



REGULAR MEETING OF CITY COUNCIL

MINUTES

Monday, September 22, 2025

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, Councillor C. Gardi, Councillor M. Scott

Officials: T. Vair, R. Tyczinski, S. Schell, S. Hamilton Beach, B. Lamming, J. King, P. Johnson, N. Maione, P. Tonazzo, C. Rumiel, D. Perri, T. Anderson, F. Coccimiglio, T. Vecchio, M. Zuppa, R. Van Staveren, K. Neveu, M. McAuley, D. Morrell, K. Pulkkinen

14. Closed Session

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that this Council move into closed session to discuss:

- one item concerning a disposition of land;
- one item subject to solicitor-client privilege;
- one item supplied in confidence to the municipality which, if disclosed, could reasonably be expected to prejudice significantly the competitive position of an organization; and
- one item concerning negotiations carried on or to be carried on by or on behalf of the municipality or local board

Further Be It Resolved that should the said closed session be adjourned, the Council may reconvene in closed session to continue to discuss the same without the need for a further authorizing resolution.

Municipal Act R.S.O.2001 – s. 239.2 (c) a proposed or pending acquisition or disposition of land by the municipality or local board; (f) advice that is subject to solicitor-client privilege; (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

Darrell Boissoneau of Garden River First Nation reflected on the significance of the Wampum Belt, outlining its purpose, intent, and the promise conveyed through its teachings. He then led a smudge and shared with representatives of the City of Sault Ste. Marie. In 2024, the Wampum Belt was gifted to the City by Garden River First Nation and was officially placed in Council Chambers. It stands as a reminder of the collective responsibility to work toward the greater good of the future through harmony and partnership.

2. Adoption of Minutes

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the Minutes of the Regular Council Meeting of September 2, 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 Mayor M. Shoemaker – Seniors Drop-In Centre – Second Extension Agreement

One of the parties to the agreement is a client of the law firm.

4.2 Mayor M. Shoemaker – By-law 2025-140 (Agreement) Sault Ste. Marie Housing Corporation Seniors Drop in Centre Second Extension 619 and 615 Bay Street

One of the parties to the agreement is a client of the law firm.

4.3 Councillor L. Dufour – Seniors Drop-In Centre – Second Extension Agreement

Employed by Sault Ste. Marie DSSAB

- 4.4 Councillor L. Dufour – By-law 2025-140 (Agreement) Sault Ste. Marie Housing Corporation Seniors Drop in Centre Second Extension 619 and 615 Bay Street**
Employed by Sault Ste. Marie DSSAB.

5. Approve Agenda as Presented

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the Agenda for September 22, 2025 City Council Meeting and Addenda #1 and #2 as presented be approved.

Carried

6. Presentations

6.1 Wind Farm Project

Will Colucci, Project Lead; Toby Shepherd, Community Engagement Manager; EDF power solutions (EDF)

Jim Tait, Senior Director, Energy; Batchewana First Nation

6.2 PUC – Solar Projects

Andy McPhee, Chair; and Rob Brewer, President and CEO

Jim Tait, Senior Director, Energy; Batchewana First Nation

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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that all the items listed under date September 22, 2025 – Agenda item 7 – Consent Agenda save and except Agenda items 7.4, 7.8, and 7.10 be approved as recommended.

Carried

7.1 2026 Budget – Mayoral Direction

7.2 2025 City of Sault Ste Marie Credit Rating

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

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that the report of the Chief Financial Officer/Treasurer dated September 22, 2025 concerning the 2025 City of Sault Ste Marie Credit Rating be received as information.

Carried

7.3 Election 2026 – Budget Update

The report of the City Clerk was received by Council.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the City Clerk dated September 22, 2026 concerning Election 2026 – Budget Update be received and that \$46,000 be reallocated from the IT Equipment Reserve (2024 Capital Budget) to the Election Reserve.

Carried

7.5 Tourism Development Fund Applications – September 2025

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

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that the report of the Director of Tourism and Community Development dated September 22, 2025 concerning Tourism Development Fund Applications – September 2025 be received and that the recommendation of the Tourism Sault Ste. Marie Board of Directors to allocate \$22,000 as detailed below:

- Henderson Metal Fall Classic – \$10,000
- Northeastern Ontario Regional Swim Meet – \$2,000
- Conference Bid #2025-001 – \$10,000

be approved.

Carried

7.6 Designated Heritage Property Grant 1048 Queen Street East

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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that the report of the Manager of Recreation and Culture dated September 22, 2025 concerning Designated Heritage Property Grant 1048 Queen Street East (Eastbourne) for a grant in the amount of \$1,452 to support the restoration and painting of the porch at 1048 Queen Street East be approved.

Carried

7.7 Pedestrian Crossovers

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

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that the report of the Manager of Design and Transportation Engineering dated September 22, 2025 concerning Pedestrian Crossovers be received and that staff perform PXO compliance studies to develop a list of priority locations that may be enhanced through the additional flashing beacons installed on the overhead sign.

Carried

7.9 Civic Centre Parking Lot

The report of the City Solicitor was received by Council.

The relevant By-law 2025-128 is listed under item 12 of the Minutes.

7.11 Lane Assumption, Closing and Conveyance – Lyons A Subdivision

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

The relevant By-laws 2025-141 and 2025-142 are listed under item 12 of the Minutes.

7.12 Housing Community Improvement Plan Update No. 1

The report of the Administrative Clerk – Housing Support was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Administrative Clerk – Housing Support dated September 22, 2025 concerning Housing Community Improvement Plan Incentive Programs Update be received as information.

Carried

7.4 Transit On-Demand Amendment and Extension – Via Mobility, LLC

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

The relevant By-Law 2025-137 is listed under item 12 of the Minutes.

7.8 Hope’s Cradle

The report of the City Solicitor was received by Council.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the City Solicitor dated September 22, 2025 concerning Hope’s Cradle be received as information.

Carried

Amendment:

Moved by: Councillor A. Caputo

Seconded by: Councillor L. Vezeau-Allen

September 22, 2025 Council Minutes

Resolved that the main motion be amended by adding the words "that Hope's Cradle be implemented in an appropriate location in 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	2	8	0	1
				Defeated

7.10 Seniors Drop-In Centre – Second Extension Agreement

Mayor M. Shoemaker declared a conflict on this item. (One of the parties to the agreement is a client of the law firm.

Councillor L. Dufour declared a conflict on this item. (Employed by Sault Ste. Marie DSSAB)

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

The relevant By-law 2025-140 is listed under item 12 of the Minutes.

8. Reports of City Departments, Boards and Committees

8.1 Administration

8.1.1 Former Sault Area Hospital Update

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

The relevant By-law 2025-144 is listed under item 12 of the Minutes.

8.2 Corporate Services

8.3 Community Development and Enterprise Services

8.3.1 Municipal Support Resolution – Proposed Wind Farm Project

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

The relevant By-Law 2025-135 is listed under item of the Minutes.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Business Attraction dated September 22, 2025 concerning the proposed wind farm project be received and that Council approve the municipal support resolution as outlined below:

Whereas the Proponent is proposing to construct and operate a Long-Term Energy Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Energy Supply (Window 1) Request for Proposals (“LT2(e-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(e-1) RFP; and

Whereas the Proponent has delivered 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 Energy Project (if available): To Be Determined by the IESO
- Legal name of the Proponent: Canuck Wind Project Inc.
- Name of the Long-Term Energy Project: Canuck Wind Project
- Technology of the Long-Term Energy Project: Wind
- Maximum potential Contract Capacity of the Long-Term Energy Project (in MW): 200 MW
- Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: 313500102, 313500106, 313500107, 313500108, 313500111, 313500115, 313500118, 313500120, 315080022, 315990016, 315990025, 315990070, 316000023, 316000048, 316000049, 316010152, 316180057,

316180059, 316180061, 316180090, 316180106, 316180205, 316000005, 316000006, 316180043, 316180077, 316180601, 315990026, 316000011, 316000012, 316000013, 316000051, 316180073, 316180111, 313500003, 313500109, 313500001, 313500002, 313500110, 313500117, 315990017, 315990029, 316000015. Note: These are the PINs that represent the buildable area for this project. As the project continues to progress, some of these PINs could adjust, for example as a result of environmental studies. EDF has tried to be inclusive of all areas that could host equipment. EDF will communicate any changes to the City of Sault Ste. Marie as soon as possible.

Whereas pursuant to the LT2(e-1) RFP, if the Long-Term Energy 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 Energy Project located on the Municipal Project Lands.
2. This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(b)(iii) of the LT2(e-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Energy 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 Energy 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 Pre-AIA Submission Filing Requirement to the satisfaction of the Municipality; and
 - d. If the Proponent is selected as a Selected Proponent under the LT2(e-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 an Agricultural Impact Assessment.

	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	1	0	0
				Carried

8.3.2 Municipal Support Resolution – Proposed Solar Project

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

Joe Bisceglia

Stevie Rae Luzzi

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Business Attraction dated September 22, 2025 concerning the proposed solar projects be received and that Council approve the following municipal support resolutions as outlined below:

Project 1: Sault Ste. Marie West End Solar Project I Leigh's Bay

Whereas the Proponent is proposing to construct and operate a Long-Term Energy Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Energy Supply (Window 1) Request for Proposals (“LT2(e-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(e-1) RFP; and

Whereas the Proponent has delivered 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 Energy Project (if available): N/A
- Legal name of the Proponent: 1001341379 Ontario Inc.
- Name of the Long-Term Energy Project: Sault Ste. Marie West End Solar Project I Leighs Bay
- Technology of the Long-Term Energy Project: Solar Photovoltaic (PV) Generation
- Maximum potential Contract Capacity of the Long-Term Energy Project (in MW): 35.2MW
- Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: 1643 Third Line West, Sault Ste. Marie, ON P6A 5K8; 1513 Third Line West, Sault Ste. Marie, ON P6C 3B5; 1169 Leigh's Bay Road, Sault Ste. Marie, ON P6A 5K8.

Whereas pursuant to the LT2(e-1) RFP, if the Long-Term Energy 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 Energy Project located on the Municipal Project Lands.
2. This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(b)(iii) of the LT2(e-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Energy 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 Energy 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 Pre-AIA Submission Filing Requirement to the satisfaction of the Municipality; and
 - d. If the Proponent is selected as a Selected Proponent under the LT2(e-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 an Agricultural Impact Assessment.

	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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Project 2: Sault Ste. Marie West End Solar Project I Carpin Beach

Whereas the Proponent is proposing to construct and operate a Long-Term Energy Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Energy Supply (Window 1) Request for Proposals (“LT2(e-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(e-1) RFP; and

Whereas the Proponent has delivered 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 Energy Project (if available): N/A
- Legal name of the Proponent: 1001341379 Ontario Inc.
- Name of the Long-Term Energy Project: Sault Ste. Marie West End Solar Project I Carpin Beach
- Technology of the Long-Term Energy Project: Solar Photovoltaic (PV) Generation
- Maximum potential Contract Capacity of the Long-Term Energy Project (in MW): 17.6MW
- Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: 846 Carpin Beach Road, Sault Ste. Marie, ON, P6A 5K8

Whereas pursuant to the LT2(e-1) RFP, if the Long-Term Energy 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 Energy Project located on the Municipal Project Lands.
2. This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(b)(iii) of the LT2(e-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Energy 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 Energy 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:
 1. The Municipal Project Lands are not designated as Specialty Crop Areas;
 2. The Long-Term Energy Project is not a Non-Rooftop Solar Project;
 3. The Proponent has satisfied the Pre-AIA Submission Filing Requirement to the satisfaction of the Municipality; and
 4. If the Proponent is selected as a Selected Proponent under the LT2(e-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 an Agricultural Impact Assessment.

	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

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

Project 3: Sault Ste. Marie West End Solar Project I Leigh's Bay and Carpin Beach Combined

Whereas the Proponent is proposing to construct and operate a Long-Term Energy Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Energy Supply (Window 1) Request for Proposals (“LT2(e-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(e-1) RFP; and

Whereas the Proponent has delivered 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 Energy Project (if available): N/A
- Legal name of the Proponent: 1001341379 Ontario Inc.
- Name of the Long-Term Energy Project: Sault Ste. Marie West End Solar Project I
- Technology of the Long-Term Energy Project: Solar Photovoltaic (PV) Generation
- Maximum potential Contract Capacity of the Long-Term Energy Project (in MW): 50MW
- Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: 1643 Third Line West, Sault Ste. Marie, ON P6A 5K8; 1513 Third Line West, Sault Ste. Marie, ON P6C 3B5; 1169 Leigh's Bay Road, Sault Ste. Marie, ON P6A 5K8; 846 Carpin Beach Road, Sault Ste. Marie, ON, P6A 5K8.

Whereas pursuant to the LT2(e-1) RFP, if the Long-Term Energy 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 Energy Project located on the Municipal Project Lands.
2. This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(b)(iii) of the LT2(e-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Energy 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 Energy 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 Pre-AIA Submission Filing Requirement to the satisfaction of the Municipality; and

- d. If the Proponent is selected as a Selected Proponent under the LT2(e-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 an Agricultural Impact Assessment.

	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

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

Project 4: Sault Ste. Marie West End Solar Project II Airport

Whereas the Proponent is proposing to construct and operate a Long-Term Energy Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Energy Supply (Window 1) Request for Proposals (“LT2(e-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(e-1) RFP; and

Whereas the Proponent has delivered 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 Energy Project (if available): N/A
- Legal name of the Proponent: 1001341430 Ontario Inc.
- Name of the Long-Term Energy Project: Sault Ste. Marie West End Solar Project II Airport
- Technology of the Long-Term Energy Project: Solar Photovoltaic (PV) Generation
- Maximum potential Contract Capacity of the Long-Term Energy Project (in MW): 200MW
- Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands:
 - PT SEC 3 PARKE AS IN T155779 EXCEPT PT 9 1R2116; SAULT STE. MARIE;
 - Subdivided portion of PCL 3937 SEC AWS; PT SEC 11 PARKE AS IN LT 36088 EXCEPT LT49740; SAULT STE. MARIE, being PART OF PIN 31615-0058;
 - PT SEC 3 PARKE AS INT155779 EXCEPT 9 1R2116; SAULT STE. MARIE;
 - PT SEC 3 PARKE AS IN T142510 EXCEPT PT 11 1E2116; SAULT STE. MARIE;
 - PT SEC 11 PARKE AS IN T153674 EXCEPT PT 5 1R2116; SAULT STE. MARIE.

Whereas pursuant to the LT2(e-1) RFP, if the Long-Term Energy 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 Energy Project located on the Municipal Project Lands.
2. This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(b)(iii) of the LT2(e-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Energy 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 Energy 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 Pre-AIA Submission Filing Requirement to the satisfaction of the Municipality; and
 - d. If the Proponent is selected as a Selected Proponent under the LT2(e-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 an Agricultural Impact Assessment.

	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	3	0	0

Carried

8.4 Public Works and Engineering Services

8.5 Fire Services

8.6 Legal

8.7 Planning

8.7.1 A-7-25-Z – Repeal and Replacement of Schedule A to By-law 2025-127

The report of the Junior Planner was received by Council.

The relevant By-law 2025-143 is listed under item 12 of the Minutes.

8.8 Boards and Committees

8.8.1 PUC Shareholder

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

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

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

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
Results	11	0	0	0
				Carried

8.8.1.1 PUC Inc. Board of Directors Appointment

Be It Resolved That the following individual(s) are recommended for election:

- Danielle Baker is recommended for election to commence a 3-year term on the Board.

8.8.1.2 PUC Services Inc. Board of Directors Appointment

Be It Resolved That the following individual(s) are recommended for election:

- Danielle Baker is recommended for election to commence a 3-year term on the Board.

**8.8.1.3 Shareholder Resolutions – IESO LT2 Partnerships
1001341379 Ontario Inc.**

Whereas the City of Sault Ste. Marie, as the Shareholder of PUC Inc., has established a Shareholder Declaration that requires PUC Inc. to seek and receive shareholder approval for equity investments and capital expenditures in excess of established thresholds; and

Whereas the City of Sault Ste. Marie requires additional generation capacity in the west end to support community growth and economic development;

Now Therefore Be It Resolved that the City Council of Sault Ste. Marie hereby approves PUC Inc. purchasing, at a minimum, ten percent (10%) of the common shares of 1001341379 Ontario Inc., established for the purpose of submitting solar generation projects into the IESO Long-Term 2 (LT2) procurement process.

1001341430 Ontario Inc

Whereas the City of Sault Ste. Marie, as the Shareholder of PUC Inc., has established a Shareholder Declaration that requires PUC Inc. to seek and receive shareholder approval for equity investments and capital expenditures in excess of established thresholds; and

Whereas the City of Sault Ste. Marie requires additional generation capacity in the west end to support community growth and economic development;

Now Therefore Be It Resolved that the City Council of Sault Ste. Marie hereby approves PUC Inc. purchasing, at a minimum, ten percent (10%) of the common shares of 1001341430 Ontario Inc., established for the purpose of submitting solar generation projects into the IESO Long-Term 2 (LT2) procurement process.

8.8.2 Board and Committee Appointments

The Board and Committee Nominating Task Force met on September 15, 2025 to review applications to various boards and committees.

Moved by: Councillor S. Spina

Seconded by: Councillor L. Dufour

Resolved that all the items listed under date September 22, 2025 – Agenda item 8.8.2 – Board and Committee Appointments save and except Agenda item 8.8.2.2 be approved as recommended.

Carried

8.8.2.1 Cultural Vitality Committee

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that community members Anne Arnott, Eunbyeol Cho, and Dawn Lalonde be appointed to the Cultural Vitality Committee from September 22, 2025 to December 31, 2026.

Carried

8.8.2.3 Environmental Sustainability Committee

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that Trishala Parmar be appointed to the Environmental Sustainability Committee from September 22, 2025 to December 31, 2026.

Carried

8.8.2.4 Property Standards Committee

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that Frank Bruni, Joseph Greco, Wayne Greco, Melinda McGregor, and Anthony Rossi be appointed to the Property Standards Committee from September 22, 2025 to December 31, 2025.

And that the Legal Department be requested to prepare a by-law for a future meeting.

Carried

8.8.2.5 Sault Ste. Marie Economic Development Committee

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that Donatello Marini and Amanda Stitt be appointed to the Sault Ste. Marie Economic Development Corporation Board from September 22, 2025 to December 31, 2026.

Carried

8.8.2.2 Downtown Development Committee

Mayor M. Shoemaker and Councillor S. Kinach indicated an interest in serving on this Committee; therefore, a simultaneous recorded vote was held.

Mayor M. Shoemaker
Mayor Shoemaker
Councillor S. Spina
Councillor L. Vezeau-Allen
Councillor L. Dufour
Councillor A. Caputo
Councillor R. Zagordo
Councillor M. Bruni
Councillor M. Scott

Councillor S. Kinach
Councillor S. Hollingsworth
Councillor S. Kinach

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

Resolved that Mayor Shoemaker and community members Isabella Buratti, Dennis Houle, Jamie MacDonald, Donatello Marini, Jason Naccarato, Marie-Lyne O'Brien, Andre Riopel, and Sophia Stone be appointed to the Downtown Development Committee from September 22, 2025 to December 31, 2026.

Carried

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

9.1 Kindness Week

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

Whereas the Government of Canada declared Kindness Week as the third week of February; and

Whereas the federal Kindness Week Act was enacted in 2021; and

Whereas the Act states that kindness encourages values such as empathy, respect, gratitude and compassion; and

Whereas the 2023 End-of-the-Year Message from Governor General Mary Simon implored Canadians to “Let us rekindle our connections to one another and face challenges, change and progress with a renewed sense of unity...and commitment to make the country a better – and kinder – place”; and

Whereas Kindness Week is celebrated in other Canadian communities; and

Whereas by taking part in Kindness Week, community members are helping make a positive impact in our City

Now Therefore Be It Resolved that the City of Sault Ste. Marie officially declares the third week of February as Kindness Week and promotes Kindness activities throughout the community.

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour				X
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi				X
Councillor M. Scott	X			
Results	9	0	0	2
				Carried

9.2 Snowdon Park Pickleball Courts

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor S. Spina

Whereas pickleball is one of the fastest growing sports in Sault Ste. Marie, with participation numbers increasing each year with approximately 200 registered members of the Soo Pickleball Association in 2021, doubling to 416 in 2022, with much of this growth likely attributable to the City’s decision to construct Elliot Park; and

Whereas participation has continued to increase each year, with 2025 figures showing 925 players registered through a court-booking app, not including the many additional residents who play but are not formally registered; and

Whereas demand for courts is outpacing supply, creating long wait times at outdoor facilities and capacity issues indoors; and

Whereas it is the responsibility of a municipality to offer free, affordable space for physical activity for all residents; and

Whereas preventative repairs are less costly than full reconstruction if “non-essential” services such as the Snowdon Park courts are maintained and invested in; and

Whereas the Snowdon Park tennis and pickleball courts serve as a true community hub, used daily by constituents of all ages from across the City; and

Whereas outdoor recreation facilities such as tennis and pickleball courts are an important part of community health, wellness, and active living, aligning with the objectives outlined in the City’s Parks and Recreation Master Plan; and

Whereas investment in safe and modern recreation facilities also brings broader economic and social benefits, including opportunities to host tournaments, attract visitors, promote active living for seniors, support youth engagement, and reduce long-term health care costs through preventative wellness; and

Whereas access to safe and properly designed courts will help meet the growing demand for pickleball while maintaining tennis opportunities, ensuring that residents of all ages have access to inclusive and sustainable recreation options;

Whereas constituents have expressed a willingness to work with the City and are prepared to assist through fundraising or individual donations if project costs exceed any budgeted amount. Once the project is complete they will discuss with City staff the Adopt-a-Park program to support ongoing costs related to the facility;

Now Therefore Be It Resolved that City Council request that staff refer the cost to upgrade Snowdon Park, including the courts and resurfacing to the 2026 preliminary budget.

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
Results	11	0	0	0
				Carried

9.3 Review of Recreation Fees for Non-Residents

Moved by: Councillor S. Kinach
 Seconded by: Councillor M. Bruni

Whereas the City of Sault Ste. Marie, under the authority of the *Municipal Act, 2001, S.O. 2001, c. 25*, may impose fees and charges for services and the use of municipal facilities; and

Whereas the City of Sault Ste. Marie and its residents invest significant municipal tax dollars in the operation, maintenance, and improvement of recreation facilities and programs for the benefit of its residents; and

Whereas surrounding municipalities and unorganized areas have access to City-operated recreational facilities and services, though they do not directly contribute through municipal property taxation to the cost of their operation;

Now Therefore Be It Resolved that staff be requested to report back to Council as part of the 2026 budget process with a plan to either increase non-resident recreation fees or establish community-to-community agreements with surrounding townships.

	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

9.4 Allotting MAT Tax to Activate Downtown Plaza

Moved by: Councillor A. Caputo

Seconded by: Councillor L. Vezeau-Allen

Whereas the Municipal Accommodation Tax (MAT) is a tax charged at a rate of 6% to guests staying in short-term accommodations within Sault Ste. Marie to ensure that visitors help fund local tourism; and

September 22, 2025 Council Minutes

Whereas revenues are mandated to be reinvested into marketing and product development that benefit both residents and tourists, contributing to Sault Ste. Marie’s economic and cultural growth; and

Whereas a portion of the MAT fund remains within the City Tourism Division to support tourism related product development initiatives and operations; and

Whereas the Downtown Plaza is a piece of local infrastructure that can and should host local events and experiences promoting tourism; and

Whereas the current budget for events at the Downtown Plaza is very limited;

Now Therefore Be It Resolved that staff be requested to report back to Council with a detailed budget to provide adequate funding from MAT to properly activate the Downtown Plaza during all four seasons.

	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	1	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. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that all By-laws under item 12 of the Agenda under date September 22, 2025 save and except By-law 2025-140 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 2025-128 (Parking Civic Centre) Amend By-law 90-245

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-128 being a by-law to amend By-law 90-245 (being a by-law regulating Parking for the Civic Centre) be passed in open Council this 22nd day of September, 2025.

Carried

**12.1.2 By-law 2025-135 (Agreement) EDF Power Solutions Development Inc. (Corey Basil)
Proposed Wind Farm**

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-135 being a by-law to authorize the execution of the Agreement between the City and EDF Power Solutions Development Inc. (Cory Basil) for a proposed wind farm in the form of an executed Municipal Support Resolution be passed in open Council this 22nd day of September, 2025.

Carried

12.1.3 By-law 2025-137 (Agreement) Via Mobility On Demand Transit Technology Amendment

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-Law 2025-137 being a by-law to authorize the execution of the Amending Agreement between the City and Via Mobility, LLC for the On-Demand Transit Technology System be passed in open Council this 22nd day of September, 2025.

Carried

12.1.4 By-law 2025-139 (Zoning by-Law 2005-150) Parking Amendments to Zoning By-law 2005-150

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-Law 2025-139 being a by-law to amend Sault Ste. Marie Zoning By-law 2005-150 for the purpose of revising and updating City-wide parking regulations be passed in open Council this 22nd day of September, 2025.

Carried

12.1.6 By-law 2025-141 (Street Assumption) Part Laneway Abutting 206 St. George's Avenue West

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-141 being a by-law to assume for public use and establish as a public street a portion of laneway described as PART PIN 31572-0050 (LT) PT LT 23 PL 6061 KORAH AS IN T127796; LANE PL 6061 KORAH LYING E OF HUSTON ST (AKABEVERLY) PL 6061 EXCEPT T134490 & T134491; SAULT STE. MARIE, Lyons "A" Subdivision be passed in open Council this 22nd day of September, 2025.

Carried

12.1.7 By-law 2025-143 (Zoning) Fox Run Subdivision (Housekeeping Amendments Installment One)

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-143 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 163 Memorial Avenue; 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, 23, 27, 30, 31, 34, 35, 38, 29, 42, 43, 46, 50, 54, 58, 79 Mulberry Street; and 159 Foxborough Trail (Fox Run Subdivision) be passed in open Council this 22nd day of September, 2025.

Carried

12.1.8 By-law 2025-144 (Property Sale) Agreement Purchase and Sale GIP former hospital property

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-Law 2025-144 being a by-law to amend Schedule "A" to By-law 2024-171 being a by-law to authorize the sale of surplus property being Civic 941 Queen Street East, legally described in PIN 31539-0151(LT); Civic 941 Queen Street East Water Lot, legally described in PIN 31539-0153(LT); and Civic 10 Lucy Terrace, legally described in PIN 31539-

0148(LT) to Green Infrastructure Partners Inc. ("GIP") be passed in open Council this 22nd day of September, 2025.

Carried

12.1.5 By-law 2025-140 (Agreement) Sault Ste. Marie Housing Corporation Seniors Drop in Centre Second Extension 619 and 615 Bay Street

Mayor M. Shoemaker declared a conflict on this item. (One of the parties to the agreement is a client of the law firm.)

Councillor L. Dufour declared a conflict on this item. (Employed by Sault Ste. Marie DSSAB.)

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-Law 2025-140 being a by-law to authorize the execution of the Second Extension Agreement between the City and Sault Ste. Marie Housing Corporation for a lease of space for Seniors Drop In Centre located at 619 and 615 Bay Street be passed in open Council this 22nd day of September, 2025.

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

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

12.2.1 By-law 2025-142 (Street Closing and Conveyance) Part Laneway Abutting 206 St. George's Avenue West (Gaspare and Colleen Muto)

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2025-142 being a by-law to stop up, close and authorize the conveyance of a portion of laneway in the Lyons "A" Subdivision, Plan 6061 (Gaspare and Colleen Muto) be passed in open Council this 22nd day of September, 2025.

Carried

- 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 M. Scott
Seconded by: Councillor L. Vezeau-Allen
Resolved that this Council now adjourn.

Carried

Mayor

City Clerk