo Greyhounds will provide quantity and value of promotional tickets monthly for settlement.
- (c) The City will receive 25 complimentary tickets per game to be used to satisfy Customer Service issues. Such use shall be at the sole discretion of the Manager Community Arenas.

10. Broadcast Rights

- (a) All media including radio, television and internet broadcasting rights are the property of the Soo Greyhounds.

11. Advertising

- (a) The Soo Greyhounds are entitled to market and sell advertising in all interior areas of the Community Centre including but not limited to those areas, equipment or articles listed below as long as done so with written consent of the City, which consent will not be arbitrarily or unreasonably withheld. The interior areas, equipment and articles at the Centre shall include, but not be limited to, the following:
- Ticket Backs
 - Zamboni
 - Shot clocks
 - Score board
 - Video board
 - Rink Boards surrounding the ice surface
 - Ice surface
 - Stair faces
 - Lobby and concourse advertising panels and illuminated signage.
- (b) The City has the right to advertise the availability of Pouring and Beverage Rights at point-of-sale locations within the facility.
- (c) The City may also advertise internal events and community initiatives within the facility agreed upon in advance by the Soo Greyhounds , such locations not to interfere with or reduce the opportunities for sale of such space to advertisers for Soo Greyhound games..
- (d) Reasonable signage expenses may be charged by the City to the Soo Greyhounds for reasonable repairs or maintenance to the above-mentioned advertising areas and signs. Whenever possible, the City shall consult with the Soo Greyhounds prior to effecting any such repairs or maintenance.
- (e) The Soo Greyhounds are responsible for the production and display of all their advertising. Ice Logo installation costs after the start of the season will be incurred by the Soo Greyhounds.
- (f) The advertising rights only extend to the Soo Greyhounds' league games (exhibition, regular season and playoffs). The City has the right to display other advertisers or cover any Soo Greyhound advertisements for any other event in the Centre.
- (g) The Soo Greyhounds shall be permitted to affix temporary banners on the exterior of the Facility at the team's cost and with prior approval of the City, showing such things as team logos, slogans, and player images.

12. Sponsorship

- (a) If a naming rights sponsor the "Sponsor" is secured, the Sponsor shall have the right to advertise on two rink board purchased at market value from the Soo Greyhounds.
- (b) The sponsorship and advertising revenue sharing related to the videoboard is subject to a separate agreement between the City and the Soo Greyhounds, attached hereto as Schedule C.

13. Unforeseen Causes

- (a) The Soo Greyhounds agree that the City shall incur no liability to the Soo Greyhounds for failure to perform any of the covenants or conditions herein contained if such failure is due to acts of God, strikes, equipment failure, required repairs and renovations, or other causes beyond the control of either the Centre or the City.
- (b) Game cancellations for any reason whatsoever, including but not limited to by reasons of the City, Soo Greyhounds, the Ontario Hockey League, weather, or other, shall result in the City and the Soo Greyhounds incurring separate costs related to the cancellation, and as such, the parties shall agree that neither party will seek reimbursement from the other for such loss.

14. Insurance and Liability

- (a) Both parties hereto covenant and agree to provide, for the protection of each other and the general public, public liability and property damage insurance policies in the amount of at least \$5,000,000.00 each at its own expense.
- (b) The Soo Greyhounds will save, defend and keep harmless and fully indemnify the City, its respective officers, employees and agents of, from and against all actions, suits, claims, costs, damages, executions and demands of any nature whatsoever which may be brought against or made upon the City, its respective officers, servants and agents, or any of them and of, from and against all loss, costs, charges, damages, liens and expenses which may be sustained, incurred, or paid by the City, its respective officers, servants and agents, or any of them, by reason of or on account of loss or damage to property or injury (including death) to any person who enters, occupies or uses a part of the Centre for the purpose of attending or participating in any event in respect of which the Soo Greyhounds occupy the Centre.
- (c) The City will from time to time and at all times hereafter truly save, defend and against keep all harmless actions, suits, and fully claims, indemnify executions the and Soo demands Greyhounds of any from nature and whatsoever which may be brought against or made upon the Soo Greyhounds from and against all losses, costs, charges, damages, liens and expenses which may be sustained, incurred, or paid by the Soo Greyhounds by reason of or on account or in consequence of, or

arising out of any negligent act or omission by the City under this Agreement.

15. First Right

The City agrees to give the Soo Greyhounds priority and preference for scheduling dates and times of games over any request except for unavailable dates identified by the City on or before December 15th of the previous year. The City will collaborate with the OHL and Soo Greyhounds to determine exceptions for event dates where possible, before receiving the team's final year schedule.

16. Application of Legislation

- (a) The City shall incur no liability in the event that legislation is enacted by a provincial or federal government which has the effect of frustrating the intent of the parties as evidenced by this Agreement.

17. Revenue Sharing

For the term of this Agreement the parties hereto covenant and agree to share revenues as set out in Schedule "B" attached hereto.

18. Ticket Fees

- a) The City shall charge a "Ticket Fee" of \$3.75 for each individual regular season and playoff ticket sold on-line. This Ticket Fee may increase by \$0.10 per hockey season, with the first increase occurring at the commencement of the 2027-28 season. The City shall pay the Soo Greyhounds \$0.50 per individual regular season and playoff ticket sold online during the 2026-2027 season, which amount shall increase by \$0.025 per ticket in each subsequent year. For Red & White and Exhibition games, the Greyhounds shall receive \$0.25 per ticket sold online.
- b) The City shall charge an "Order Fee" of \$3.00 for each total on-line ticket order, which shall increase at \$0.05 in each subsequent hockey season.
- c) The Soo Greyhounds may charge a "Printing Fee" of \$1.00 per order at the box office and \$10.00 per season ticket package.
- d) The City shall charge an "Order Fee – Season Tickets" of \$10.00 for each total on-line season ticket renewal and on-line season ticket purchase. This Order Fee – Season Tickets shall increase at \$0.10 in each subsequent hockey season. The Soo Greyhounds will receive 20% of this fee annually.
- e) There will be no Capital fees, facility Fees, or any other fees or surcharges added to Soo Greyhound tickets other than online, order and printing fees listed above unless mutually agreed upon in writing.
- f) In the event that the City enters into a new or revised agreement with a third-party ticket provider during the term of this lease, the parties to this Lease agree to revisit in good faith the amount and respective share of on-line ticket fees.

19. Frustration

- (a) All of the above is based upon the continued existence of the Ontario Hockey League. The parties hereto covenant and agree that this Agreement shall terminate automatically if the Ontario Hockey League or a successor league no longer exists or if the Soo Greyhounds are no longer allowed to be a member of the Ontario Hockey League or a successor league unless occasioned by the willful actions of the Soo Greyhounds to frustrate this contract.
- (b) Except as otherwise set out herein, the Soo Greyhounds agree to operate an Ontario Hockey League franchise in Sault Ste. Marie for the term of this Agreement.
- (c) In the event that the Soo Greyhounds no longer operate an OHL franchise in Sault Ste. Marie during the term of the lease, the Soo Greyhounds shall pay a one-time liquidated damages in the amount of the average of the prior five (5) years of revenues received by the city under this agreement.

20. Binding Effect

It is agreed between the parties hereto that every covenant, proviso and agreement herein shall inure to the benefit of and be binding upon the parties hereto and their successors and assigns and that all covenants herein shall be construed as being joint and several, and that, when the context so requires or permits, the singular number shall be read as if the plural were expressed and the masculine gender as if the feminine or neuter, as the case may be, were expressed.

21. Assignment of Agreement

The City and the Soo Greyhounds covenant and agree that this Agreement shall not be assigned without the consent of the City, such consent not to be unreasonably withheld.

22. Severability

In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals as of the day and year first above written.

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

Per:

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

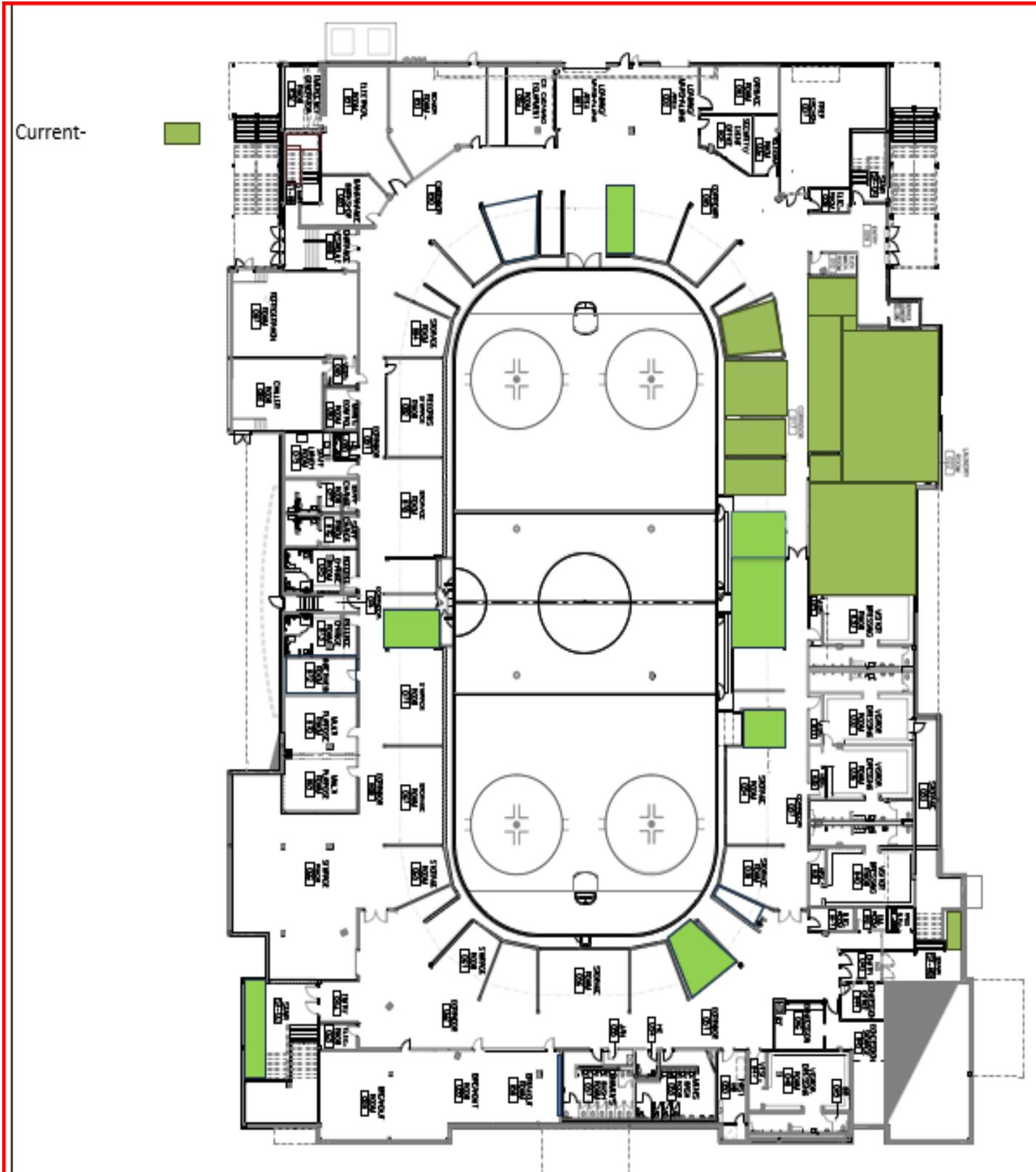
SOO GREYHOUNDS INC.

Per:

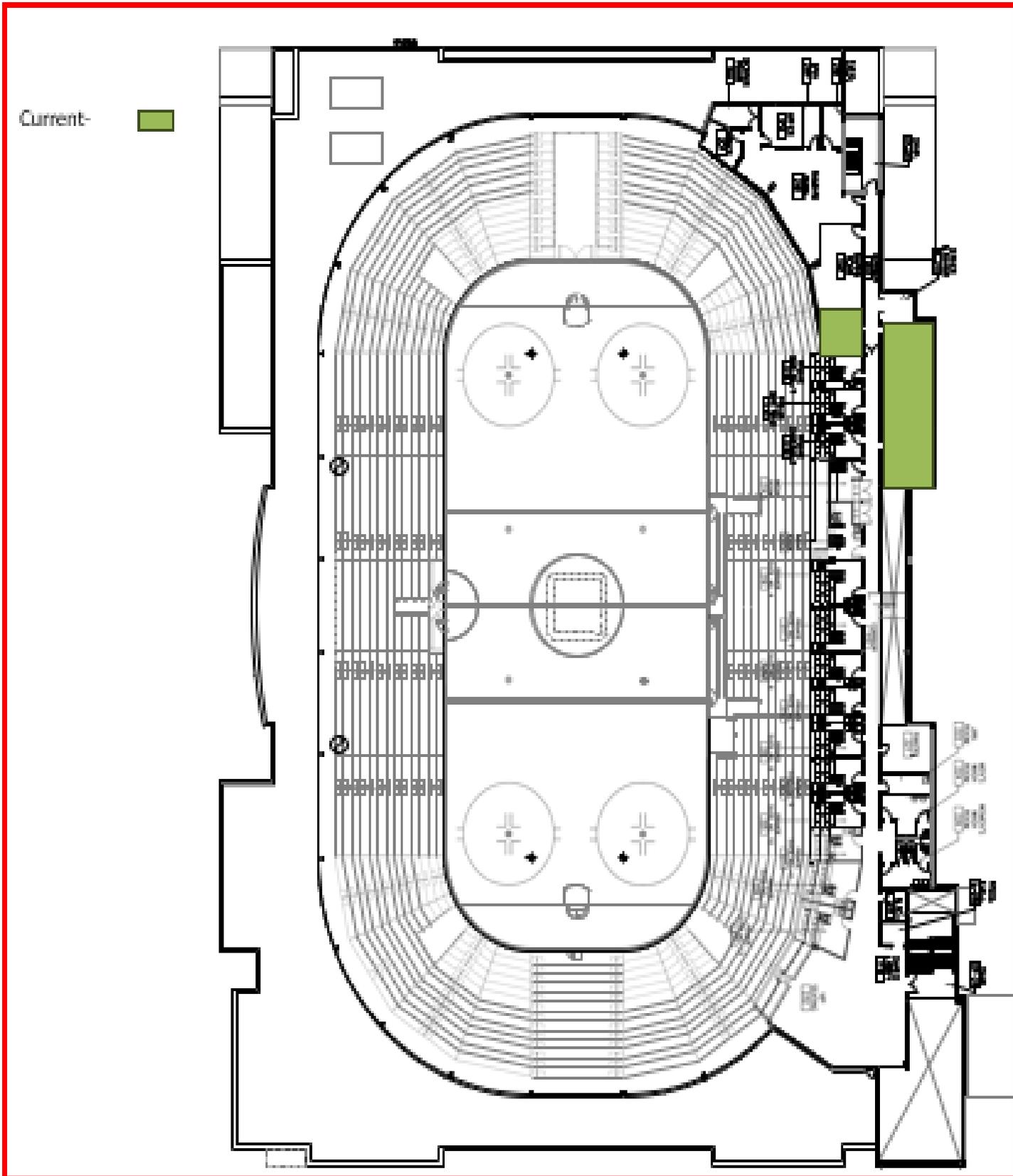
TIM LUKENDA – PRESIDENT & GOVERNOR

I have the authority to bind the corporation.

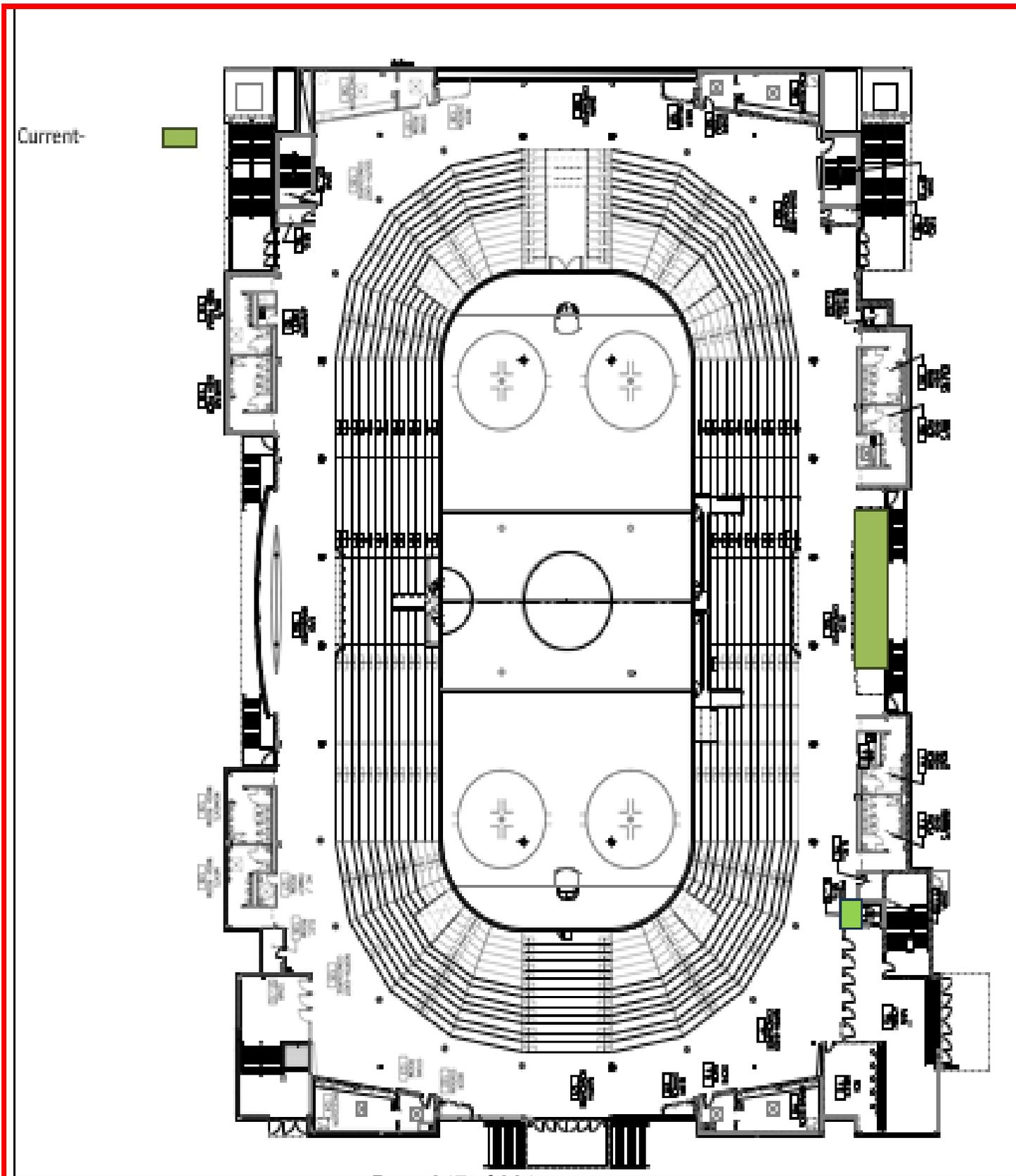
SCHEDULE A1
Event Level



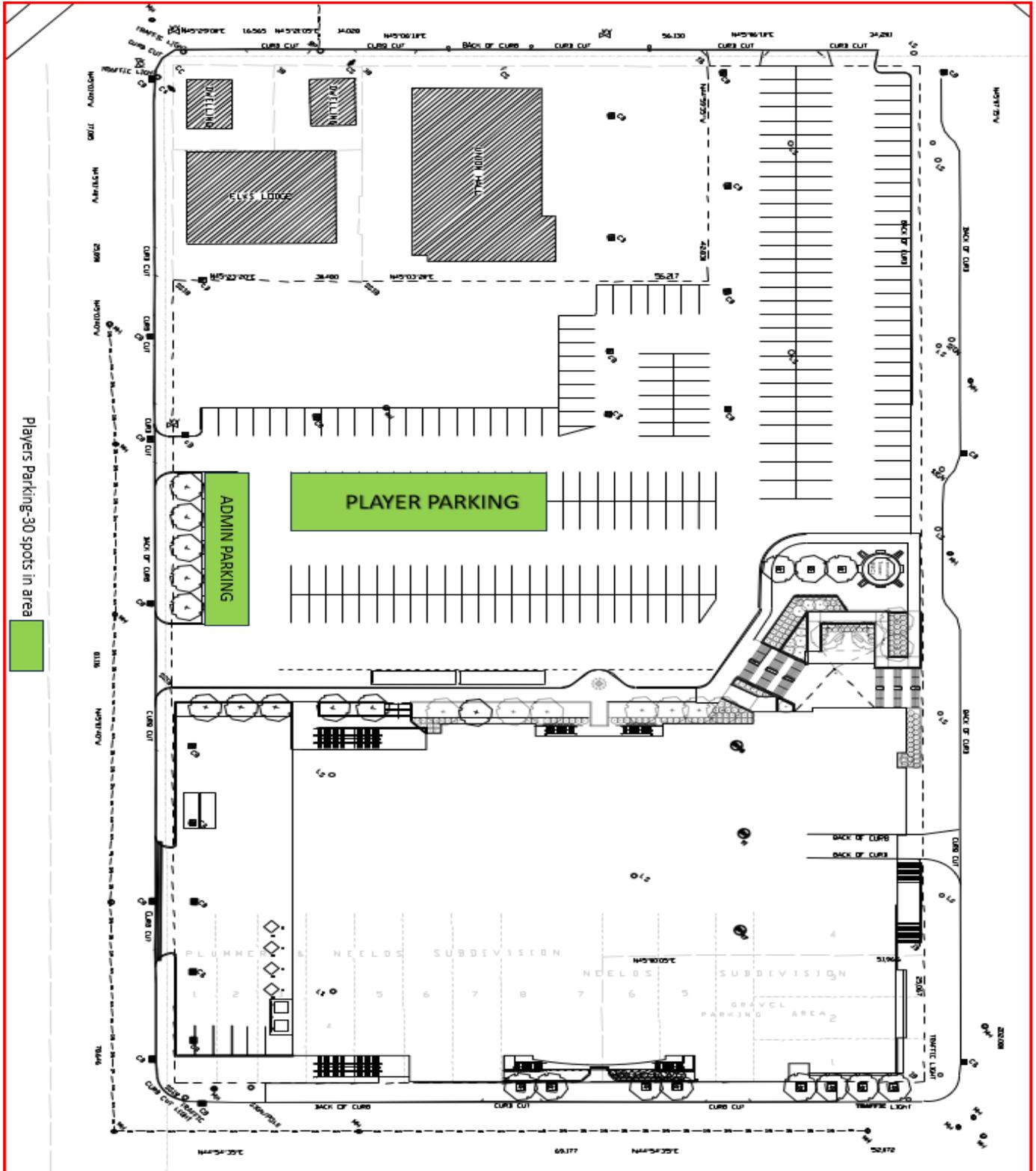
SCHEDULE A 2
Suite Level



SCHEDULE A 3
Concourse Level



SCHEDULE A 4 Parking Lot Area



Schedule "B" - Revenue Sharing based on Gross Revenues

<u>Revenue Source</u>	<u>City</u>	<u>Soo Greyhounds</u>
1. Tickets Sales		
Net Revenues Split (based on gross gate receipts excluding fees and surcharges, net of taxes)	10%	90%
2. Concessions Including Beer	90%	10%
3. Advertising - All Areas, Equipment, Products, Items and Articles as set out in Clause 11(a)	10%	90%
4. Merchandise	0%	100%
5. Building Facility - Naming Rights	100%	0%
6. Parking	100%	0%
7. Suite Lease	80%	20%
8. Pouring Rights	100%	0%

Upon expiration of the Videoboard Scoreboard - Purchase and Use Agreement entered into between the parties on February 3, 2020, advertising listed therein shall form part of section 3 of this Schedule "B".

SCHEDULE C

PURCHASE AND USE AGREEMENT

THIS AGREEMENT made this 3rd day of February, 2020.

BETWEEN:

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

(the "City")
OF THE FIRST PART

-and-

SOO GREYHOUNDS INC. (carrying on business as SOO GREYHOUNDS HOCKEY CLUB)

(the "Soo Greyhounds")
OF THE SECOND PART

WHEREAS The Corporation of the City of Sault Ste. Marie (the "City") is the owner and operator of the lands and premises located at 269 Queen Street East, Sault Ste. Marie, Ontario, known as the GFL Memorial Gardens (the "Centre");

AND WHEREAS at the City Council meeting held on October 7, 2019, a resolution was passed granting approval for the City to move forward with issuing a Request for Proposal (RFP) for the replacement of the Video Scoreboard at the Centre;

AND WHEREAS the RFP was publicly advertised and proposals were subsequently evaluated by a committee comprised of the Director of Community Services of the City; the President & Governor of the Soo Greyhounds, Staff from Community Services – Community Development & Enterprise Services of the City; Staff from the City's Legal Department of the City and Staff from the Purchasing Division – Corporate Services of the City (collectively the "RFP Evaluation Committee");

AND WHEREAS the RFP Evaluation Committee has by consensus selected OES Inc. of London, Ontario as the successful RFP proponent for the new Video Scoreboard at the Centre and various Ancillary Items, the particulars, specifications and costing of which are set out in Schedule "A" to this Agreement (referred to herein as the "Video Scoreboard and Ancillary Items");

AND WHEREAS the Soo Greyhounds have agreed to reimburse the City the costs associated with the purchase and installation of a new Video Scoreboard and Ancillary Items, along with any necessary hardware, software, equipment and matters ancillary to facilitate the use and operation of same at the Centre to a maximum amount as set out in Section 3.1(a)(b) and 3.4 (a)(b) herein;

AND WHEREAS the parties hereto have agreed to the following terms and conditions regarding the ownership, use, operation and maintenance of the new Video Scoreboard and Ancillary Items for the Centre;

NOW THEREFORE WITNESSETH THAT in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the City and Soo Greyhounds agree as follows:

1.0 OWNERSHIP OF NEW VIDEO SCOREBOARD AND ANCILLARY ITEMS

- 1.1 The City shall purchase the new Video Scoreboard and Ancillary Items as set out in Schedule "A" to this Agreement for the Centre. The City shall at all times be and remain the owner of the new Video Scoreboard and Ancillary Items.
- 1.2 As owner, the City shall retain all warranty rights in the new Video Scoreboard and Ancillary Items as provided by OES Inc.
- 1.3 The Soo Greyhounds acknowledge and agree that it has no right, title or interest in the new Video Scoreboard and Ancillary Items other than as set out in this Agreement, and that all rights, title and interest in the new Video Scoreboard and Ancillary Items shall rest with the City.

2.0 TERM

- 2.1 This Agreement shall be for a term of ten (10) years, commencing February 3, 2020 and ending ten (10) years after the new Video Scoreboard and Ancillary Items have been fully installed at the Centre. Installation of the new Video Scoreboard and Ancillary Items is expected to be completed during the summer of 2020, after the completion of the 2019-2020 hockey season.

3.0 PAYMENT FOR NEW VIDEO SCOREBOARD AND ANCILLARY ITEMS

- 3.1 The Soo Greyhounds shall reimburse the City the actual costs associated with the purchase and installation of a new Video Scoreboard and Ancillary Items, along with any necessary hardware, software, equipment and matters ancillary to facilitate the use and operation of same at the Centre, specifically set out as follows:
- (a) subject to Section 3.4 below, the Video Scoreboard and Ancillary Items and installation costs for same as set out in Schedule "A" to this Agreement, the total cost of which shall be no more than Five Hundred Sixty Thousand Dollars (\$560,000) plus any applicable taxes; and
 - (b) any "necessary costs" which shall include only those costs associated with any hardware, software, equipment and matters ancillary to facilitate the use and operation of the new Video Scoreboard and Ancillary Items at the Centre, which shall proceed by way of Change Order (if any) issued by the City during the installation process. The parties hereto acknowledge and agree that "necessary costs" as set out herein do not include the costs for any extra purchases that are optional or that the City may desire but shall include only those costs that are actually necessary for the use and operation of the new Video Scoreboard and Ancillary Items at the Centre.
- 3.2 In the event of a Change Order as set out in Section 3.1(b), the City shall provide the Soo Greyhounds with full particulars and costs associated with same and receive the prior authorization of the Soo Greyhounds for such Change Order. The parties hereto acknowledge and agree that in the event such Change Order is approved, that it will be pursued as reasonably and cost effectively as possible.

- 3.3 The City shall provide the Soo Greyhounds with a copy of all invoices and proof of payment associated with each Change Order (if any).
- 3.4 In the event that there are enhancements and/or additional features (collectively "Enhancements") available for the Video Scoreboard and/or Ancillary Items of interest to both the City and Soo Greyhounds to purchase, the parties agree:
- (a) that the written consent of both the Soo Greyhounds and the City is necessary for the purchase of any such Enhancements; and
 - (b) the Soo Greyhounds shall reimburse the City the total costs of any Enhancements and their installation purchased as set out herein.
- 3.5 The Soo Greyhounds shall reimburse the City the total costs as set out in Section 3.1(a), 3.1(b) and 3.4(a) and 3.4(b), plus any applicable taxes, and net of any rebates or credits received by the City. The payment referred to herein shall be made by the Soo Greyhounds to the City to be consistent with the payment terms of OES Inc., specifically as follows:
- (a) on or before the purchase order is issued for the Video Scoreboard and Ancillary Items by the City, a Deposit representing fifty (50%) of the cost of the Video Scoreboard and Ancillary Items, specifically Two Hundred Eighty Thousand (\$280,000.00);
 - (b) in the event that a Change Order is required and approved by the Soo Greyhounds, payment for any Change Orders up to the sum of Twenty Thousand (\$20,000) Dollars to cover any amount that may proceed by Change Order as set out in Section 3.1(b), 3.2 and 3.3 of this Agreement;
 - (c) in the event the parties agree and authorize the purchase of any Enhancements, the Soo Greyhounds shall, on or before the purchase of any Enhancement is authorized, reimburse the City the total costs of any such Enhancements and their installation; and
 - (d) the balance of the total costs as set out in Section 3.1(a) and 3.1(b) plus any applicable taxes upon commissioning of the new Video Scoreboard and Ancillary Items as per the requirements of OES Inc.

4.0 OPERATION OF THE NEW VIDEO SCOREBOARD AND ANCILLARY ITEMS

(A) VIDEO SCOREBOARD

- 4.1 The Soo Greyhounds shall ensure that its technician(s) obtain(s) all necessary training and experience to operate the new Video Scoreboard. The Soo Greyhounds shall ensure that new Video Scoreboard is operated at all times in accordance with all manufacturer's specifications and in a prudent manner and shall not do anything to cause damage or otherwise impact any warranty provisions for the new Video Scoreboard.
- 4.2 The Soo Greyhounds shall have the exclusive use of the new Video Scoreboard for all Soo Greyhounds hockey games, including regular season and playoff games.

4.3 The parties hereto acknowledge and agree that the new Video Scoreboard shall be made available to the City and any User Groups of the Centre who have contracted with the City to hold an event at the Centre and have requested use of the new Video Scoreboard, on the following terms and conditions:

- (i) a fee of Five Hundred (\$500.00) Dollars per event plus the reasonable costs of a technician (if so required) shall be passed onto and be payable by any User Group of the Centre who requests use of the new Video Scoreboard for their event. The City shall thereafter remit the fees billed and collected as set out herein to the Soo Greyhounds following completion of the event;
- (ii) in the event that the City holds a City sponsored event, the fee referred to in Section 4.3(i) is not applicable, however, the City agrees to re-imburse the Soo Greyhounds for the cost associated with operating the new Video Scoreboard at the request of the City;
- (iii) in the event that the City chooses to broadcast any out of town games related to the Soo Greyhounds (ie. Regular season, playoffs, special games, etc.), the fee referred to in Section 4.3(1) is not applicable however the Soo Greyhounds shall be re-imbursed for the costs of operating the new Video Scoreboard at the request of the City. Furthermore, nothing in this section is intended to limit the broadcast rights held by the Soo Greyhounds for any of its broadcasts including radio, television, and internet and
- (iv) the Soo Greyhounds cannot guarantee that its video technician will be available at any or all times that such services are requested by the City and/or its user groups. The Soo Greyhounds shall use its reasonable best efforts to ensure that a qualified technician is available at dates and times requested of City and/or User Group with reasonable notice of such events at the Centre and for any City sponsored event. In the event that a video technician of the Soo Greyhounds is not available, the City may arrange for a video technician to operate the Video Scoreboard and operate same on behalf of the City and/or User Group.

(B) ANCILLARY ITEMS

4.4 The Soo Greyhounds shall have the exclusive use of the Ancillary Items for all Soo Greyhounds hockey games, including exhibition, regular season and playoff games.

4.5 For any other events and use of the Centre, the City and/or relevant User Group may, at no charge, operate the OES Fixed Digit Hockey Scoreboard (hereinafter referred to as the "Auxiliary Clock").

5.0 MAINTENANCE

5.1 The City shall be responsible for all maintenance obligations regarding the new Video Scoreboard and Ancillary Items and shall keep same in a clean, maintained and good working order so that the new Video Scoreboard and Ancillary Items function as intended.

5.2 In the event of a Force Majeure as per section 8 of this Agreement and that a Major Repair is required to the new Video Scoreboard and/or an Ancillary Item(s), which is defined as a repair which, after Warranty coverage, would cost Twenty Five Thousand (\$25,000.00) Dollars or greater, the parties acknowledge and agree that the process set out in Section 8.0 of this Agreement is applicable herein.

6.0 ADVERTISING

- 6.1 The City and the Soo Greyhounds are parties to an Agreement made the 1st day of May, 2006 and authorized by City By-law 2006-124 for a term of twenty (20) hockey seasons covering the 2006-2007 through to 2025-2026 hockey seasons, and terminating ninety (90) days after the Soo Greyhounds play their last home game, including play-off games of the 2025-2026 hockey season (the "2006 Agreement"). Sections 11, 12 and Schedule "B" of the 2006 Agreement are hereby amended only as it relates to Advertising Opportunities for the new Video Scoreboard as follows:
- (a) the Soo Greyhounds are entitled to market and sell advertising on the new Video Scoreboard with the prior written consent of the City, which consent will not be arbitrarily or unreasonably withheld;
 - (b) the Soo Greyhounds are responsible for the production and display of all their advertising on the new Video Scoreboard;
 - (c) the advertising rights herein only extend to the Soo Greyhounds' league games (exhibition, regular season and playoff);
 - (d) notwithstanding that pursuant to Item 3 "Advertising – All Areas" of Schedule "B" to the 2006 Agreement which provides that the City is entitled to ten (10%) percent of the total annual revenue stream from all advertising on a Videoboard at the Centre, the parties hereto acknowledge and agree that the City shall for the term of this Agreement forgo the annual ten (10%) percent annual revenue stream only from advertising on the new Video Scoreboard. The City shall continue to receive its annual ten (10%) percent annual revenue from all other advertising in accordance with the 2006 Agreement, other than any advertising on the new Video Scoreboard..
 - (e) At the end of the ten year period of this Agreement, revenue sharing between the Soo Greyhounds and the City related to the advertising on the Video Scoreboard shall be governed by the Agreement that is in effect between the City and the Soo Greyhounds governing the relationship on all matters pertaining to the Centre at that time.
 - (f) The Parties further acknowledge and agree that, subject only to s. 6.2, the City may not enter into agreements that grant advertising rights to any party that conflict with the rights granted to the Soo Greyhounds without prior consent and compensation terms approved by the Soo Greyhounds.
- 6.2 The parties further acknowledge and agree that the City and GFL Environmental Inc. are parties to a "Naming Advertising and Sponsorship Agreement" dated July 16, 2018. The Soo Greyhounds acknowledge Section 8(c) of the City/GFL Naming Rights Agreement and confirm that:
- (a) the Arena's name "GFL Memorial Gardens" shall be placed on the new Video Scoreboard or displayed thereon), in a manner satisfactory to GFL Environmental Inc.; and
 - (b) no competitor of GFL Environmental Inc. shall be advertised on the new Video Scoreboard or Ancillary Items.

7.0 INSURANCE AND INDEMNITY

7.1 The City and the Soo Greyhounds acknowledge and agree that each has and shall maintain necessary comprehensive General Liability insurance for a minimum of Five Million (\$5,000,000.00) Dollars per occurrence, insuring all claims for damage to property, personal injury or death which may arise from their operations under this Agreement. Each party shall provide the other party with a Certificate of Insurance and proof of insurance upon request. It is further understood and agreed that the coverage provided by these policies will not be changed, amended or cancelled by a party to this Agreement until thirty (30) days after written notice has been delivered to and acknowledged by the other party.

7.2 The Soo Greyhounds shall fully indemnify and save the City harmless, including the City's elected officials, officers, employees, agents and contractors from and against any losses, costs (including without restriction, legal costs on a substantial indemnity basis), liabilities and expenses incurred by the City because of any demand, action or claim brought against the City and any loss of or damage to property, personal injury or death or any other losses, costs, expenses, damages, or liabilities suffered or sustained in relation to or in connection with:

- (a) the Soo Greyhounds operation of the new Video Scoreboard and/or any Ancillary Item;
- (b) the Soo Greyhounds advertising on the new Video Scoreboard and/or any Ancillary Item, including but not limited to any claim for breach of trademark or copyright, personal injury, etc.,

except to the extent that such damages, losses, costs, liabilities, expenses, actions, claims, injuries or deaths result from the negligence or willful misconduct of the City (including its elected officials, officers, employees, agents and contractors) or those whom the City is responsible in law.

7.3 The City will from time to time and at all times hereafter save, defend and keep harmless and fully indemnify the Soo Greyhounds from and against all actions, suits, claims executions and demands of any nature whatsoever which may be brought against or made upon the Soo Greyhounds from and against all losses, costs, charges, damages, liens, and expenses which may be sustained, incurred or paid, by the Soo Greyhounds by reason or on account or in consequence of, or arising out of any act or omission by the Centre or the City under this Agreement.

7.4 The City shall in no event be liable to the Soo Greyhounds by way of indemnity or by reason of any breach of the Contract or in tort or otherwise for loss of use of the new Video Scoreboard and/or any Ancillary Items, or any part thereof or for loss of production, loss of profit or loss of any contract, or for any indirect, special or consequential loss or damage that may be suffered by the Soo Greyhounds in connection with this Agreement and any advertising Agreements the Soo Greyhounds may have with third parties. To that end, the Soo Greyhounds shall fully indemnify and save the City harmless, including the City's elected officials, officers, employees, agents and contractors from and against any losses, costs (including without restriction, legal costs on a substantial indemnity basis), liabilities and expenses incurred by the City because of any demand, action or claim brought against the City for loss of production, loss of profit or loss of any contract, or for any indirect, special or consequential loss or damage regarding the new Video Scoreboard and/or any Ancillary Items.

8.0 FORCE MAJEURE

- 8.1 In the event that the new Video Scoreboard and/or any Ancillary Items are wholly, substantially or even partially destroyed/damaged and thereby rendered inoperable as a result of an act of God, fire or war, or any other cause beyond the City's control and which is not covered by applicable warranties and/or insurance, or in the event of a Major Repair as defined in Section 5.2 herein, the City shall within fifteen (15) days of such event:
- (a) Determine the cost of repairing or replacing the damaged Video Scoreboard and/or any Ancillary Item(s) and determine, with commercial reasonableness, if and when it will repair or replace same at its sole discretion; and
 - (b) Notify the Soo Greyhounds in writing of its decision.

Thereafter the parties hereto agree as follows:

- (a) The City hereby agrees to proceed with and incur the cost of repairs up to a maximum cost of Twenty-Five Thousand (\$25,000.00) Dollars for a single event as described in Section 8.1 herein if such repairs shall return the Video Scoreboard and/or Ancillary Item to good working condition, the determination of which shall be made by the City in its discretion acting reasonably;
- (b) In the event that the repairs cost greater than Twenty-Five Thousand (\$25,000.00) Dollars for a single event as described in Section 8.1 herein, and the City determines that it shall not repair or replace the new Video Scoreboard and/or any Ancillary Item pursuant to this Section of the Agreement, the City shall give the Soo Greyhounds fifteen (15) days to determine whether the Soo Greyhounds wish to incur the cost to undergo necessary repairs. In the event that the Soo Greyhounds decide to proceed with the repairs to the new Video Scoreboard and/or any Ancillary Item pursuant to this Section of the Agreement, the City agrees to pay the first Twenty-Five Thousand (\$25,000.00) Dollars for same and thereafter the Soo Greyhounds shall pay all remaining costs associated with such repair; and
- (c) In the event that that neither the City nor the Soo Greyhounds are willing to incur the cost of repair, this Agreement shall terminate immediately after the fifteen (15) day notice period as required under Section 8.1 herein expires.

Under no circumstances shall the City be liable to the Soo Greyhounds or any other third party for any loss of production, loss of profit or loss of any contract, or for any indirect, special or consequential loss or damage that may be suffered by the Soo Greyhounds as a result of same.

- 8.2 If the City determines that it will repair or replace the new Video Scoreboard and/or any Ancillary Item pursuant to this Section of the Agreement, the parties hereto acknowledge and agree that the City shall proceed forthwith to complete same. Under no circumstances shall the City be liable to the Soo Greyhounds or any other third party for any loss of production, loss of profit or loss of any contract, or for any indirect, special or consequential loss or damage that may be suffered by the Soo Greyhounds as a result of same.

9.0 NOTICE

- 9.1 Any notice required or permitted to be given under this Agreement shall be in writing and shall be given by:

- (a) delivering the notice personally;
- (b) forwarding by registered or certified mail to the postal address indicated below or such other address as may hereafter be designated in writing in accordance herewith; or
- (c) transmitted by facsimile or email to the facsimile number or email address indicated below:

In the case of the Soo Greyhounds:

Tim Lukenda
 President and Governor
 Soo Greyhounds Inc.
 C/O Soo Greyhounds Office
 269 Queen Street East
 Sault Ste. Marie, ON, P6A1Y9
timlukenda@soogreyhounds.com

In the case of the City:

Brent Lamming
 Director, Community Services
 Community Development & Enterprise Services
 The Corporation of the City of Sault Ste. Marie
 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6
b.lamming@cityssm.on.ca

- 9.2 Notices delivered personally or transmitted by facsimile or by email shall be deemed to have been received when delivered. Notices forwarded by certified or registered mail shall be deemed to have been received four (4) days after mailing in the absence of a major interruption in postal service affecting the handling or delivery thereof, excluding Saturdays, next following the date of mailing.

10.0 TERMINATION

- 10.1 At the end of the Term, or earlier termination in the event Section 8 applies herein resulting in the termination of this Agreement, the City shall continue as owner of the new Video Scoreboard and Ancillary Items, and all advertising rights and privileges granted to the Soo Greyhounds pursuant to this Agreement shall cease. The parties agree to enter into negotiations regarding advertising and other opportunities that, if successful, may result in a new agreement between the parties.

11.0 GENERAL PROVISIONS

- 11.1 Any provisions of this Agreement prohibited by the laws of any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition without invalidating the remaining terms and provisions hereof.
- 11.2 Neither this Agreement, the conduct of the City or the Soo Greyhounds, nor anything done by the City or the Soo Greyhounds pursuant to this Agreement shall make the parties partners or constitute them agents or employees of one another or impose any fiduciary duty, liability or obligation upon them except as herein expressly set forth.

- 11.3 Time shall be of the essence of this Agreement.
- 11.4 This Agreement constitutes the entire agreement among the parties and shall not be modified, amended or assigned except with the written consent of both parties. Granting such consent is in the sole discretion of the City and may be arbitrarily or unreasonably withheld.
- 11.5 This Agreement supersedes any prior representations, statements, or agreements, with respect to the subject-matter hereof with respect to the association between the City and the Soo Greyhounds. The parties agree that any such prior representations, statements, or agreements, if made were not material to the execution of this Agreement, or to the decision of either party to enter into this Agreement.
- 11.6 This Agreement and the rights, obligations and relations of the parties hereto shall be governed and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein, and the courts of such Province shall have exclusive jurisdiction to ascertain any action in connection with this Agreement.
- 11.7 In this Agreement, wherever the singular and masculine are used, they shall be construed as if the plural or the feminine or the neutral had been used, where the context or the party or parties so requires, and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary had been made.
- 11.8 The Article headings in this Agreement are inserted only as a matter of convenience and in no way define, limit, or describe the scope and intent of any section of this Agreement or in any way effect it. All references to the term "Agreement" shall include the recitals, the Agreement and the Schedules appended hereto.
- 11.9 This Agreement may be executed in counterparts, each of which so executed shall be deemed an original, and such counterparts together shall constitute one and the same Agreement.
- 11.10 This Agreement shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, successors, executors, administrators and permitted assigns and any reference to a right or an obligation of a party hereto shall be deemed to include a reference to such heirs, successors, executors, administrators and permitted assigns to the extent that the context requires.
- 11.11 No failure or delay by the City in exercising any power, right or privilege provided in this Agreement will operate as a waiver, nor will any single or partial exercise of such rights, powers or privileges preclude any further exercise of them or the exercise of any other right, power or privilege provided in this Agreement.
- 11.12 The parties have participated jointly in the negotiation and preparation of this Agreement. If any ambiguity or question of intent or interpretation arises with respect this Agreement the parties agree that it is their desire for this Agreement to be construed as if jointly drafted by the parties and no presumptions or burden of proof shall arise favouring or disfavouring any party by virtue of authorship of any of the provisions of this Agreement.

IN WITNESS WHEREOF the parties hereto have duly executed this Agreement as of the date and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of:

SOO GREYHOUNDS INC.

Carrying on business as "Soo Greyhounds
Hockey Club"

Per: 
Tim Lukenda, President & Governor
I have authority to bind the Corporation

**THE CORPORATION OF THE CITY OF
SAULT STE. MARIE**


~~MAYOR CHRISTIAN PROVENZANO~~
Acting Mayor - Sandra Hollingsworth


CITY CLERK - RACHEL TYCZINSKI

APPROVED BY
CITY OF SAULT STE. MARIE

BY-LAW# 2020-55

SCHEDULE A

GFL Memorial Gardens

File#2019CDE-CS-AR-09-P

OES Scoreboard - Option 1A - 6mm Solution	Price \$
Upper Ring, 4 LED curved faces, LED corner wedges, lower ring and lower vinyl skim Includes controllers, control room equipment, assembly, winch system & installation	\$ 529,464.00
Fixed Digit Scoreboard - Model 6200 Includes backlit sponsorship panel	\$ 7,310.00
Goal Lights (1 Set)	\$ 2,465.00
Locker Room Clocks (2) - Home & Guest	\$ 1,175.00
Retrofit existing shot clocks and time of day clocks	\$ 5,930.00
OES Replay Suite - Instant Replay software	\$ 12,300.00
Total Exclusive of HST	\$ 558,644.00
Addition of Locker Room Clocks (2) - Referee Rooms	\$1,175
Total Exclusive of HST (with Locker Room Clocks)	\$ 559,819.00

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-38

ENGINEERING: A by-law to authorize the execution of the Contract between the City and Avery Construction Limited for the reconstruction of Peoples Road from Penno Road to Third Line (Contract 2026-2E).

THE COUNCIL of The Corporation of the City of Sault Ste. Marie, pursuant to section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, **ENACTS** as follows:

1. **EXECUTION OF DOCUMENT**

The Mayor and City Clerk are hereby authorized for and in the name of the Corporation to execute and affix the seal of the Corporation to the Contract dated March 23, 2026 between the City and Avery Construction Limited, a copy of which is attached as Schedule "A" hereto. This Contract is for the reconstruction of Peoples Road from Penno Road to Third Line (Contract 2026-2E).

2. **SCHEDULE "A"**

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

3. **EFFECTIVE DATE**

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

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

**THE CORPORATION OF THE CITY OF SAULT STE. MARIE
RECONSTRUCTION OF PEOPLES ROAD – PHASE 2
(Penno Road to Third Line)
Contract No 2026-2E**

FORM OF AGREEMENT

This Agreement, made (in triplicate) this 23rd day of March in the year 2026, by and between Avery Construction Limited, hereinafter called the “**Contractor**”,

AND

The Corporation of the City of Sault Ste. Marie, hereinafter called the “**Owner**”.

WITNESSETH: That the Contractor and the Owner undertake and agree as follows:

1. The Contractor will provide all the materials and all of the works shown and described in the Contract Documents entitled:

**RECONSTRUCTION OF PEOPLES ROAD – PHASE 2
(Penno Road to Third Line)
Contract No 2026-2E**

which have been signed in triplicate by both parties and which were prepared by **AECOM Canada ULC**, acting as Contract Administrator and herein entitled, “The Contract Administrator”.

2. The Contractor will do and fulfill everything indicated by the Agreement (being this form of agreement), Addenda (if any), the Special Provisions, Contract Drawings, the Standard Specifications, Standard Drawings, Tender, Supplemental General Conditions, OPSS.MUNI 100 (November 2024 version or newest), and working drawings.

3. The Contractor will complete all work in accordance with the terms of the Contract. The Contractor is responsible for the controlling the quality of the work. The Owner may undertake quality assurance reviews and checks as the work progresses and work must be completed to the satisfaction of the Contract Administrator within the period of time specified. Owners' quality assurance inspectors will not be responsible for any other roles on site except for quality assurance.

4. The Owner shall pay to the Contractor the contract price as set forth in the Form of Tender in accordance with the provisions set forth in the General Conditions, Supplemental General Conditions, and the Special Provisions. The quantities contained in the Form of Tender are approximate only and the final payment shall be made for the actual quantities that are incorporated in or made necessary by the work covered by the contract.

5. The Owner shall pay the Contractor for work that is ordered in writing by the Contract Administrator and that cannot be classified as coming under any of the contract units and for which no unit price, lump sum, or other basis can be agreed upon, on a time and material basis as set out in the General Conditions, or as otherwise stipulated in the Form of Tender.

6. The Contractor, both during and after the term of this Agreement, shall at all times, and at its own cost, expense and risk, defend, indemnify and hold harmless the Owner and, its elected officials, officers, employees, volunteers, agents, the Contract Administrator, all respective heirs and executors, successors and assigns, from all loss, damages, costs, charges and expenses of every nature and kind whatsoever which may be made or brought against them, their officers, employees and agents,

by reason or in consequence of the execution and performance or maintenance of the work by the Contractor, its employees, agents or officers.

7. Prior to the commencement of any work, the Contractor shall sign and deliver to the Public Utilities Commission of the City of Sault Ste. Marie, PUC Distribution Inc. and PUC Services Inc., the PUC Indemnity attached as Schedule "A" which forms part of this Agreement wherein.

8. All communications in writing between the Owner, the Contractor and the Contract Administrator shall be deemed to have been received by the Addressee if delivered to the individual, a member of the firm or an officer of the Owner for whom they are intended, or if sent by post addressed as follows:

Owner: The Corporation of the City of Sault Ste. Marie
c/o Engineering Division
99 Foster Drive
Sault Ste. Marie, Ontario
P6A 5X6

The Contractor: **Avery Construction Limited**
940 Second Line West
Sault Ste. Marie, Ontario P6C 2L3

The Contract Administrator: AECOM Canada ULC
523 Wellington Street East
Sault Ste. Marie, ON P6A 2M4

IN WITNESS WHEREOF the parties hereto have executed this Agreement by the day and year first above written.

Signed, Sealed and Delivered in the presence of

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

MAYOR – Matthew Shoemaker

MUNICIPAL CLERK – Rachel Tyczinski

THE CONTRACTOR (COMPANY NAME)

SIGNATURE

NAME: _____

I have authority to bind the corporation

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW 2026-39

TEMPORARY STREET CLOSING: A by-law to permit the temporary closing of Peoples Road from Penno Road to Third Line including intersections from May 1, 2026, to November 27, 2026 to facilitate the Reconstruction of Peoples Road – Phase 2.

THE COUNCIL of the Corporation of the City of Sault Ste. Marie pursuant to section 10 of the *Municipal Act, 2001*, S.O. 2001, c. 25 and amendments thereto **ENACTS** as follows:

1. **TEMPORARY STREET CLOSING OF PEOPLES ROAD**

The Council of the Corporation of the City of Sault Ste. Marie hereby authorizes the closing of Peoples Road from Penno Road to Third Line including intersections from May 1, 2026, to November 27, 2026 to facilitate the Reconstruction of Peoples Road – Phase 2.

2. **EFFECTIVE DATE**

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

PASSED in open Council this 23rd day of March, 2026.

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI