



REGULAR MEETING OF CITY COUNCIL

MINUTES

Tuesday, October 14, 2025

5:00 pm

Council Chambers and Video Conference

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

Absent: Councillor S. Hollingsworth

Officials: T. Vair, R. Tyczinski, S. Hamilton Beach, B. Lamming, S. Schell, P. Johnson, J. King, N. Ottolino, N. Maione, P. Tonazzo, C. Rumiell, D. Perri, R. Van Staveren, F. Coccimiglio, T. Vecchio, M. Zuppa, S. Facey, V. McLeod, J. Turpin, K. Pulkkinen

1. Land Acknowledgement

2. Adoption of Minutes

Moved by: Councillor M. Bruni

Seconded by: Councillor A. Caputo

Resolved that the Minutes of the Regular Council Meeting of September 22, 2025 be approved.

Carried

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

4. Declaration of Pecuniary Interest

4.1 Councillor L. Dufour – DSSAB Presentation Request

Employee of Sault Ste. Marie District Social Services Administration Board

5. Approve Agenda as Presented

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that the Agenda for October 14, 2025 City Council Meeting as presented be approved.

Carried

6. Presentations

6.1 Aypa Power Canada – Proposed Battery Project

Ondrej Benjik, Director of Development, Aypa Power Canada was in attendance.

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

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that all the items listed under date October 14, 2025 – Agenda item 7 – Consent Agenda be approved as recommended.

Carried

7.1 Preliminary Report of Integrity Commissioner

The preliminary report of the Integrity Commissioner was received by Council.

Moved by: Councillor M. Bruni

Seconded by: Councillor R. Zagordo

Resolved that the Preliminary Report of the Integrity Commissioner dated October 7, 2025 be received as information.

Carried

7.2 Fire Chief Hiring Process Authorization

The report of the CAO was received by Council.

Moved by: Councillor M. Bruni

Seconded by: Councillor A. Caputo

Resolved that the report of the CAO dated October 14, 2025 concerning Fire Chief Hiring Process Authorization be received and that Council authorize staff to commence the hiring process as outlined.

Carried

7.3 2026 Council Meeting Schedule

The report of the City Clerk was received by Council.

Moved by: Councillor M. Bruni

Seconded by: Councillor A. Caputo

Resolved that the report of the City Clerk dated October 14, 2025 concerning 2026 Council meeting schedule be received and that the proposed schedule be approved.

Carried

7.4 Enterprise Resource Planning Strategy and Roadmap

The report of the Manager of Information Technology was received by Council.

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that the report of the Manager of Information Technology dated October 14, 2025 concerning the Enterprise Resource Planning Strategy and Roadmap be received as information.

Carried

7.5 Downtown Business Improvement Area Update

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

The relevant By-law 2025-138 is listed under item 12 of the Minutes.

Moved by: Councillor M. Bruni

Seconded by: Councillor R. Zagordo

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated October 14, 2025 concerning the Downtown Business Improvement Area Update be received and that an operating request be referred to the 2026 budget.

Carried

7.6 YMCA Conditional Contribution Agreement – NOHFC

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

The relevant By-law 2025-147 is listed under item 12 of the Minutes.

7.7 Watch Tower Convention Agreement 2026

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

The relevant By-law 2025-151 is listed under item 12 of the Minutes.

7.8 Financial Assistance for National Sports Competition – Mixed Curling Team 2025

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

Moved by: Councillor M. Bruni

Seconded by: Councillor A. Caputo

Resolved that the report of the Manager of Recreation and Culture dated October 14, 2025 concerning Financial Assistance for National Sports Competition – Mixed Curling Team 2025 be received and that a grant in the maximum amount currently eligible under the policy (\$600) to team representative Charlie Robert be approved.

Carried

7.9 Provincial/National/International Competition Financial Assistance Policy Updates

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

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that the report of the Manager of Recreation and Culture dated October 14, 2025 concerning Provincial/National/International Competition Financial Assistance Policy Updates be received and that amounts awarded for the National and International Sports Competitions, National and International Miscellaneous Competitions, and Provincial, National, and International Cultural Competitions be set as follows:

- Individual \$300
- One to 6 participants \$600
- One to 15 participants \$1,150
- 16+ participants \$1,500

and that the appropriate committees be delegated authority to approve grant applications.

Carried

7.10 Winter Control – Maintaining Services – Budget Requirement

The report of the Deputy CAO, Public Works and Engineering Services was received by Council.

Moved by: Councillor S. Kinach

Seconded by: Councillor A. Caputo

Resolved that the report of the Deputy CAO, Public Works and Engineering Services concerning Winter Control Budget Requirement be received and that Council support the recommendation that the five-year average expenditure be the basis for budget allocation for winter control starting with the 2026 budget.

Further that Public Works staff report back to Council regarding the winter control enhancements with the cost to implement such enhancements at a later date.

Carried

7.11 Hard Surface Courts

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

Moved by: Councillor S. Kinach

Seconded by: Councillor A. Caputo

Resolved that the report of the Director of Public Works and the Director of Community Services dated October 14, 2025 concerning Hard Surface Courts be received and that Council direct staff to refer operating cost increases to the 2026 budget.

Carried

7.12 Herkimer Street Bridge Closure Update

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

Moved by: Councillor M. Bruni

Seconded by: Councillor R. Zagordo

Resolved that the report of the Manager of Design and Transportation Engineering dated October 14, 2025 concerning the Herkimer Street Bridge Closure Update be received and that staff proceed with the reinforcement and reopening of the Herkimer Street Bridge as per the recommendations and proceed with retaining a consulting engineer to begin the Municipal Class Environmental Assessment.

The relevant By-law 2025-145 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Carried

7.13 2024 Building Report

The report of the Chief Building Official was received by Council.

Moved by: Councillor M. Bruni

Seconded by: Councillor R. Zagordo

Resolved that the report of the Chief Building Official dated September 25, 2025 concerning 2024 Building Division Annual Fee Report be received as information.

Carried

7.14 Establishment of Public Library

The report of the City Solicitor was received by Council.

The relevant By-law 2025-149 is listed under item 12 of the Minutes.

7.15 Official Plan Update

The report of the Intermediate Planner was received by Council.

Moved by: Councillor M. Bruni
Seconded by: Councillor R. Zagordo

Resolved that the report of the Intermediate Planner dated October 14, 2025 concerning the Official Plan Update be received as information.

Carried

8. Reports of City Departments, Boards and Committees

8.1 Administration

8.2 Corporate Services

8.3 Community Development and Enterprise Services

8.3.1 Municipal Support Resolution – Proposed Battery Storage Project

The report of the Manager of Business Attraction was received by Council.

The relevant By-law 2025-146 is listed under item 12 of the Minutes.

Moved by: Councillor S. Kinach
Seconded by: Councillor R. Zagordo

Resolved that the report of the Manager of Business Attraction, Economic Development dated October 14, 2025 concerning the Proposed Battery Storage Project be received and that Council approve the municipal support resolution as outlined below:

Project 1: Soo Reliability Project – 380MW

Whereas the Proponent is proposing to construct and operate a Long-Term Capacity Services Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Capacity Services (Window 1) Request for Proposals (“LT2(c-1) RFP”) issued by the Independent Electricity System Operator (“IESO”); and

Whereas the capitalized terms not defined herein have the meanings ascribed to them in the LT2(c-1) RFP; and

Whereas the Proponent has delivered, no later than sixty (60) days prior to the Proposal Submission Deadline, a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available; and

- Unique Project ID of the Long-Term Capacity Services Project (if available): Not Available – Typically issued by IESO at Bid stage.
- Legal name of the Proponent: Soo Reliability Project LP
- Name of the Long-Term Capacity Services Project: Soo Reliability Project

- Technology of the Long-Term Capacity Services Project: Battery Energy Storage System
- Maximum potential Contract Capacity of the Long-Term Capacity Services Project (in MW): 380MW
- Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: 31563-0075

Whereas pursuant to the LT2(c-1) RFP, if the Long-Term Capacity Services Project is proposed to be located in whole or in part on Municipal Project Lands, the Proposal must include Municipal Support Confirmation which may be in the form of a Municipal Resolution in Support of Proposal Submission; and

Now Therefore Be It Resolved that:

1. The Council of the City of Sault Ste. Marie supports the submission of a Proposal for the Long-Term Capacity Services Project located on the Municipal Project Lands.
2. This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(c)(iii) of the LT2(c-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Capacity Services Project or for any other purpose.
3. The Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Capacity Services Project to the satisfaction of the Municipality.
4. The Municipal Project Lands does not include lands designated as Prime Agricultural Areas in the City of Sault Ste. Marie's Official Plan.
5. Where the Municipal Project Lands does include lands designated as Prime Agricultural Areas in the City of Sault Ste. Marie's Official Plan as of the date of this resolution:
 - a. The Municipal Project Lands are not designated as Specialty Crop Areas;
 - b. The Long-Term Energy Project is not a Non-Rooftop Solar Project;
 - c. The Proponent has satisfied the AIA Component One Requirement to the satisfaction of the Local Municipality; and
 - d. If the Proponent is selected as a Selected Proponent under the LT2(c-1) RFP, the Council of City of Sault Ste. Marie will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete the AIA Components Two and Three Requirement.

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

Moved by: Councillor M. Bruni
 Seconded by: Councillor A. Caputo

Resolved that the report of the Manager of Business Attraction, Economic Development dated October 14, 2025 concerning the Proposed Battery Storage Project be received and that Council approve the municipal support resolution as outlined below:

Project 2: Soo Reliability Project II – 190MW

Whereas the Proponent is proposing to construct and operate a Long-Term Capacity Services Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Capacity Services (Window 1) Request for Proposals (“LT2(c-1) RFP”) issued by the Independent Electricity System Operator (“IESO”); and

Whereas the capitalized terms not defined herein have the meanings ascribed to them in the LT2(c-1) RFP; and

Whereas the Proponent has delivered, no later than sixty (60) days prior to the Proposal Submission Deadline, a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available; and

- Unique Project ID of the Long-Term Capacity Services Project (if available): Not Available – Typically issued by IESO at Bid stage.
- Legal name of the Proponent: Soo Reliability Project II LP
- Name of the Long-Term Capacity Services Project: Soo Reliability Project II
- Technology of the Long-Term Capacity Services Project: Battery Energy Storage System
- Maximum potential Contract Capacity of the Long-Term Capacity Services Project (in MW): 190MW
- Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: 31563-0075

Whereas pursuant to the LT2(c-1) RFP, if the Long-Term Capacity Services Project is proposed to be located in whole or in part on Municipal Project Lands, the Proposal must include Municipal Support Confirmation which may be in the form of a Municipal Resolution in Support of Proposal Submission; and

Now Therefore Be It Resolved that:

1. The Council of the City of Sault Ste. Marie supports the submission of a Proposal for the Long-Term Capacity Services Project located on the Municipal Project Lands.
2. This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(c)(iii) of the LT2(c-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Capacity Services Project or for any other purpose.
3. The Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Capacity Services Project to the satisfaction of the Municipality.
4. The Municipal Project Lands does not include lands designated as Prime Agricultural Areas in the City of Sault Ste. Marie's Official Plan.
5. Where the Municipal Project Lands does include lands designated as Prime Agricultural Areas in the City of Sault Ste. Marie's Official Plan as of the date of this resolution:
 - a. The Municipal Project Lands are not designated as Specialty Crop Areas;
 - b. The Long-Term Energy Project is not a Non-Rooftop Solar Project;
 - c. The Proponent has satisfied the AIA Component One Requirement to the satisfaction of the Local Municipality; and

- d. If the Proponent is selected as a Selected Proponent under the LT2(c-1) RFP, the Council of City of Sault Ste. Marie will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete the AIA Components Two and Three Requirement.

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

8.4 Public Works and Engineering Services

8.5 Fire Services

8.6 Legal

8.7 Planning

8.7.1 A-9-25-Z – 72 Corey Avenue (The Corporation of the City of Sault Ste. Marie)

The report of the Junior Planner was received by Council.

Moved by: Councillor M. Bruni
 Seconded by: Councillor A. Caputo

Resolved that the report of the Junior Planner dated October 14, 2025 concerning A-9-25-Z – 72 Corey Avenue be received and that Council rezone the subject property from Parks and Recreation Zone (PR) to Gentle Density Residential Zone (R2).

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

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

Carried

8.8 Boards and Committees

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

9.1 DSSAB Presentation Request

Councillor L. Dufour declared a conflict on this item. (Employee of Sault Ste. Marie District Social Services Administration Board)

Moved by: Councillor S. Kinach

Seconded by: Councillor M. Scott

Whereas the City of Sault Ste. Marie contributes a significant annual levy to the District Social Services Administration Board (DSSAB) in support of programs and services including housing, Ontario Works, and child care; and

Whereas DSSAB expenditures form a material portion of the City of Sault Ste. Marie's budget and directly affect the tax levy paid by residents; and

Whereas the City of Sault Ste. Marie, like many communities across Ontario, has experienced a marked increase in homelessness, housing insecurity, and related social pressures that require coordinated responses between municipal government, DSSAB, and community partners; and

Whereas Council recognizes the establishment of the HART (Homelessness Assistance Response Team) Hub as an important initiative in addressing urgent community needs, and wishes to better understand its funding, operations, and long-term sustainability within the broader DSSAB budget framework; and

Whereas City Council has a responsibility to ensure transparency, accountability, and effective stewardship of taxpayer funds allocated to external agencies, and to ensure that resources directed toward homelessness response and prevention achieve measurable outcomes

Now Therefore Be It Resolved That Sault Ste. Marie City Council formally request that representatives of the District Social Services Administration Board be summoned to attend and deliver a presentation during the City's annual budget proceedings.

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

9.2 PUC Solar Project Site Plan Control

Moved by: Councillor C. Gardi
 Seconded by: Councillor M. Scott

Whereas at the September 22, 2025 Council Meeting the Council for the City of Sault Ste. Marie approved, in principle, a support resolution for the PUC West End Solar Farm in and around the Sault Ste. Marie Airport, Des Chenes Drive, Nokomis Beach Road, and other areas surrounding those locations; and

Whereas concern was raised by Council and neighbourhood residents about the prospect of solar panels on the locations shown by PUC as "Array 4" and "Array 5", specifically being areas near Des Chenes Drive and Nokomis Beach Road; and

Whereas the City of Sault Ste. Marie has delegated authority to the Planning Director with respect to Site Plan Control for all properties subject to Site Plan Control in the City of Sault Ste. Marie; and

Whereas the Sault Ste. Marie Airport Development Corporation is subject to site plan control, and the proposed Array 4 and Array 5 locations for solar panels are on Sault Ste. Marie Airport Development Corporation lands; and

Whereas the Council of the City of Sault Ste. Marie wishes to avoid, to the greatest degree possible, conflict between the installation of solar panels and the natural habitats and tranquility of the area, while recognizing the need for additional power generation in the community at large;

Now Therefore Be It Resolved That the Council of the City of Sault Ste. Marie revokes the delegation of Site Plan Control previously given to the Planning Director as it relates to Site Plan Control for the installation of Solar Panels in Array 4 or Array 5 of the PUC West End Solar Project, and assumes responsibility for approval of the site plan for any solar panels within those two locations.

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

Carried

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 M. Bruni

Seconded by: Councillor A. Caputo

Resolved that all By-laws under item 12 of the Agenda under date October 14, 2025 be approved.

Carried

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

12.1.1 By-law 2025-138 (Improvement Area) Repeal By-law 76-419 Downtown Business Improvement Area BIA

Moved by: Councillor M. Bruni

Seconded by: Councillor A. Caputo

Resolved that By-Law 2025-138 being a by-law to repeal By-Law 76-419 (being a by-law to designate an area in the Sault Ste. Marie Central Business District as an Improvement Area and to establish a Board of Management for Queenstown, the Sault Ste. Marie Central Business Improvement Area) and By-Laws 87-223 and 98-157 (being amending by-laws to 76-419) be passed in open Council this 14th day of October, 2025.

Carried

12.1.3 By-law 2025-146 (Agreement) Soo Reliability Project LP (Aypa) Municipal Support Resolution

Moved by: Councillor M. Bruni

Seconded by: Councillor A. Caputo

Resolved that By-law 2025-146 being a by-law to authorize the execution of the Agreement between the City and Soo Reliability Project LP (Aypa) for two proposed battery storage projects in the form of a Municipal Support Resolution be passed in open Council this 14th day of October, 2025.

Carried

12.1.4 By-law 2025-147 (Agreement) YMCA and Northern Ontario Heritage Fund Corporation (NOHFC) Conditional Contribution

Moved by: Councillor M. Bruni
Seconded by: Councillor A. Caputo

Resolved that By-law 2025-147 being a by-law to authorize the execution of the Conditional Contribution Agreement between the City, Northern Ontario Heritage Fund Corporation (NOHFC) and Young Men's Christian Association of Sault Ste. Marie (YMCA) costs related to carrying out repairs, renovations and upgrades to critical systems and high-use areas of the fitness centre, pool, and gymnasium be passed in open Council this 14th day of October, 2025

Carried

12.1.5 By-law 2025-148 (Street Assumptions) Various Parcels of Land

Moved by: Councillor M. Bruni
Seconded by: Councillor A. Caputo

Resolved that By-law 2025-148 being a by-law to assume for public use and establish as public streets various parcels of land conveyed to the City be passed in open Council this 14th day of October, 2025.

Carried

12.1.7 By-law 2025-151 (Agreement) Watch Tower Bible and Tract Society of Canada Convention 2026

Moved by: Councillor M. Bruni
Seconded by: Councillor A. Caputo

Resolved that By-law 2025-151 being a by-law to authorize the execution of the Agreement between the City and the Watch Tower Bible and Tract Society of Canada for the Watch Tower Convention 2026 be passed in open Council this 14th day of October, 2025.

Carried

12.1.8 By-law 2025-152 (Traffic) 77-200 Amendments

Moved by: Councillor M. Bruni
Seconded by: Councillor A. Caputo

Resolved that By-Law 2025-152 being a by-law to amend Schedules "A", "K", "X" and "BB" to Traffic By-law 77-200 be passed in open Council this 14th day of October, 2025.

Carried

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

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

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

14. Closed Session

Moved by: Councillor M. Bruni

Seconded by: Councillor A. Caputo

Resolved that this Council move into closed session to discuss:

- one item concerning a proposed acquisition of land by the municipality or local board;
- two items 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 – s. 239.2 (c) a proposed or pending acquisition or disposition of land by the municipality or local board; (d) labour relations or employee negotiations

Carried

15. Adjournment

Moved by: Councillor S. Kinach

Seconded by: Councillor R. Zagordo

Resolved that this Council now adjourn.

Carried

Mayor

City Clerk